

## Attachment A

Draft City Council Resolution No. 6218

with

Exhibit 1: HCD comments of February 21, 2023

and City responses

Exhibit 2: Revised Draft Carpinteria 2023-2031  
Housing Element (clean version)

## RESOLUTION NO. 6218

### **A RESOLUTION OF THE CARPINTERIA CITY COUNCIL ADOPTING THE 2023-2031 HOUSING ELEMENT UPDATE TO THE CITY'S GENERAL PLAN, AND DETERMINING THAT THE HOUSING ELEMENT AMENDMENT IS EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)**

**WHEREAS**, the City of Carpinteria is required to update the Housing Element of the General Plan for the 2023-2031 planning period pursuant to Government Code Section 65580 et seq.; and

**WHEREAS**, on June 6 and August 1, 2022 the Carpinteria Planning Commission conducted duly noticed public meetings to discuss the Housing Element Update, at which time all interested parties were invited to participate and provide comments; and

**WHEREAS**, on October 17, 2022 the Carpinteria City Council and Planning Commission jointly conducted a duly noticed public meeting to consider the Draft 2023 Housing Element Update, at which time all interested parties were invited to participate and provide comments; and

**WHEREAS**, in accordance with Government Code Section 65585 (b), on October 10, 2023, the City posted the draft Housing Element and requested public comment for a 30-day review period, and on November 23, 2022, after responding to public comments, the Draft 2023 Housing Element Update was transmitted to the State Department of Housing and Community Development (HCD) for its review; and

**WHEREAS**, on February 21, 2023 HCD issued a letter finding that the Draft Housing Element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law; and

**WHEREAS**, a Revised Draft 2023-2031 Housing Element was prepared addressing each of HCD's comments as described in Exhibit 1, attached hereto; and

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on March 20, 2023 to consider the Housing Element Update, and at the conclusion of the hearing approved a recommendation that the City Council adopt the 2023-2031 Housing Element Update as may be further revised to address HCD comments; and

**WHEREAS**, in accordance with Government Code Section 65585 (b), on April 3, 2023, the City posted the revised draft Housing Element, attached hereto as Exhibit 2, on its internet website and sent a link to the revised draft to interested parties for public review; and



**WHEREAS**, the proposed 2023-2031 Housing Element land inventory relies on nonvacant sites to accommodate more than 50 percent of the housing needs for lower-income households, which triggers requirements under Government Code section 65583.2 (g)(2) to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period; and

**WHEREAS**, the City Council finds that the factors and substantial evidence that the existing uses on sites identified in Tables B-5 and B-6 of the Appendix B (Residential Land Inventory) in the Technical Report will not impede residential development, include but are not limited to:

- a. Historical evidence of recent residential development trends on parcels with non-residential zoning designations, as described in Table B-2 and analyzed in Table B-2a of the Technical Report, showing a history of residential and mixed-use development on underutilized sites in Carpinteria and the densities at which they have been developed;
- b. Existing uses on many sites include older buildings that show signs of deferred maintenance or functional obsolescence, vacant space, or lower-value uses such as self-storage that could be replaced with higher-value residential development;
- c. Existing buildings have a relatively low site coverage that would allow residential development without requiring demolition of existing buildings;
- d. Property owners who have expressed interest in residential development;
- e. The City is unaware of existing leases or other private constraints that would prevent development on underutilized sites during the planning period;
- f. Close proximity to amenities such as services, schools, recreation, employment and public; and
- g. The site specific analysis for each site contained in Figure B-3.

**WHEREAS**, the City Council finds the proposed 2023-2031 Housing Element contains policies and programs, supported by substantial evidence, to support housing for special needs populations, such as:

- a. Emergency Shelters (Program 11);
- b. Low Barrier Navigation Centers (Program 11);
- c. Transitional and Supportive Housing (Program 11);
- d. Single Room Occupancy (SRO) housing (Program 11);
- e. Farmworker Housing (Programs 4, 5, and 9);
- f. Residential Care Facilities (Program 11);
- g. Skilled Nursing Facilities (Program 9);
- h. Reasonable Accommodation for Persons with Disabilities (Program 11);
- i. Funding for Housing Rehabilitation (Programs 15 and 16)
- j. Accessory Dwelling Units (Program 2);
- k. Rental Assistance (Program 4);

- l. Affordable Rental Housing (Programs 5 and 12);
- m. Density Bonus (Program 7);
- n. Regulatory Concessions and Incentives for Affordable Housing (Program 9 and 10);
- o. Affirmatively Furthering Fair Housing (Program 17);
- p. Adequate Sites to Accommodate Regional Housing Needs (Program 1);  
and
- q. Workforce Homebuyer Down Payment Loans (Program 18).

**WHEREAS**, the proposed 2023-2031 Housing Element includes an analysis of fair housing in Appendix D to the Technical Report and numerous policies and programs, supported by substantial evidence, to affirmatively further fair housing, as summarized in Table D-6 of Appendix D and Program 17 of the Housing Plan and which include programs targeted to address housing affordability and access to opportunity and mobility; homelessness; fair housing education and outreach;

**WHEREAS**, the proposed 2023-2031 Housing Element, based on the factors and substantial evidence included therein, complies with Government Code Section 65580 et seq.;

**WHEREAS**, the proposed 2023-2031 Housing Element is exempt from the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code Sections 21000 et seq.), pursuant to the “common sense exemption (14 Cal. Code Regs. Section 15061 (b)(3)), because it can be seen with certainty that there is no possibility that the proposed 2023-2031 Housing Element may have a significant effect on the environment because it does not approve any development project or other physical change to the environment. Rather, the proposed 2023-2031 Housing Element is a document that sets forth the City’s policies to plan for the City’s regional housing needs allocation. Approval of any subsequent zoning amendments or housing development projects in accordance with the policies set forth in the proposed 2023-2031 Housing Element will comply with CEQA.

**WHEREAS**, the City Council has reviewed the policies of the General Plan/Coastal Land Use Plan that are relevant to the project and finds the 2023-2031 Housing Element Update to be consistent with the General Plan/Coastal Land Use Plan; and

**WHEREAS**, the City Council conducted a duly noticed public hearing and received public testimony regarding the 2023-2031 Housing Element as part of a regularly scheduled meeting held on April 10, 2023 at the City Council Chambers located at City Hall, 5775 Carpinteria Avenue, Carpinteria, California 93013.

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

**Section 1.** The City Council hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

**Section 2.** After full consideration of the entire public record, the City Council finds that the 2023-2031 Housing Element has been revised to fully address the comments of HCD, as summarized in Exhibit 1, attached hereto and incorporated herein by this reference, in substantial compliance with all requirements of State law. The City Council hereby adopts the 2023-2031 Housing Element, as attached hereto as Exhibit 2 and incorporated herein by this reference.

**Section 3.** The City Council hereby directs the City Manager to transmit the revised 2023-2031 Housing Element update to the California Department of Housing and Community Development for review. The City Manager is further authorized to make any technical revisions to the adopted Housing Element as may be necessary to obtain a finding of substantial compliance from HCD.

**Section 4.** The 2023-2031 Housing Element is exempt from the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code Sections 21000 et seq.), pursuant to the "common sense exemption (14 Cal. Code Regs. Section 15061 (b)(3)), because it can be seen with certainty that there is no possibility that the 2023-2031 Housing Element may have a significant effect on the environment because it does not approve any development project or other physical change to the environment. Rather, the 2023-2031 Housing Element is a document that sets forth the City's policies to plan for the City's regional housing needs allocation. Approval of any subsequent zoning amendments or housing development projects in accordance with the policies set forth in the 2023-2031 Housing Element will comply with CEQA.

***PASSED, APPROVED AND ADOPTED*** this 10<sup>th</sup> day of April 2023 by the following called vote:

**AYES: COUNCILMEMBERS:**

**NOES: COUNCILMEMBER(S):**

**ABSENT: COUNCILMEMBER(S):**

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Mayor, City of Carpinteria

ATTEST:

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

***I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the \_\_\_\_ day of \_\_\_\_\_ 2023.***

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Jena Shoaf Acos, on behalf of Brownstein  
Hyatt Farber Schreck, LLP acting as  
City Attorney of the City of Carpinteria

RESOLUTION NO. 6218

Exhibit 1

HCD comments of February 21, 2023  
and City responses

## HCD Housing Element Comments and City Responses City of Carpinteria

Comments from HCD's February 21, 2023 letter are included below in *black italics* with responses following each comment provided in **brown**.

### **A. Review and Revision**

***Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code § 65588 (a) and (b).)***

#### **HCD comment**

*A thorough program-by-program review is necessary to evaluate City's performance in addressing housing goals. As part of this analysis, the element should describe the actual results of the prior element's programs, compare those results to the objectives projected or planned, and based on an evaluation of any differences between what was planned versus achieved, provide a description of how the objectives and programs of the updated element incorporate changes resulting from the evaluation. While the element includes some information on the progress in implementation from the previous element, it must evaluate the effectiveness of programs and reflect the results in the current element. In addition, Table A-1 states that Program 14 (Inspection on Sale), and Program 15 (Rental Housing Inspection) have been discontinued, but offers no analysis as to the effectiveness or ineffectiveness of the programs, and how that informed the decision not to include them in the current element. Based on the outcomes of this evaluation, programs should be revised as appropriate.*

#### **City response (Technical Report (TR) Appendix A; Housing Plan)**

Appendix A has been revised to provide additional information and analysis regarding the effectiveness of goals, policies, and related actions in meeting the city's housing needs including actual results of the prior element's programs compared to the objectives projected or planned. The evaluation of differences between what was planned versus achieved has been instrumental in preparing updated objectives and programs in the 2023 Housing Element.

The City's objectives for new construction during the prior planning period was 163 total units, of which 65 were lower-income units consistent with the 5th cycle RHNA allocation. The City exceeded its total objective by 13% (184 actual units), and the 45 lower-income units approved represents over 69% of the objective, a significant achievement given that available housing subsidies fell far short of the need. Programs have been updated and revised based on the experience gained during the 5th cycle RHNA allocation. Specifically, Program 1 has been added to ensure adequate sites are available to meet the 6th cycle RHNA allocation and development standards do not act as impediments to achieving allowable densities. Program 2 has been updated to expand the ADU program and include monitoring throughout the planning period so that adjustments can be made as necessary if anticipated production levels are not being met. Program 11 has been updated to ensure compliance with state law for special needs housing and Program 17 identifies specific meaningful actions the City will take, in addition to combatting discrimination, to overcome patterns of segregation and foster inclusive communities during the planning period. In addition, specific commitments for evaluation of programs (generally annually) during the planning period and additional actions to improve programs at the mid-point of the planning period when review identifies potential for improvements have been added to many of



the programs. (See Housing Plan, Table H-2 which lists each program objective and its respective timeframe.)

With respect to Program 14 (Inspection on Sale), and Program 15 (Rental Housing Inspection) additional information has been provided in Table A-1 regarding the decision not to include them in the current element. These programs were discontinued after a lawsuit was filed challenging a similar program in the City of Santa Barbara as well as other lawsuits against similar programs nationwide. The City also found no evidence that these programs encouraged additional housing production nor preserved residential units.

### **HCD comment**

*As part of the review of programs in the past cycle, the element must also provide an evaluation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness). Programs should be revised as appropriate to reflect the results of this evaluation.*

### **City response (TR Appendix A)**

The evaluation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness) also has been expanded, and housing programs have been revised to reflect the results of this evaluation.

Some of the ways the housing needs of special needs populations were addressed during the prior planning period include, among others:

- 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. The program is currently in the development stage.
- Homeless Navigation Services. A weekly lunch program managed by Home for Good is offered in the City as a means to gather local homeless persons to one area on a specific day and time where services are offered. 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 provide weekly lunches and provisions.
- Permanent Housing for Homeless Individuals. During 2021-2022 approximately 45 people experiencing homelessness in Carpinteria received assistance, including six people who were placed in permanent housing.
- Accessible and Family Units. The Casas de las Flores development includes three units with accessibility features that are available to lower-income households. In addition, seven one-bedroom, 14 two-bedroom, 12 three-bedroom flats and 10 three-bedroom townhomes are included in the development, along with a playground, walking paths, and laundry facilities to serve larger families.

- Housing for the Elderly. The Steadfast GranVida project approved in 2015 is a licensed Residential Care Facility for the Elderly (RCFE). The facility is licensed by the California Department of Social Services and includes 70 units with 76 beds. Phase 2 of this successful development is approved for an additional 50 residential units on a 1.8-acre commercial parcel at 5464 Carpinteria Avenue.
- Services for the Elderly. The City Council in 2022 established an Ad Hoc Senior Services Planning Committee which conducted a Community Needs Assessment to derive data-driven recommendations for the creation of a senior services program. The committee is currently exploring potential interim and long-term service models and partnerships.

Typically the production of special needs housing and other services supporting these populations are the result of a combination of multiple programs. Program 5 (Affordable Rental Housing), Program 7 (Density Bonus), Program 9 (Regulatory Concessions and Incentives), Program 10 (Fee Mitigation), and Program 11 (Special Needs Housing) all contributed to the production of special needs housing during the prior planning period.

Program 11 (Special Needs Housing) (Housing Plan, pp. 17-19) identifies actions intended to address the housing needs of various special needs groups and cross references other programs within the Housing Element that address the needs of each of these groups. In addition, Program 11 has been updated to commit the city to amending regulations by April 2024 to ensure compliance with new laws adopted in recent years addressing special needs housing.

## **B. Housing Needs, Resources, and Constraints**

***B.1 Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)***

### **HCD comment**

*Enforcement: While the element currently describes services provided by the Santa Barbara Rental Housing Mediation Program (RHMP) and describes the number and characteristics of housing discrimination complaints, it must also describe capacity to provide enforcement and outreach which can consist of actions such as the ability to investigate or refer fair housing complaints, obtain remedies, or engage in fair housing testing. In addition, the analysis must address compliance with existing fair housing laws.*

### **City response (Appendix D, p. D-9 to 20; TR pp. III-11 to 15)**

The revised element includes additional analysis of fair housing enforcement and outreach, including the ability to investigate or refer fair housing complaints, obtain remedies, or engage in fair housing testing. In addition, the analysis includes compliance with existing fair housing laws, and Program 17 describes enforcement and outreach actions the City will take to affirmatively further fair housing during the planning period.

Capacity for Enforcement and Outreach. The RHMP and Legal Aid of Santa Barbara County have the capacity to provide fair housing enforcement, including the ability to investigate or refer fair housing complaints, obtain remedies, and/or engage in fair housing testing. Specifically, the RHMP has three full-time staff and a board of 15 trained community volunteers with capacity to



provide mediation services aimed at resolving rental housing disputes as well as providing information on landlord-tenant rights and responsibilities. The Legal Aid Foundation of Santa Barbara County has a membership of approximately 600 attorneys, judges, legal administrators, paralegals, law students, and members of various other professions. Legal Aid offers services to both low-income renters and homeowners in obtaining remedies to fair housing issues and conducts fair housing testing.

Compliance with Fair Housing Laws. The Constraints chapter of the Housing Element Technical Report and Appendix D describe the City's compliance with fair housing laws, including ways the City works to address potential impediments to fair housing choice, such as through reasonable accommodation procedures (Program 11), density bonus (Program 7) 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 (Program 17). Compliance with No Net Loss requirements is included in Program 1, and ongoing City policies and procedures are in place consistent with the Housing Accountability Act.

#### **HCD comment**

*Outreach: The element describes outreach efforts for the broader housing element, but it should also incorporate outreach relative to affirmatively furthering fair housing.(AFFH) This outreach is particularly important to informing fair housing issues, contributing factors and appropriate goals and actions. Outreach should consider a variety of methods to gather input on the various components of the assessment of fair housing (e.g., segregation and integration, disparities in access to opportunity, disproportionate housing needs). For example, the outreach could specifically target fair housing organizations or neighborhoods with relatively concentrated poverty for input related to housing and community development needs and access to opportunities such as education and transportation. In addition, as the City has a high percentage of the community who is Spanish speakers, the element could include programs for outreach to this population.*

#### **City response (TR Appendix C & Appendix D, p. D-3 to -20)**

Outreach efforts related to the Housing Element update and the AFFH analysis are described in Section 2 of Appendix D and in Appendix C. The outreach process included both City participation in the 2020 Santa Barbara County HOME Consortium Analysis of Impediments to Fair Housing (AI) and outreach focused on the City's Housing Element update.

The Santa Barbara County HOME Consortium conducted extensive public participation as part of the 2020 AI, including online surveys that were available to residents and other community stakeholders in both English and in Spanish. In addition to 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 online, 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. Survey responses were received in both English and Spanish.

As noted in Appendix C (Table C-1) the City directly invited several fair housing organizations to participate in the Housing Element update, including the Rental Housing Mediation Task Force, the Legal Aid Foundation of Santa Barbara County, California Rural Legal Assistance, the Central Coast Collaborative on Homelessness, the Santa Barbara County Housing Authority, and the Independent Living Resource Center.

The revised element (p. D-3 to 8) also describes the City's proactive initiatives to foster community engagement around racial equity issues, including intentional policy-making that reduces racial inequities and promotes community transparency and trust, as described in City Council Resolution No. 5981 and 6001 (Appendix D, Attachments D-1 and D-2).

To encourage continuing stakeholder involvement in local housing issues throughout the planning period, Program 17 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, including those who may not be fluent in English, to participate in City meetings.

### **HCD comment**

*Integration and Segregation: The element provided some data and mapping on integration and segregation across racial groups, disability, familial status and income by census tracts. However, the element must discuss and analyze this data for trends over time and patterns across census tracts, paying particular attention to geographic concentrations within the City and what might be contributing to these concentrations. Additionally, it must evaluate patterns on a regional basis, comparing the City to the region and surrounding jurisdictions.*

### **City response (TR Appendix D, p. D-20 to -28)**

The element has been expanded to include additional analysis of regional and local patterns of integration and segregation, including trends over time and an evaluation of what might be contributing to concentrations.

Racial/Ethnic Makeup. While the racial/ethnic makeup of Carpinteria is very similar to the county as a whole, with Hispanics representing 45.6% of the city's population compared to 45.7% countywide, the city has become more diverse over the past decade with non-white population percentage increasing in most block groups. the percentage of non-white population in Carpinteria is highest in the western and central portions of the city, with some block groups containing 61-80% non-white population. Higher concentrations of minorities in those areas may be an indicator of fewer housing choices and other opportunities compared to nonminority residents.

Disability Status. Approximately 9.4% of the County population has a disability of some sort. This rate has remained fairly constant over the past decade. The northern portion of the city has disability rates <10% while the rest of the city has rates of 10-20%. This has also remained fairly constant over the past decade. The lower rates of persons with disabilities in the northern portion of the city may be due to the lack of availability of housing that is both affordable and accessible as well as there being fewer public transit options in this area.

Familial Status. According to 2020 American Community Survey (ACS) estimates, female-headed households comprised 16.8% of all households countywide, an increase from 11.6% reported in the 2014 ACS. The percentage of female-headed households in Carpinteria declined from 15.2% of households during 2010-2014 to 10.6% during 2016-2020, the reverse of the countywide trend. While there is a higher proportion of married couple households in the northwestern portion of the city, the percentage of children living in married couple households is relatively high (60-80%) in the remainder of the city as well.



Income. Higher lower/moderate-income (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. Poverty rates are less than 10% in all portions of the city. There are no Racially Concentrated Areas of Affluence (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.

### **HCD comment**

*Disparities in Access to Opportunity: The element provides information on the disparities in access to opportunity through the TCAC opportunity maps but must also provide a complete local and regional analysis of patterns and trends for all components. A comprehensive analysis should include the local and regional disparities of the educational, environmental, and economic scores through local, federal, and/or state data. It should also analyze persons with disabilities as well as access to transit. In addition, the element should analyze any overall patterns in disparities in access to opportunity within the City. The element should analyze access to transit throughout the City and whether there is access to protected classes. It should also analyze education and economic access both locally and regionally in relation to the provided maps. The maps display significant variation in economic scores throughout the City which must be analyzed. Lastly, the element must analyze the environmental data both local and regionally including describing what contributes to the varied scores.*

### **City response (TR Appendix D, p. D-32 to -41)**

The element has been expanded to include additional analysis of regional and local patterns of integration and segregation in access to opportunities, including trends over time.

The California Tax Allocation Committee (TCAC) and HCD have developed maps showing access to various types of opportunities such as education, economic, transportation, and environmental indicators that were used for this analysis.

Educational Opportunity. The areas with the highest educational opportunity in Santa Barbara County are found in the south coast and in the Santa Ynez Valley with scores over 0.75 in much of these areas. All areas of the city have relatively high education scores (0.5 – 0.75). Kidsdata.org estimated that 42% of children in the Carpinteria USD were living in families with a high housing cost burden and about 9% of children were below poverty level. About 3% of children were identified as homeless. Because lower educational outcomes are often associated with housing problems such as overpayment, overcrowding and homelessness, many of the programs contained in the Housing Plan will help to improve educational opportunity in Carpinteria.

Economic Opportunity. TCAC economic opportunity maps are based on indicators including poverty, adult education, employment, job proximity, and median home value to generate numerical values for economic outcomes by census tract. Most of the city has lower economic opportunity scores than most other urban and semi-rural areas of the county. One of the regional planning challenges for Santa Barbara County is a jobs-housing imbalance, with higher job concentrations the South Coast area, particularly high-skill jobs.

In Carpinteria, the highest jobs proximity scores are found in the eastern half of the city (Figure D-21) while higher economic opportunity scores vary considerably depending on location. Most

of the city received less positive economic scores as seen in Figure D-22. The City does not have data that clearly explains the reason for lower economic scores. In general, there are fewer job opportunities in Carpinteria than in the nearby cities of Santa Barbara and Goleta. The lower cost of housing in Carpinteria relative to these other areas has resulted in Carpinteria residents commuting to jobs in other cities.

Transportation Opportunities. At the regional level, several bus and train options are available, particularly for the southern/coastal areas of the county. However, 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.

The Santa Barbara Metropolitan Transit District (MTD) provides bus service on one route connecting Carpinteria to the Santa Barbara area to the west (Figure D-19). MTD offers many services for passengers with disabilities. All MTD buses are equipped with wheelchair lifts or ramps and can accommodate all wheelchairs and three-wheeled scooters that comply with the Americans with Disabilities Act guidelines. Passengers with disabilities may be eligible for the Mobility Pass, a reduced fare to ride MTD buses. To assist visually impaired riders, all transfer point bus stops and major intersections are announced by onboard annunciators. Additionally, as the bus approaches a transfer point bus stop, the onboard annunciator announces the bus line number, which is heard externally by waiting passengers. Passengers may also contact Easy Lift, the provider of paratransit service for persons who are unable to ride MTD buses due to a disability.

Compared to more densely urbanized areas, some transit users face longer walking distances from their residence to bus service and longer service intervals, which hinder opportunity. The city works cooperatively with MTD on bus routes and schedules as part of its land use planning activities with the goal of improving service for transit-dependent residents.

Environmental Opportunity. Environmental opportunity scores for Santa Barbara County are highest in the central portion of the county (Lompoc and Santa Ynez Valley areas) and the south coast areas. In Carpinteria, higher environmental opportunity scores are found in the eastern and northwestern portions of the city, away from the SR-101 freeway (Figure D-25), although scores are generally lower than in areas surrounding the city. The southwest portion of the city has the lowest category of environmental opportunity. In part, the lower scores in the city may be due to both Highway 101 and the UPRR railroad tracks extending east to west through the city, which contributes to reduced air quality. Historically, the Carpinteria Oil and Gas Processing Facility located at 5675 Carpinteria Avenue may have also contributed to lower scores. However, this facility has now been shuttered and is in the early stages of decommissioning, which may perhaps improve future CalEnviro scores as data is updated.

Disadvantaged Communities. There are no disadvantaged communities in the city. The only designated disadvantaged community in the county is located in the northwestern corner of the county.

### **HCD comment**

*Disproportionate Housing Needs including Displacement: While the revised element includes some information on all components of disproportionate housing needs (e.g., overpayment, overcrowding, substandard housing, and homelessness), analyses should evaluate the patterns and changes over time at a local (e.g., neighborhood to neighborhood) and regional level (e.g., city to region) for each of these components. The element must also provide an analysis of*



*regional patterns and trends in relation to displacement risk. The element should include a regional analysis for overpayment as well as analyze local concentrations of substandard housing. For overcrowding, the local analysis should include details on what contributes to overcrowding in certain areas of the City, how it relates to other fair housing factors, as well as a regional analysis. The analysis of persons experiencing homelessness should describe any demographics or characteristics for impacts on protected characteristics (e.g., race and disability) and access to shelter and services. Lastly, the element must analyze displacement risk both locally and regionally including displacement due to investment, disinvestment, and disaster driven displacement (i.e., fire, flood, and earthquake).*

#### **City response (TR Appendix D, p. D-41 to -55)**

The element has been expanded to include additional analysis of disproportionate housing needs, including overpayment, overcrowding, substandard housing, and homelessness, patterns and changes over time at a local and regional level and in relation to displacement risk.

Overpayment. Renters are, by far, the most cost burdened group in the county. Approximately 57.9% of renters pay more than 30% of their income to housing costs, and 48% of these pay in excess of 35%. There is a disproportionately higher cost burden for homeowners, over 40%, north of Santa Maria, in central areas of the county bordering Los Padres National Forest, and along the southern coastline west of Goleta. In the city, 31% of homeowners were paying more than 30% of income for housing based on 2014-2018 ACS estimates.

Renter households with the highest cost burdened rates in the county, over 60%, are found in the northwest part of the County, including Santa Maria, Lompoc and around the cities in the southern coastal area. In the city, 51% of renters overpaid for housing per 2014-2018 ACS estimates. A comparison of 2010-2014 CHAS data (Table D-3) with 2014-2018 CHAS data (Table D-2) indicates that cost burden for Carpinteria renters increase from 49% to 51% of households while overpayment among owners remained steady at 31%. During both time periods, extremely-low-income households had the highest rates of overpayment.

Overcrowding. Nearly 11 percent of all Santa Barbara County households are overcrowded according to recent ACS estimates. However, overcrowding is more prevalent for renters (16%) as compared to only 5% of owners. In Carpinteria, about 9% of both owner-occupied and renter-occupied units were overcrowded. The highest rates of overcrowding (15 to 20%) occur in the eastern portion of the city where the housing stock is almost entirely multi-family housing (Figure D-32). A comparison of 2012 and 2020 ACS estimates shows that overcrowding for owner-occupied units in Carpinteria has increased substantially from 3% to 9% over the past decade while overcrowding has declined from 16% to 9% of renter-occupied units during this period. The significant increase in overcrowding of owner-occupied units may be due to the sharp increase in median sales prices – a 45% increase between 2015 and 2021 for single-family homes and a 21% increase in the same time period for condominiums. While market rental rates are not affordable to many renters, the California Economic Forecast Project's 2021 Carpinteria Valley Economic Profile reports that there are more affordable housing options in Carpinteria than in other parts of the south coast given that approximately 53% of the housing stock is comprised of apartments and mobile homes, and 3% comprised of income-restricted units which may account for the trending reduction in overcrowding in city rental units.

Substandard Housing. 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. There is a slightly higher percentage of newer housing units countywide. 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. Areas in the southwest and northeast corners of the City may have slightly higher concentrations of substandard housing. Overall, however, City staff has observed a general improvement in the condition of housing as property values have risen along with the commensurate increase in sales prices and rental rates, as well as the availability of financing for home improvements at lower interest rates in recent years.

Homelessness. Countywide, 1,962 homeless persons were recorded in 2022, an increase of 34% compared to the 2013 homeless count. Approximately 53% of the homeless population was located on the south coast with most others located in the cities of Santa Maria (457 people) and Lompoc (290 people). In Carpinteria the number of homeless persons increased from 10 in 2013 to 21 in 2022 (Table D-5). The 2022 countywide count included 1,367 unsheltered persons and 595 persons living in emergency shelters or transitional housing. According to the 2022 PIT count, majority of homeless individuals enumerated identified as White (83%), which is higher than the general population at 50%. Eight percent identified as Black or African-American which is higher than the general population at 2%. Four percent identified as multiracial, while 3% identified as American Indian or Alaska Native. One percent identified as Asian, and one percent identified as Native Hawaiian or other Pacific Islander. A majority of survey respondents (62%) identified as Non-Hispanic, while 38% identified as Hispanic.

Twenty-nine percent of individuals reported having a chronic health condition, with 27% reporting having a physical disability, 31% reported substance abuse issues, 39% reported having a mental health disability, and approximately 9% reported having a developmental disability. One percent reported having an HIV/AIDS related illness. A breakdown of racial/ethnic data and other protected characteristics for the 21 individuals in Carpinteria were not provided in the survey results. People experiencing homelessness in the City tend to congregate downtown and near shopping centers during the day. During evening and nighttime hours, they also tend to be located in open space areas.

The housing element describes the facilities serving the homeless population in Carpinteria and the South Coast on pp. D-47 to D-49.

Displacement Risk. As seen in Figure D-33, a large area in western portion of Santa Barbara County as well as some smaller areas along the south coast face displacement risk. There is significant overlap between areas of displacement risk and other indicators such as minority concentrations and areas of poverty. In Santa Barbara County, displacement risk is affected by economic as well as natural factors such as flooding and wildfires, which may work in tandem such as flooding and mudflows after a wildfire such as occurred on January 9, 2018, when mud and debris loosened from burn-scarred areas in the Santa Ynez mountains plowed through Montecito, killing 23 persons and destroying more than 100 homes.<sup>1</sup> At the time it occurred, the Thomas Fire was the largest wildfire in California history.

Figure D-34 shows that the southwestern portion of the city is considered to be a sensitive community vulnerable to displacement. Environmental factors such as flood risk and risks associated with sea level rise may make this area more vulnerable to displacement.

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<sup>1</sup> California Governor's Office of Emergency Services (<https://news.caloes.ca.gov/remembering-the-montecito-mudslides-two-years-later/>)



Additionally, this Census tract includes the area within the City where short-term rentals are allowed which has the potential to displace residents.

Displacement mitigation strategies include, but are not limited to, 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, facilitating construction of additional affordable housing, and restricting the proliferation of short-term rentals under the City's short-term rental ordinance. Prevention of natural disasters such as fires and floods is an increasingly difficult regional and statewide challenge as the effects of climate change result in more intense storms, drought, and risk of wildfire.

Programs 1, 12, and 13 in the Housing Plan addresses risk of displacement. Program 1 includes a commitment to ensure compliance with legal protections and replacement housing requirements for existing tenants who may be displaced by new developments. Program 12 focuses on preservation of and rent control for mobile home parks and Program 13 facilitates preservation of existing apartment units through implementation of the city's Condominium Conversion Ordinance.

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.

#### **HCD comment**

*Identified Sites and Affirmatively Furthering Fair Housing (AFFH): The element does not address this requirement. The element must identify and analyze sites throughout the community to foster inclusive communities and affirmatively further fair housing. For example, the analysis should address whether the identified sites improve or exacerbate each of the fair housing issue areas. For more information, See HCD's guidance at <https://www.hcd.ca.gov/planning-and-community-development/affirmatively-furthering-fair-housing>.*

#### **City response (TR Appendix D, p. D-56 to -59)**

The element has been expanded to include additional analysis of how the sites inventory furthers fair housing objectives.

Access to Opportunity. As seen in Figure D-35, the City encompasses portions of five census tracts: 16.01, 16.04, 17.04, 17.06 and 9900, although tract 9900 is offshore and contains no population or land area suitable for development. The majority of the city is within tracts 16.01, 16.04, 17.04. Tract 17.06 only includes two small areas within the Carpinteria city limits, one north of Foothill Road encompassing Carpinteria High School, and the other at the western edge of the city north of Via Real, east of Sunset Drive and west of Cravens Lane (Sandpiper Mobile Home Park). Most of tract 17.06 is within unincorporated county territory to the north and west of the city. Although tract 17.06 is designated *High Resource*, the two Carpinteria neighborhoods in this tract are both fully developed with no opportunity for additional residential development in the foreseeable future. No census tracts in Carpinteria were identified as *Highest Resource* in the TCAC/HCD Opportunity Maps.

Figure D-37 shows opportunity areas within the city. All of the sites identified in Appendix B as underutilized sites (Table B-5) and candidate sites for rezoning (Table B-6) are located in areas designated *Moderate Resource* on the TCAC/HCD Composite Opportunity Map; therefore, the locations of sites further fair housing objectives and do not concentrate future housing development in areas of lower opportunity.

Integration and Segregation. The racial/ethnic makeup of Carpinteria is very similar to the county as a whole, with Hispanics representing 45.6% of the city's population compared to 45.7% countywide. Non-Hispanic whites are the largest group in Carpinteria (48.6% compared to 43.9% countywide). As seen previously in Figure D-4, the percentage of non-white population in Carpinteria is highest in the western and central portions of the City, with some block groups containing 61-80% non-white population. The underutilized sites are primarily located in the western portion of the city due to the characteristics of those individual properties that indicate suitability for redevelopment. However, candidate sites for rezoning represent a larger proportion of sites and are distributed throughout the central and eastern portions of the city. Therefore, the locations of sites further fair housing objectives and do not concentrate future housing development in areas of lower opportunity.

Racially and Ethnically Concentrated Areas of Poverty and Affluence. There are no designated R/ECAP or RCAA areas in Carpinteria; therefore, the locations of sites do not exacerbate racial/ethnic or economic concentrations.

Disproportionate Housing Needs and Displacement Risk. Higher rates of renter cost burden and overcrowding are generally found in the eastern portion of the city. Since the majority of sites identified for future housing development are also in the eastern area, additional housing on these sites would reduce disproportionate housing needs by expanding the supply of housing in areas where cost burden and overcrowding are most prevalent.

As shown in Figure D-34, areas in Carpinteria that have been identified as vulnerable to displacement are located in the southwestern portion of the city. Since most of the candidate sites for rezoning are located in the central and eastern portions of the city, the sites inventory furthers fair housing objectives and does not concentrate future housing development in areas with high displacement.

### **HCD comment**

Local Data and Knowledge, and Other Relevant Factors: *The element must include local data, knowledge, and other relevant factors to discuss and analyze any unique attributes about the City related to fair housing issues. The element should complement federal, state, and regional data with local data and knowledge where appropriate to capture emerging trends and issues, including utilizing knowledge from local and regional advocates, service providers and other planning documents or processes. Also, the element must include other relevant factors that contribute to fair housing issues in the jurisdiction. For instance, the element should analyze historical land use, zoning (e.g., lack of multifamily zoning), governmental and nongovernmental spending including transportation investments, demographic trends, historical patterns of segregation, or other information that may have impeded housing choices and mobility.*

### **City response (TR Appendix D, p. D-2 to 8 and p. D-55 to -56)**

Appendix D has been expanded to include additional analysis of local data and knowledge and other relevant factors contributing to fair housing issues.



Local Knowledge and Current Fair Housing Initiatives. In response to the recent unjustified killing of George Floyd (as well as countless others) and the subsequent protests across the nation, the City of Carpinteria adopted Resolution No. 5981 (see Attachment D-1) condemning the unjustified use of force and brutality against Black people, people of color and all marginalized communities including LGBTQ+ individuals by law enforcement and to stand in solidarity with protestors of systemic racism in our country.

By adopting Resolution No. 5981, the City has joined municipalities and local governments across the country in recognizing, and focusing on community engagement around racial equity issues, including intentional policy-making that reduces racial inequities and promotes community transparency and trust. The City's action also aligns with state and nationwide focus on these critical issues which are detrimental not only to particular racial groups, but also to the broader economic and social well-being of the entire community. On June 15, 2020 Gov. Gavin Newsom's Task Force on Business and Jobs Recovery issued an open letter, noting the effects of structural racism on society, including the economy, and urging action for a more inclusive and resilient economy. The letter outlines how people of color are disproportionately impacted by economic uncertainty, unemployment, and racism in policing, and highlights the income gaps across ethnicity, gender and ability that persist in our state. It notes, "taking a stand against racism is not just a moral imperative for our collective future, but an economic one. The discrimination inflicted upon Black Americans has entrenched discrimination that harms other people of color leaving them, and our entire economy, vulnerable to a shock like the COVID-19 crisis." Moreover, "recovering from COVID-19 also presents an opportunity to re-imagine our society and economy by striking out against injustice."

Carpinteria is home to many minorities, indigenous people, and people of color, including a vibrant Hispanic and Latino community comprising approximately 45% of the population. As memorialized in Resolution No. 5981, the City itself is not immune from a history of injustice towards racial minorities and commits to engage in a process that actively promotes racial equity within the City's population by reviewing and improving existing policies and subsequently revising and/or implementing new policies, actions, and programs to combat identified sources of injustice. Specifically, through its adoption of Resolution No. 5981, the City made several key commitments which can be organized into the following three general categories: (1) committing to collaborate with law enforcement to further community-oriented policing, build trust with the community and ensure the safety of all community members; (2) committing to review and revise City policies to incorporate antiracist policies into City government and ensure the equitable distribution of resources and public services; and (3) collaborating with, supporting, and amplifying minority-owned businesses, community groups and non-profit organizations within the City and broader community.

City staff and the City Council recognize that confronting the legacy of racial injustice and actively promoting racial equity within our community (as well as across the nation) is both challenging and highly important work. These efforts will be an ongoing, long-term process that will require sustained effort, and openness to learning from and engaging with experts and minority community leaders in enacting research-based, community-tailored, anti-racist policies. Although the City's commitments all share the same goal of ensuring and facilitating racial equity and justice, the City's role in implementation of specific policies, initiatives, and programs will depend on the situation. For example, while the City will likely take a lead role in reviewing City policies and programs for inequities, it may make more sense for the City to take a more collaborative approach and coordinate with existing governmental and/or community organizations to ensure the equitable provision of non-City based services. Similarly, it will be

important for City staff and the City Council to collaborate with and continue to learn from leaders of minority and social justice groups. The City is lucky to be home to a number of community groups and organizations actively working to combat inequities within the Carpinteria community; in some instances, therefore, it may be most effective for the City to partner with these existing organizations to further the commitments outlined in Resolution No. 5981.

For example, the City's Mission Statement recognizes the right of community members to influence decisions that affect their well-being and create forums for meaningful citizen participation, ensuring equitable regulation and service delivery. The City's Mission Statement also recognizes that needs and expectations may vary throughout the community, and the rights of our community members to take action to ensure diverse opportunities in housing, employment, and cultural activity in the community. The City's Sustainable Community Policy is also drafted to promote well-being and health, and ensure all community members have opportunities to contribute to a productive community. The following ideas and proposals are meant to build on the City's existing policies and to ensure that, going forward, policy-making is undertaken with intention to combat inequities and support racial justice and the equitable provision of public services across the City's diverse demographics.

At its public meeting on August 10, 2020 the City Council adopted Resolution No. 6001 (Attachment D-2) establishing as City policy the intention to continue to research example policies, initiatives and actions, and collaborate with local community groups to build a robust process to implement Resolution No. 5981. Resolution No. 6001 established the following policies, initiatives, and programs around the three commitments highlighted in Resolution No. 5981: (1) collaboration with law enforcement, (2) review of City policies, and (3) engagement with community groups and leaders.

### **1. Collaboration with Law Enforcement**

The City will continue to work collaboratively with our local law enforcement to build community trust and legitimacy, implement community-oriented policing, and maintain a safe community as exemplified in specific provisions in the City's law enforcement contract.

The issues raised on a national level concerning police brutality and unjustified use of force by law enforcement are important, valid and have implications for our local law enforcement. The City's contract with Santa Barbara County for law enforcement services creates a somewhat unique situation where many of the decisions to change trainings and/or protocols are not within the City Council's direct control, nor scope of work. The City can, however, review its contract with County law enforcement to ensure services are deployed in a manner consistent with the needs and priorities of our community and as determined necessary, begin the process of identifying areas for improvement that may be discussed during contract renegotiation. To this end, the City Council could consider directing staff to review the City's current contract with the County Sheriff's Office with the following concepts (and the goal of ensuring racial justice) in mind:

**A. Racial Sensitivity Trainings for Officers.** The City could request the County Sheriff's Office to consider implementing and requiring officers-particularly those stationed in the City-to undergo special racial sensitivity trainings.

**B. Community Representation.** Although nature of the City's contractual relationship with the County Sheriff's Office for law enforcement services means that the City is not involved in hiring practices, the results of these practices are



critical in ensuring that, over time, the Sheriff's Office is able to deliver adequate services within the City. For example, the City may want to consider working with the County Sheriff's Office with the goal of ensuring that the officers stationed within the City are representative of City demographics, including ensuring that officers have adequate Spanish and other language fluency skills to appropriately communicate with the City's residents.

**C. Data Sharing to Improve Transparency.** A key aspect of pursuing the City's commitments outlined above will be reviewing and understanding data in an attempt to identify opportunities for improvement. To this end, the City could work with the County Sheriff's Department to ensure that both the Sheriff's Office and the City have adequate systems and personnel in place to collect and share data and information on how law enforcement services are being provided within the City.

**D. Review of Patterns and Trends in Service Calls.** The City may also want to collaborate with the Sheriff's Office to review patterns and trends in (1) local calls for service (location, type, etc.) and (2) the outcome of those calls (contact, citation, arrest, follow-up action, etc.) in order to better understand how local law enforcement services are being used across demographics within the City and identify areas for improvement.

**E. Review of City Code Enforcement Policy.** The City may also want to review specific aspects of the City's Code Enforcement policy - including policies, regulations, and practices - pertaining to minor crimes and infractions that may disproportionately burden and/or impact low-income and minority individuals. For example, various aspects of the City's parking enforcement program (and resulting violations) may disproportionately impact lower-income and/or minority residents and households.

**F. Development of Action Plan.** Because of the contractual nature of the City's law enforcement, the City may want to coordinate and engage with the Sheriff's Office in how to best facilitate initiating a process for determining and prioritizing opportunities for the improvement of local law enforcement services to ensure that these services align with the City's values, such as transparency, accountability, community trust building, and are equitably delivered to all City residents.

## **2. Review of City Policies**

The City recognizes that as a community we have to actively work to be antiracist, including educating ourselves, better supporting leaders and institutions who are working to combat injustice and systematic racism, and working together toward the more equitable distribution of resources and public services. We commit to continuing to learn about, reflect on, and incorporate antiracist policies into City government, and strengthen a climate incompatible with racism in our community and nation.

To begin implementing the above commitment, one option is for the Council to request City staff to review and audit its policies and programs within the various City departments (Community Development; Public Works; Parks, Recreation and Public Facilities; community communication; City staffing; volunteer services; and Emergency Services) to better understand

usage, equity of benefits across the spectrum of economic, social and racial groups within our community. This work will help to first identify how the City's services are used by and benefit various groups within our community, where inequities exist in opportunities and services, inequities in community representation and how inequities can subsequently be improved, including:

**A. District Elections.** Moving from the City's current at-large election process to district elections could improve the equity of representation across various racial and economic groups within the community on the City Council. Note that the City currently employs an at-large method of elections where each City Councilmember is elected by registered voters of the entire City instead of district elections. After the 2020 Census, the City is planning to begin the process of forming electoral districts, through a public process, for the City to implement district-based elections by 2021.

**B. City Staffing and Hiring.** To improve the demographic representation of City staff (from Management down to front-line workers), the City could explore opportunities to increase diversity in the applicant pool for open positions and ensure existing diverse City staff members are appropriately supported in their positions to promote retention and promotion.

**C. Appointment to Boards, Commission and Committees.** In making appointments to various City boards, commissions, and committee, the City Council could consider reviewing and revamping its outreach, advertisement and nomination process to ensure that it is reaching diverse segments of the City's population and residents and/or incentivize youth and broader community involvement.

**D. Parks and Open Space.** The City could audit the City's policies on providing recreation services, with a focus on locations, improvements, and types of facilities that actively promote diverse interaction and community building. For example, recent studies have found that skateboarding and skateparks facilitate a sense of community. The City is currently in the process of permitting a skate park to be located near City Hall.

**E. Transportation.** The City could audit its transportation goals and policies (pedestrian, bicycle, other public transit, etc.) in order to ensure that services are equitably benefitting all City residents and collaborate with SBCAG and MTD to improve outreach and participation for local dialogue regarding the adequacy/equity of service within the City.

**F. Housing.** The City could review its housing policies and regulations through the lens of understanding the racially disparate patterns of homeownership, rent burden and homelessness. As your Council is aware, the area of housing policy has received a lot of interest and attention in the state legislature over the past several years and, as a result, the City has been engaged in a lot of policy work on this matter.

**G. Implementing Trainings and Policies within City Administration.** The City could develop and implement internal programs and training focused on City staff and administration (including hiring practices) for addressing bias, racism and



fostering a climate within our City government that helps serve as a model for the broader community of an antiracist and inclusive climate.

**H. Engagement with other Local Governments.** To support the development of antiracist policies and regulations, the City could consider engaging other municipalities with shared goals by becoming a member of Government Alliance for Race and Equality (GARE).

### **3. Engagement with Community Groups and Leaders**

To accomplish the goals of this Resolution, the City will highlight and collaborate with minority leadership and social justice groups. The City commits to developing resources that support and amplify minority-owned businesses, community groups and non-profit organizations within our City and broader community.

The City is home to many minorities and recognizes the important contribution of all groups to our community including many social, racial and environmental justice groups that have long been working on issues of equity and inclusion. The City's work, to be effective, will need to reflect community values and to be a part of a sustained and coordinated effort with the local community and community groups. The goal to such coordination is to help ensure that the process to further articulate and define goals and specific actions reflects a diverse range of perspectives and appropriately prioritizes the community's needs and actions for the greatest benefit.

**A. Community Survey.** In order to develop resources that support and amplify minority-owned businesses, community groups and non-profit organizations, as an initial step the City could consider implementing a survey to gather community input and identifying community needs and interests. Such a survey could also be used to track community perception of racial inequality and promote community buy in. For example, the City of Seattle conducts an internal survey of all city employees every two years as well as a regular survey of city residents. These surveys allow Seattle to track the progress of the city as a whole, as well as individual departments, in terms of employee understanding of institutional and structural racism, and understanding of how departments are building racial equity into programs, policies, initiatives and budget decisions. Continued deployment of the survey allows Seattle to track progress through time and evaluate the efficacy of programs at addressing racial equity and justice.

**B. Support of Minority-Owned Businesses and Groups.** The City could develop policies and programs to support existing local minority-owned small businesses. Further, the City could request targeted community feedback to understand what, if any, impediments at the City level exist to growing the number of locally-owned small businesses by diverse entrepreneurs.

**C. Collaboration with Existing Community Leaders and Groups.** The City could also choose to collaborate with existing Community organizations and institutions - including the Carpinteria Unified School District, the Boys' and Girls' Club, Girls, Inc., the Family Resource Center, among others - to support and implement the City's commitments and further actions. These existing organizations could play an important role in bridging the relationship between

local government and individual community members, specifically with issues related to educational opportunities.

**D. Creation of Racial Equity/Justice Position.** One potential approach could be for the City to review best practices and resources to memorialize job functions within the existing City structure and/or create new position(s) that improve community involvement and collaboration with minority leaders, as well as build capacity within underserved groups in our community.

Other Relevant Factors. Historically, exclusionary housing policies throughout the nation, such as through redlining and discriminatory racial covenants, had the effect of reducing economic opportunities for racial minorities by denying them mortgages and leading to disinvestment in communities of color. As a result, minorities were often concentrated in segregated neighborhoods. While redlining has been prohibited by federal law, historic land use and economic policies resulted in patterns of segregation that are still present in the city and region. Some areas of Santa Barbara County that have higher median incomes, such as portions of Santa Barbara city and the unincorporated areas of Montecito and Hope Ranch, have lower concentrations of minorities compared to areas with lower median income and higher poverty such as Guadalupe and Santa Maria.

The level of segregation in Carpinteria is relatively low, with most areas of the city having a mix of racial/ethnic groups. Compared to more affluent areas, particularly in unincorporated portions of the county, Carpinteria is more diverse.

Segregation is principally the result of minorities' lower incomes and inability to afford housing in the more expensive areas of Santa Barbara County. In coastal areas, higher property values and rents close to the beach can have the effect of excluding minority populations. In Carpinteria, areas zoned for lower-density single-family housing are mostly located away from the beach north of the freeway, which helps to moderate affordability issues to some extent; however, as housing values have risen sharply in recent years, the displacement of lower-income minority communities is a major contributing factor to fair housing in Carpinteria. Providing more mixed-income developments through implementation of the R Overlay zoning amendment (Program 1 in the Housing Plan) should help to address this issue because the candidate sites for the R Overlay are distributed throughout the city. Further, Programs 1 and 17 include a commitment to increase housing opportunities in areas with good opportunity by giving priority consideration to sites with close access to public transit and services when selecting sites for rezoning to accommodate regional housing needs for lower-income units.

### **HCD comment**

*Contributing Factors to Fair Housing Issues: The element mentions fair housing issues and goals and priorities. However, these issues and goals do not appear to be rooted in any analysis related to Carpinteria specifically and do not appear adequate to facilitate the formulation of meaningful action to AFFH. The element should re-assess contributing factors upon completion of analysis and make revisions as appropriate. In addition, the element should prioritize these factors to better formulate policies and programs and carry out meaningful actions to AFFH.*

### **City response (TR Appendix D, p. D-60 to -63)**



Appendix D has been expanded to include additional analysis of contributing factors and the goals, policies and actions have been revised and expanded to identify priorities and strengthen City actions to affirmatively further fair housing.

Housing affordability and access to opportunity and mobility, homelessness, and fair housing education are the fair housing impediments identified by the city. Addressing all three of these impediments is a high priority for the city.

Housing Affordability & Access to Opportunity and Mobility. Housing affordability gaps in the city continue to increase. The California Economic Forecast Project's 2021 Carpinteria Valley Economic Profile indicates the median sales price of existing single-family residential properties increase 45% between 2015 and 2021. Median condominium sales process increased at a slower rate of 21% between 2015 and 2021. The city has more affordable housing options in Carpinteria than in other parts of the south coast due to a larger portion of the housing stock being comprised of apartments and mobile homes as well as 3 percent of units income-restricted. Nevertheless, most market rental rates in the city are not affordable to lower-income households. While these challenges are significant for most residents, they pose particular risks for vulnerable populations, including seniors, persons with disabilities, and female-headed households with children. Increasing housing opportunities in areas with good opportunity makes it easier for lower-income households to access the types of services and amenities that further social mobility.

Homelessness. The number of homeless persons in Carpinteria is increasing. Based on data from annual point in time surveys, the number of homeless persons increased from 10 in 2013 to 21 in 2022 (Table D-5). 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.

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. As noted in Appendix D (p. D-61), Public outreach conducted as part of the 2020 County AI found that knowledge of fair housing laws and awareness of opportunities for fair housing education were contributing factors to fair housing problems in the region. For example, the AI survey specifically focusing on fair housing found that only 36% of respondents were familiar or very familiar with fair housing laws and nearly half were unsure of their legal rights regarding fair housing. 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, and 85% had never participated in any kind of fair housing educational opportunity.

While the number of fair housing complaints filed in the City is low – one complaint filed between 2015 and 2019 – given the survey results, this may be due to lack of knowledge of fair housing rights and the resources available when rights are violated. Fair housing education is needed in Carpinteria to ensure that residents have knowledge and access to resources to ensure their housing rights are respected.

Each fair housing impediment is listed in Table D-6 with geographic target areas identified and details regarding the specific programs included in the Housing Plan which will result in meaningful actions to affirmatively further fair housing when implemented. Specific timeframes for implementing these actions to address housing affordability and access to opportunity and mobility, homelessness, and fair housing education and outreach are included in the Housing Plan 2023-2032 Housing Element Implementation Table (Table H-2).

***B.2 Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)***

**HCD comment**

*Extremely Low-Income Households (ELI): While the element quantifies projected ELI households, it must also quantify the existing number of ELI households by tenure and analyze their housing needs.*

**City response (TR p. I-10)**

Table I-8 of the draft element includes the number of ELI households in Carpinteria by tenure. The Technical Report has been revised to provide additional analysis regarding the existing and projected housing needs of ELI households, as well as City programs to address ELI needs.

According to recent Department of Housing and Urban Development (HUD) and Comprehensive Housing Affordability Strategy (CHAS) data, approximately 170 ELI owners and 335 ELI renters were identified in Carpinteria.

ELI households face a number of housing problems including overpayment and overcrowding. As indicated in **Error! Reference source not found.**, 94% of ELI owner households and 82% of ELI renter households pay more than 30% of income for housing. In addition, some extremely low-income persons may have disabilities or other special housing needs. To estimate future ELI housing needs it is assumed that 50% of the City's very-low-income regional housing need, or 143 units, are within the extremely-low-income category pursuant to California Government Code Section 65583(a)(1).

**HCD comment**

*Housing Costs: While the element includes some information on sales prices, Federal Census Data does not fully reflect market conditions, and the element should include additional data sources that are localized and more recent. For example, current market rents can be collected through a phone survey of properties within the jurisdictions, surveying rental magazines, or online searches for rent information, and/or through a survey of property management companies.*

**City response (TR p. I-14 to -15)**

The draft element included current housing rental rates based on an internet survey which has been supplemented with a more recent internet survey. The element has been revised to provide additional, more recent data regarding housing prices from the Santa Barbara Association of Realtors (SBOAR) and market trends from the California Economic Forecast Project 2021 Carpinteria Valley Economic Profile.



The 2021 Carpinteria Valley Economic Profile indicates the median sales price of existing single-family residential properties increase 45% between 2015 and 2021 (\$925,000 to \$1,680,000). Median condominium sales price increased at a slower rate of 21% between 2015 and 2021 (\$540,000 to \$680,000).

SBAOR reported sales prices of single-family homes in the Carpinteria/Summerland area increased by 12.6% from 2021 to 2022 to a median sales price of \$1,875,000 in 2022. Condominium sales, which are reported for the south coast area as a whole, increase by 16.5% from 2021 to 2022 to a median sales price of \$965,000 for 2022. According to SBAOR's February 2023 report of market activity, there have been 12 closed sales year-to-date with a median sales price of \$1,265,000. A February 2023 internet search of real estate for sale in the city found asking prices ranging from \$750,000 for a 787-square-foot condominium to over \$100 million for a 4-acre oceanfront property.

The 2021 Carpinteria Valley Economic Profile reported that there are more affordable housing options in Carpinteria than in other parts of the south coast. The report attributed this to approximately 53 percent of the housing stock being comprised of apartments and mobile homes, and 3 percent comprised of income-restricted units. Nevertheless, most market rental rates in the city are not affordable to lower-income households. 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. An internet survey in March 2023 found average rents continue to be in the same price range with many units asking much higher prices and a limited supply of less expensive units.

***B.3 An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)***

#### **HCD comment**

*Progress in Meeting the Regional Housing Needs Allocation (RHNA): The City's RHNA may be reduced by the number of new units built, approved, or pending since June 30, 2022. The element indicates (Table B-1) that 77 units affordable to above moderate income households have been built or are under construction or approved; however, the element must demonstrate their availability in the planning period. Availability should address the status, anticipated completion, any barriers to development and other relevant factors such as build out horizons, phasing, and dropout rates to demonstrate the availability or likelihood of development in the planning period.*

#### **City response (TR Appendix B, p. B-2 and Table B-3)**

Additional information has been provided in Table B-3 regarding the status of units approved or pending and expected to be completed in the planning period. Table B-3 shows: (1) residential units completed after June 30, 2022, (2) approved projects that are not yet completed, and (3) pending project currently under planning review. These units are all assigned to the above-moderate income category based on anticipated sales price or rent. Nine of the 15 projects were/are being developed at 100% or more of the maximum allowed density. Overall, these sites were/are being developed at an average of 88% of their maximum allowed densities.

Of the 15 projects listed in Table B-3, 6 have been completed or are under construction, 1 is currently in building permit review, and 3 have planning approvals and are pending building permit submittal. Given their stage in the entitlement process and the lack of any known barriers to development, the City expects all of the approved units to be completed within the planning period. In addition, 5 projects identified in Table B-3, totaling 8 units are currently pending planning review. These are all residential projects on residentially zoned sites with 1 to 3 net new units each. There are no known barriers to these projects being approved and constructed within the planning period.

#### **HCD comment**

*Parcel Listing:* The element must list parcels by various factors such as size, zoning, general plan designation, affordability, and existing use. Table B4 must be revised to list the parcel number and parcel size of each identified site, and Table B6 should be revised to provide the affordability levels for each site. Additionally, Table B-5 appears to assume a density bonus will be applied to Site 5, and this assumes a capacity of 32 dwelling units per acre. Unless this site is a pending or approved project, the table should revise its capacity assumptions for this site to reflect the underlying zoning, which is 20 dwelling units per acre.

#### **City response (TR Appendix B)**

Table B-4 has been revised to list every vacant single-family lot separately and Table B-6 has been revised to note that every site is suitable for lower-income housing. In addition, in Table B-5, information regarding Site 5 has been added to explain that the density assumption of 32 units per acre was used for this site because the property owner of the older motel development on this site has been in conversation with the city and an affordable housing provider and indicated an intent to redevelop the site with an affordable housing project utilizing state and local density bonus incentives to achieve a density of 32 units per acre. Profile sheets with details regarding each of the underutilized sites identified in Table B-5 has been added in Figure B-3 of Appendix B.

#### **HCD comment**

*Realistic Capacity:* While the element provides a brief description of capacity and affordability assumption (p. B-1), it should include additional and clear supporting information on typical densities of existing or approved residential developments at a similar affordability level. For example, the element could clearly list other recent projects, the zone, acreage, built density, allowable density, level of affordability and presence of exceptions such as a density bonus. The estimate of the number of units for each site must be adjusted as necessary, based on the land use controls and site improvements, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities.

In addition, the element appears to assume residential development on sites with zoning that allow 100 percent nonresidential uses. While the element mentions the overlay and incentives for residential development, it must still account for the likelihood of 100 percent non-residential uses. For example, the element could analyze all development activity in these nonresidential zones, how often residential development occurs and adjust residential capacity calculation, policies and program accordingly.

#### **City response (TR Appendix B)**



The City's methodology for calculating realistic capacity for sites listed in the sites inventory has been revised and Appendix B has been updated accordingly to describe the methodology and assumptions used in detail.

The City's inventory of residential sites is summarized in Table B-1. Methodology and assumptions used in developing the inventory are discussed below for various categories of sites. Parcel specific inventories are provided in Table B-3 (Completed, Approved, and Pending Projects), Table B-4 (Vacant Sites), Table B-5 (Underutilized Sites with R Overlay), and Table B-6 (Candidate Opportunity Sites). The analysis reflects realistic housing capacity based on existing land use regulations, market trends, and any known constraints such as environmental conditions.

The methodology for Completed, Approved, and Pending Projects and Vacant Sites is provided in the two responses above. See also Appendix B, p. B-2. The remainder of the sites included in the city's site inventory are non-vacant, underutilized sites.

Non-Vacant Underutilized Sites. The sites inventory evaluated 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. Non-residential zone districts allowing residential or mixed uses include the following:

- CPD – Commercial Planned Development. Primary uses in the CPD district include offices, retail stores, service establishments, and wholesale businesses. Dwelling units are also permitted at a density up to 20 units/acre when integrated as part of the overall commercial development.
- CB – Central Business. Primary uses in the CB district include offices, retail stores, service establishments, and wholesale businesses. Dwelling units are also permitted at a density up to 20 units/acre when integrated as part of the overall commercial development.
- M-RP – Industrial/Research Park. Primary uses in the M-RP district include light industry, technical research, and business offices and mixed residential/industrial uses. Housing at up to 20 units/acre is also permitted when integrated as part of the overall development.
- M – General Industrial. Primary uses in the M district include light industrial and mixed residential/industrial uses. Dwelling units at up to 20 units/acre are permitted when integrated as part of the overall development.

In each of these zones, stand-alone residential development at 20 units/acre is permitted with the application of the R-Overlay.

Underutilized non-vacant properties with potential for additional housing are shown in Tables B-5 and B-6. Table B-5 includes properties with the R Overlay designation allowing stand-alone residential use while sites with non-residential zoning allowing mixed uses are shown in Table B-6. Sites listed in Table B-6 are also candidates for rezoning to apply the R Overlay as discussed below and in Program 1 of the Housing Plan.

Recent Development Trends. To estimate anticipated residential development on sites where 100 percent non-residential uses are permitted, the City examined development trends on all properties with non-residential zoning designations where residential is an allowed use during the prior housing element cycle to present (2015 to March 2023). 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 non-residentially zoned commercial sites with the R Overlay. A summary of the trends depicted in Table B-2 is provided in Table B-2a.

Between 2015 and March 2023, 65% of development on non-residentially zoned sites allowing residential included residential as stand-alone development or as part of a mixed use development. Stand-alone residential projects were developed at an average of 96% of the maximum allowed density while mixed use projects were developed at 62% of the maximum density on average. On sites with the R Overlay, 80% of projects have included residential development.

Conversations with local commercial property owners and real estate professionals indicate that 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 example of this market trend is illustrated by the Lagunitas project (6380 Via Real – Candidate Site 5 in Table B-6) where the property owner has recently submitted a preliminary application to significantly reduce previously entitled commercial square footage on the property in favor of more multi-family residential units. Rezoning to add the R Overlay to this site pursuant to Program 1 would allow stand-alone multi-family development at a density of 20 to 25 units/acre excluding any density bonus. The owner has expressed interest in pursuing a residential only project if the R Overlay was applied. As discussed in the Candidate Sites for Rezoning section below, other property owners have also interest in having the R Overlay applied to their non-residentially zoned sites. Letters from some of these property owners are included in Appendix C.

Site Identification. 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 its lower-income housing need. Substantial evidence that the existing uses on lower-income non-vacant sites listed in Tables B-5 and B-6 are likely to be discontinued and do not constitute an impediment to residential development include one or more of the following conditions, which are more specifically described for each site in Figures B-3 and B-4:

- Existing uses on many sites include older buildings that show signs of deferred maintenance or functional obsolescence, vacant space, or lower-value 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 Tables B-2 and B-2a, there is a history of residential and mixed-use development on underutilized sites in Carpinteria;
- Property owners expressions of interest in residential development;
- The City is unaware of existing leases or other encumbrances that would prevent development on underutilized sites during the planning period;



- Lack of substantial known environmental constraints; and
- Close proximity to amenities such as services, schools, recreation, employment and public transportation.

All identified sites are located in areas designated Moderate Resources on the TCAC/HCD Composite Opportunity Map to further fair housing objectives and avoid concentration of future housing in areas of lower opportunity. The only areas designated High Resources in the City contain Carpinteria High School and Sandpiper Mobile Home Park, and do not include land available for additional residential development. There are no designated Highest Resources areas in the City. See additional discussion of the Site Inventory Analysis relative to fair housing objectives in Appendix D.

R Overlay Sites (Table B-5). Sites listed in Table B-5 have zoning designations that allow either stand-alone residential or mixed uses. In addition to the factors discussed under Site Identification above, while there are many other non-vacant properties in the City with non-residential zoning that allow mixed use, only sites larger than ½ acre and allowing stand-alone residential use were included in Table B-5.

With the exception of Site 12, 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. Site 12 is zoned PUD which allows residential as well as non-residential uses. No density is specified for the PUD zone. The owner of Site 12 recently submitted an application for a resort development including a 41-unit lower-income affordable housing development to be leased to, and operated by People's Self Help Housing. For the purposes of the site inventory, these recently proposed units have not been included.

Several of the smaller sites listed in Table B-5 have existing older residential units that could be removed and replaced with an increased number of units based on the R Overlay zoning designation. Table B-5 identifies potential net new units for sites with existing residential units. As noted in Program 1 of the Housing Plan, any development that would demolish existing housing units shall be subject to the affordable housing replacement requirements of Government Code Section 65583.2(g)(3). Some of the underutilized sites have Flood Hazard and/or Coastal Appeals Overlays over all or a portion of the site as indicated in detail for each site in Figure B-3. However, neither of these overlay designations would preclude infill development or redevelopment at the maximum allowed density. The City also has policies that allow and encourage clustering of development on project sites to avoid impacts to resources or other site constraints.

The realistic density assumed for these parcels with the R Overlay is based upon development trends for similar sites. As shown in Table B-2a, there have been six projects on sites with the R Overlay between 2015 and March 2023. Four of those projects include residential or mixed use development at an average of 80% of the maximum allowed density of 20 units per acre. Therefore, the site inventory for sites with the R Overlay assumes development of the identified sites will occur at a density of 80% of the maximum density, 16 units per acre. Further, to account for sites that may not be developed with residential uses, the estimated number of units was reduced to 67% of the total possible, consistent with development trends. This resulted in a capacity of 125 units on the sites identified in Table B-5.

While all of the sites listed in Table B-5 are larger than ½ acre with allowed densities of 20 units per acre and are therefore considered suitable for lower-income housing based on the default density provisions of State law, the City has conservatively assigned all sites smaller than one acre to the moderate-income category for purposes of the sites inventory analysis.

Other Underutilized Sites (Table B-6). Underutilized parcels allowing residential in combination with other uses and having potential for additional residential development are shown in Table B-6. Details for these sites are provided in Figure B-4. Because the current zoning designations do not allow stand-alone residential use, these parcels are also identified as candidate sites for rezoning to create additional incentives for residential development by applying the R Overlay, which would allow stand-alone residential use as an alternative to the uses allowed by the existing base zoning designation (see discussion of Candidate Sites for Rezoning below).

Sites in Table B-6 were selected from approximately 150 parcels with non-residential zoning that allow residential use based on factors including age of buildings, signs of deferred maintenance or functional obsolescence, lower-value uses, property owner interest, and close proximity to amenities such as services, schools, employment, and public transportation (see additional discussion in Site Identification above).

With the exception of two sites with agricultural zoning, all of the sites listed in Table B-6 currently allow multi-family residential use at a density of 20 units/acre mixed with non-residential uses. For the purposes of determining the number of units likely to be developed on these sites, the City assumed the sites would be redeveloped at 62% of the maximum allowed density based on recent development trends for mixed use development sites with non-residential zoning as shown in Tables B-2 and B-2a. The "Current Mixed Use Potential" column in Table B-6 lists the potential net new units for each site under existing zoning, 1,006 mixed use units total. As indicated by recent development trends, only 35% of sites that allow mixed uses including residential have been developed with residential units between 2015 and 2023. Therefore, the total Current Mixed Use Potential for the sites in Table B-6 was reduced to 35% of the total potential units for purposes of the RHNA analysis, that is a capacity of 355 units.

All of the sites listed in Table B-6 are larger than ½ acre and allow 20 units per acre. As such, they may be considered suitable for lower-income housing based on the default density provisions of State law. However, the City has conservatively assigned 25% of the predicted units to the moderate-income category and the remaining 75% to the above-moderate category for purposes of the RHNA sites inventory analysis.

### **HCD comment**

*Suitability of Nonvacant Sites: While the element identifies nonvacant sites to accommodate the regional housing need for lower-income households, it provides no methodology or description of their potential for redevelopment. The element must describe the methodology used to determine the additional development potential within the planning period. The methodology must consider factors including the extent to which existing uses may impede additional residential development, development trends, market conditions, any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, and regulatory or other incentives or standards to encourage additional residential development on these sites. (Gov. Code, § 65583.2, subd. (g).)*

*In addition, the housing element appears to rely upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households. For your information, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.*



*Finally, if element utilizes sites with existing residential uses, absent a replacement housing policy, these sites are not adequate sites to accommodate lower-income households. The replacement housing policy has the same requirements as set forth in Government Code section 65915, subdivision (c) (3).*

### **City response (TR p. B-3 to 5, Tables B-2, B-2a, B-5, B-6)**

As discussed in more detail in the response above, the analysis of nonvacant sites has been revised to evaluate the potential for redevelopment, including the extent existing uses constitute an impediment, recent developments, development trends and market conditions. The analysis identified development trends during the prior housing element cycle to present (2015-March 2023) to determine the likelihood of sites being redeveloped during the current planning period and the realistic density of development for non-residentially zoned sites that allow 100% non-residential uses and those that allow residential as part of mixed use development.

To estimate anticipated residential development on sites where 100 percent non-residential uses are permitted, the City examined development trends on all properties with non-residential zoning designations where residential is an allowed use during the prior housing element cycle to present (2015 to March 2023). 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 non-residentially zoned commercial sites with the R Overlay. A summary of the trends depicted in Table B-2 is provided in Table B-2a.

**Table B-2a**  
**Development Trends on Sites with Non-Residential Zoning, 2015 – 2023**

Project Type	Number of Projects	% of Total Projects	Average % of Maximum Density
<b>All Projects on Non-Residential Zoned Sites</b>			
Residential Only	5	30%	96%
Mixed Use	6	35%	62%
Non-Residential	6	35%	n/a
<b>Total Projects</b>	<b>17</b>		
<b>Projects on Sites with R Overlay</b>			
Residential & Mixed Use	4	67%	80%
Non-Residential Only	2	33%	n/a
<b>Total Project on R Overlay Sites</b>	<b>6</b>		

Between 2015 and March 2023, 65% of development on non-residentially zoned sites allowing residential included residential as stand-alone development or as part of a mixed use development. Stand-alone residential projects were developed at an average of 96% of the maximum allowed density while mixed use projects were developed at 62% of the maximum density on average. On sites with the R Overlay, 80% of projects have included residential development.

Conversations with local commercial property owners and real estate professionals indicate that 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 example of this market trend is illustrated by the Lagunitas project (6380 Via Real – Candidate Site 5 in Table B-6) where the property owner has recently submitted a preliminary application to significantly reduce previously entitled commercial square footage on the property in favor of more multi-family residential units. Rezoning to add the R Overlay to this site pursuant to Program 1 would allow stand-alone multi-family development at a density of 20 to 25 units/acre excluding any density bonus. The owner has expressed interest in pursuing a residential only project if the R Overlay was applied.

Replacement Housing Program. Several of the smaller sites included in the site inventory have existing older residential units that could be removed and replaced with an increased number of units based on the R Overlay zoning designation. Tables B-5 and B-6 identify potential net new units for sites with existing residential units. As noted in Program 1 of the Housing Plan, any development that would demolish existing housing units shall be subject to the affordable housing replacement requirements of Government Code § 65583.2(g)(3).” Program 1 was also clarified to indicate the Mello Act (Gov. Code, §§ 65590-65590.1) also applies in the coastal zone.

### **HCD comment**

*Small and Large Sites: Sites larger than ten acres in size or smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income households unless it is demonstrated, with sufficient evidence, that sites are suitable to accommodate housing for lower-income households. Since the City relies on both large and small site to accommodate its RHNA, the element must provide specific examples of past development in the City on similar site, with the densities, affordability and, if applicable, circumstances leading to consolidation. The element should relate these examples to the sites identified to accommodate the RHNA for lower-income households to demonstrate that these sites can adequately accommodate the City’s lower-income housing need. Based on a complete analysis, the City should consider adding or revising programs (e.g., Program 8) to include incentives for facilitating development on small and large sites.*

### **City response (TR p. B-3 to 7, Tables B-4, B-5 and B-6; Housing Plan pp. 14-15)**

No vacant sites (Table B-4) or underutilized sites (Table B-5) smaller than ½ acre or larger than 10 acres are identified to accommodate lower-income housing in the sites inventory. Further, to be conservative, the City has conservatively assigned sites smaller than one acre to the moderate-income category. All sites zoned for single-family residential are assigned to the above-moderate category. Of the Candidate Site parcels listed in Table B-6, one includes a parcel that is larger than 10 acres (Site 2) while 6 of the sites include parcels smaller than ½ acre that could be consolidated with one or more adjacent parcels.

Program 8 in the draft element includes incentives for consolidating small parcels. This program has been expanded to also include actions to facilitate subdivision of large parcels if necessary to accommodate development. In addition, per Program 8, the city is committed to amend the zoning code to implement SB 9 (2021) by December 2024.

### **HCD comment**

*Sites Identified in Prior Planning Periods: Sites identified in prior planning periods shall not be deemed adequate to accommodate the housing needs for lower-income households unless a program, meeting statutory requirements, requires rezoning within three years.*



*The element should clarify if sites were identified in prior planning periods and if so, which sites and include a program if utilizing previously identified sites in the current planning period.*

**City response (TR p. B-1)**

Government Code Section 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. One of the vacant sites listed in Table B-3 (Plum Avenue) was identified as potential lower-income housing sites in two prior housing elements. It is being counted as moderate-income housing site the current site inventory analysis. In addition, Candidate Site 21 in Table B-6 was identified as a lower-income housing site in the last housing element. The site is partially developed with an industrial building. The current site inventory assumes the site could be redeveloped as a mixed use site under the current M-RP zoning with 25% of units moderate-income and 75% above-moderate. No vacant or underutilized sites identified to accommodate lower-income housing in the current site analysis were identified for lower-income housing in a prior planning period; therefore, this requirement is not applicable.

**HCD comment**

*Accessory Dwelling Units (ADU): The element projects 160 ADUs over the planning period or approximately 20 ADUs per year over the eight-year planning period. Given that the City has permitted two ADUs in 2021, it is not clear if this production level will be achievable in the planning period. As a result, the element should be updated to include a realistic estimate of the potential for ADUs and include policies and programs that incentivize the production of ADUs. Depending on the analysis, the element must commit to monitor ADU production throughout the course of the planning period and implement additional actions if not meeting target numbers anticipated in the housing element. In addition to monitoring production, this program should also monitor affordability. Additional actions, if necessary, should be taken in a timely manner (e.g., within six months). Finally, if necessary, the degree of additional actions should be in stride with the degree of the gap in production and affordability. For example, if actual production and affordability of ADUs is far from anticipated trends, then rezoning or something similar would be an appropriate action. If actual production and affordability is near anticipated trends, then measures like outreach and marketing might be more appropriate.*

**City response (Housing Plan pp. 8-9, TR Appendix B, pp. B-5 to 6)**

The element has been revised to provide additional analysis of potential ADU production and Program 2 has been strengthened to provide additional commitments for monitoring and additional actions if anticipated production targets are not being achieved.

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 current ADU Ordinance was reviewed and approved by the California Coastal Commission in December 2022 and became effective in February 2023. As compared to the prior ADU Ordinance, the City's new ADU Ordinance incentivizes construction of ADUs by broadly expanding the number of parcels eligible for an ADU, easing applicable development standards for ADU construction, streamlining the ADU permit review process, and eliminating Development

Impact Fees (DIFs) for ADUs smaller than 750 sq. ft. Based on the new standards and strong property owner interest, the City anticipates construction of approximately 20 ADUs per year during the planning period. ADU regulations are discussed in detail in Section III. Constraints and Program 2 in the Housing Plan describes actions the City will take to encourage ADU production. Through the ADU program, the City will provide two architect-designed ADU building plans specific for Carpinteria: (1) 400 square feet, one-bedroom / one bathroom; and (2) 480 square feet, one bedroom / one bathroom. These plans will be pre-approved by the City's Plans Examiner and available to residents by May 1, 2023 at no cost in order to facilitate additional ADU construction.

The program also includes a commitment to monitor ADU production and affordability annually and implement additional actions or incentives if production is not meeting anticipated levels at the mid-point of the planning period or as necessary to comply with future changes to state law. The program further specifies that the degree of additional actions should be in stride with the degree of the gap in production and affordability. For example, if actual production and affordability of ADUs is far from anticipated trends, then rezoning or something similar would be an appropriate action. If actual production and affordability is near anticipated trends, then measures like additional public outreach and marketing might be more appropriate.

#### **HCD comment**

*Availability of Infrastructure:* The element includes some discussion on water and sewer providers in the City (p. III-26). However, it must also clarify whether sufficient total water and sewer capacity (existing and planned) can accommodate the regional housing need and include programs if necessary.

#### **City response (TR p. III-30-31, TR p. B-7)**

The element has been revised to clarify that existing or planned water and sewer capacity is expected to be adequate to accommodate the level of expected housing development during the planning period.

The Carpinteria Valley Water District (CVWD) provides the domestic water supply for the City. 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. According to CVWD, this water supply is expected to be adequate to serve projected development during the 2023-2031 planning period for both the city and unincorporated areas.

The Carpinteria Sanitary District (CSD) manages wastewater collection and treatment services in the City. The CSD 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.

#### **HCD comment**



**Environmental Constraints:** *While the element generally describes a few environmental conditions within the City (p. II-26), it must describe how these conditions relate to identified sites including any other known environmental or other constraints within the City that could impact housing development in the planning period.*

**City response (TR p. III-30, p. B-7)**

As noted in the analysis of non-governmental constraints (Section III.B.1), environmental constraints have been considered in the sites inventory analysis of capacity. As required by Government Code Section 65583.2(b)(4) the housing element provides a general description of environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. Section 65583.2(b)(4) states "this information need not be identified on a site-specific basis."

Environmental constraints to residential development in the city 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 and sites were selected based on consideration of these constraints. While portions of sites may not accommodate development due to environmental constraints, e.g., required watercourse setbacks, city policy encourages clustering development elsewhere on the site which would allow the estimated densities to be achieved. Projects may also utilize tools such as a Variance or Modification to allow exceptions from other development standards in order to facilitate the planned type and intensity of development while complying with applicable resource protection requirements.

Appendix B has been revised to clarify that there are no known environmental constraints that would preclude the anticipated level of housing development during the planning period. Known site-specific environmental constraints also are identified on the site detail sheets provided in Figures B-3 and B-4.

**HCD comment**

**Electronic Sites Inventory:** *For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements> for a copy of the form and instructions. The City can reach out to HCD at [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov) for technical assistance.*

**City response**

An electronic copy of the sites inventory will be submitted to HCD with the adopted element pursuant to Government Code section 65583.3. No revisions to the Housing Element are required.

**HCD comment****Zoning for a Variety of Housing Types:**

- *Emergency Shelter Capacity: Chapter 654, Statutes of 2022 (AB 2339), adds specificity on how cities and counties plan for emergency shelters and ensure sufficient and suitable capacity. Future submittals of the housing element may need to address these statutory requirements. For additional information and timing requirements, please see HCD's memo at <https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/ab2339-notice.pdf>.*

**City response (Housing Plan, pp. 17-19)**

Program 11 commits the city to reviewing and updating its zoning code to comply with new laws related to special needs housing adopted in recent years, including AB 2339 by April 2024.

**HCD comment**

- *By-Right Permanent Supportive Housing: Supportive housing shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65651. The element must demonstrate compliance with these requirements and include programs as appropriate.*

**City response (Housing Plan p. 17-19; TR p. III-14 to -15)**

The element has been revised to note recent changes to State law regarding supportive housing, and Program 11 has been revised to include a commitment to review and amend requirements for supportive housing to ensure consistency with Government Code section 65651 by April 2024.

***B.4. An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)***

**HCD comment**

***Land Use Controls:*** *The element must identify and analyze all relevant land use controls impacts as potential constraints on a variety of housing types. The analysis should analyze land use controls independently and cumulatively with other land use controls. The analysis should specifically address requirements related to parking, heights, lot or building coverage and limits on allowable densities. For example, the element states that three-story buildings are allowed in zones that have a thirty-foot height limit, but offer no analysis demonstrating how this is realistically feasible. In addition, the element should analyze maximum building coverage and front and rear setbacks in the R overlay, PUD, and Planned Residential Development zones and whether they are a constraint or add a program as appropriate. The analysis should address any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities and include programs to address identified constraints.*



**City response (TR p. III-1 to -10; Housing Plan p. 6-8)**

The element has been revised to provide additional analysis of land use controls as potential constraints, including parking, heights, lot or building coverage and limits on allowable densities, maximum building coverage and front and rear setbacks, and the ability to achieve maximum densities. In addition, Program 1 has been expanded to include a commitment to review all development standards in consultation with local architects and developers and revise standards as necessary to ensure that allowable densities can be achieved, including 3-story development in multi-family zones, and that standards do not pose unreasonable constraints on the cost and supply of housing. Per Program 1, Zoning Code amendments to provide adequate sites to accommodate RHNA, including amendments to development standards to ensure allowable densities can be achieved will be completed by February 2026 or sooner in accordance with state Housing Element law deadlines.

The following additional analysis of existing land use controls and development standards and their potential to constrain housing development is included in the Technical Report. Development standards that apply to residential uses in residential zones and non-residential zones are also summarized in **Error! Reference source not found.** and Table III-4, respectively.

Density. Residential density refers to the number of dwelling units per acre of land (du/ac). The zoning ordinance includes density standards consistent with the General Plan. The highest densities (20 du/ac) are allowed in the PRD, CPD, CB, M-RP, M and R Overlay zones. This density is considered suitable for lower-income housing pursuant to the “default density” provisions of Government Code Section 65583.2(c)(3)(B). The Casas de las Flores project of 43 lower-income units, completed during the prior planning period, was constructed at a density of 16 du/ac.

Lot or building 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. Tables III-3 and III-4 identify the lot coverage standards for each 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.

Building height. 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 using eight foot ceiling heights, dormers and flat roof designs.

Lot size. 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. 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.”

Floor area ratio. 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.

Off-street parking. 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.

Cumulative effect of development standards. While individual development standards may be reasonable, the cumulative effect of all standards has the potential to adversely affect the cost and supply of housing. Under State density bonus law, developments meeting minimum affordability levels are eligible for modifications in development standards that help to reduce development cost. The City implements state density bonus by continuing to allowing modifications to development standards consistent with state law, as it may be amended from time to time, and Program 7 commits the City to updating its density bonus to implement state law and clarify procedures for developers. Further, Program 1 in the Housing Plan includes a commitment to review all residential development standards in consultation, including but not limited to building coverage, setbacks and height limits, with local architects and developers as part of the R Overlay amendment process and revise standards as necessary to ensure that allowable densities can be achieved and applicable standards do not pose an unreasonable constraint on the cost and supply of housing in all zones.

### **HCD comment**

*R-Residential Overlay: The element relies on sites in commercial and industrial zones that allow residential through the Residential Overlay. While some information was provided on how the overlay allows residential uses, the element must include a complete description and analysis of the Overlay, including a breakdown of affordability requirements if applicable.*

### **City response (TR p. III-3 to -4, Housing Plan pp. 6-8)**

The element has been revised to provide additional analysis of the R-Residential Overlay regulations, including affordability requirements.

The purpose of the R Overlay District is to provide the opportunity for residential-only development in zone districts that 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 that 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. Per Program 1, the R Residential Overlay is also proposed to be modified to allow development at a minimum density of 20 units per acre and will review development standards in consultation with local architects and developers and amend standards as necessary to ensure that allowable densities can be achieved, including 3-story development in multi-family zones, and that standards do not pose unreasonable constraints on the cost and supply of housing. In addition, Program 1 includes a commitment to establish affordability requirements as part of the R Overlay zoning amendment for selected candidate sites.

### **HCD comment**

***Fees and Exaction:** The element must describe all required fees for single family and multifamily housing development (e.g., impact fees, environmental fees, rezoning fees, general plan change fees, annexation fees, etc.), and analyze their impact as potential constraints on housing supply and affordability. For example, the analysis should identify the total amount of fees and their proportion to the development costs for both single family and multifamily housing. For additional information and a sample analysis and tables, see the Building Blocks at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/fees-and-exactions>.*

### **City response (TR p. III-26 to -29)**

The draft Technical Report (Section III.A.3) has been updated to list applicable planning and development fees and the proportion of fees compared to total development cost for single-family and multi-family development.

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. Nevertheless, the City has recently undertaken a new cost study and will be soon undertaking a new nexus study to ensure compliance with current state law requirements regarding fees.

The City Council also adopted Resolution No. 5238 on April 12, 2010, which provides for a 50% reduction in DIFs for affordable housing projects providing 100% of their units in the low and very-low income category range for a period of no less than 55 years. This reduction in DIFs for 100% affordable projects supports the construction of low and very-low income housing which is often constructed in partnership with local nonprofit housing organizations.

### **HCD comment**



Processing and Permit Procedures: While the element includes information about Planned Unit Development (PUD) standards, it should also describe standards for a Conditional Use Permit (CUP) and development Plan, along with processing times and procedures for a typical single family and multifamily development under each process. The analysis should address the approval body (e.g., Coastal Commission), the number of public hearing if any, approval findings and any other relevant information. The analysis should address impacts on housing cost, supply, timing and approval certainty. For example, the element should identify and analyze approval findings for impacts on approval certainty, the presence of processes or guidelines to promote certainty and add or modify programs as appropriate.

Additionally, while the element states the entire City is located (p. I-24) within the Coastal Zone, the element should describe coastal zone regulations and an analysis of whether the City coastal preservation policies will potentially impact future or existing housing development within the designated coastal zone of the City especially for sites that require rezoning identified in Table B6.

**City response (TR p. III-18 to -26, Housing Plan, pp. 6-8 and 17-19)**

The element has been revised to provide additional analysis of standards for a Conditional Use Permit (CUP), Development Plan, and Coastal Development Permit along with processing times and procedures for a typical single family and multifamily development under each process, the approval body (e.g., Coastal Commission), the number of public hearings, and approval findings and resulting impacts on housing cost, supply, timing and approval certainty, and an analysis of whether the City coastal preservation policies will potentially impact future or existing housing development.

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.

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 pursuant to the Coastal Act.

Criteria for approval of a Development Plan are as follows:

- a. The proposed development is in conformance with the provisions of the applicable zoning district, coastal plan and implementation programs, general plan, and specific plan(s) if required;
- b. The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives;



- c. The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- d. The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval;
- e. The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection;
- f. The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.

Unless otherwise exempted from the State Coastal Act, any land use activity that fits within the definition of “development” requires a Coastal Development Permit (CDP). In Carpinteria, any entitlement for development including a Development Plan, Conditional Use Permit, Grading Permit, etc. requires a CDP as well. The purpose of the CDP is to review proposed development for consistency with State Coastal Act policies and the regulations of the City’s Local Coastal Program, which implements the Coastal Act within the City of Carpinteria. Coastal Development Permits include both administrative CDPs, which are considered by the Community Development Director, and discretionary CDPs, which are considered by the Planning Commission. Coastal Development Permits involving projects of a certain nature (e.g., large public works projects) or located within certain areas (e.g., within 100 feet of a stream or wetland) are eligible to be appealed to the California Coastal Commission.

The criteria for approval of a CDP is that the proposed development is in conformity with the City’s certified Local Coastal Program.

While City requirements and procedures for Coastal Development Permits and Development Plans are considered reasonable and do not adversely affect the cost and supply of housing, some of the criteria for Development Plan approval are subjective and could contribute to uncertainty in the permit process. To address this issue, Program 1 in the Housing Plan includes a commitment to review and amend Development Plan criteria to improve development certainty and objectivity consistent with the Coastal Act.

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 only residential uses currently requiring a CUP are SROs and large residential care facilities. Programs 1 and 11 are included in the Housing Plan to review and revise these requirements consistent with fair housing law and to further address the housing needs of lower-income households. 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. Criteria for approval of a CUP are as follows:

- a. The site for the proposed use is adequate in size and shape to accommodate the use;
- b. The site for the proposed use is served by streets and highways that are properly designed to carry the type and quantity of traffic generated by the subject use;
- c. The granting of the permit will not materially adversely affect such necessary community services as sewage disposal, fire protection, water supply, and police protection;

- d. The granting of the permit will not be detrimental to the health, safety, and general welfare of the neighborhood;
- e. The proposed use is consistent with the coastal plan, general plans, and applicable specific plan(s);
- f. The proposed use will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- g. The proposed development will not conflict with recorded easements acquired by the public-at-large for access through or use of the property within the proposed development or any easements granted to any public agency or required as a condition of approval;
- h. Any other conditions which are reasonably necessary to protect the public peace, health, safety, and general welfare.

CUP requirements do not adversely affect the cost and supply of housing because they primarily apply to non-residential uses and Program 11 commits to eliminating the CUP requirement for SROs.

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 2014 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.

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.

The Architectural Review Board provides only recommendations to the decisionmaker(s). For projects requiring Planning Commission approval, these recommendations are forwarded to the Planning Commission for consideration at a public hearing in conjunction with consideration of permit (e.g., Development Plan/Coastal Development Permit) approval.

Coastal Resource Protection Policies. The City's certified Local Coastal Program includes coastal resource preservation policies as required by the Coastal Act. While these policies may impact locations within the City where housing may be developed, the City also has policies that allow



and encourage clustering of development on project sites to avoid impacts to resources. In combination, these policies allow for housing development on sites even when a portion of the site may contain sensitive coastal resources. Further, the underutilized sites and candidate sites identified in Appendix B (Table B-5 and B-6, respectively) were selected because they do not contain a substantial amount of known sensitive coastal resources that would preclude development at maximum allowable densities.

### **HCD comment**

***Building Codes and Enforcement:** The element must describe and analyze which building code is enforced, any local amendments to the building code and their enforcement for impacts on housing supply and affordability. For additional information and a sample analysis, see the Building Blocks at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/codes-and-enforcement-and-onsite-offsite-improvement-standards>.*

### **City response (TR p. III-17)**

The draft element stated that the City has adopted the 2019 building codes and that local amendments are mostly related to geotechnical review and provisions for adequate drainage and do not pose unreasonable constraints to housing cost. The City is using the default 2022 building codes and plans to adopt the 2022 building code in 2023.

### **HCD comment**

***Constraints on Housing for Persons with Disabilities:** The City's zoning code appears to isolate and regulate various types of housing for persons with disabilities based on the number of people and other factors. Examples include residential care facilities, group homes and sober living homes for six or fewer persons or seven or more persons. First, zoning should simply implement a barrier-free definition of family instead of subjecting, potentially persons with disabilities, to special regulations such as the number of persons, population types and licenses. Second, these housing types are excluded from some residential zones, most notably low-density zones, which can constrain the availability of housing choices for persons with disabilities. Finally, these housing types in many cases are subject to a special use or CUP potentially subjecting housing for persons with disabilities to higher discretionary standards where an applicant must demonstrate compatibility with the neighborhood, unlike other residential uses. The element should include specific analysis of these and any other constraints, including their enforcement and considering public comments, for impacts on housing for persons with disabilities and add or modify programs as appropriate.*

Additionally, the element has some information on reasonable accommodation process, and identifies approval findings for granting a reasonable accommodation, including finding related to impacts on surrounding uses which could constrain the issuance of a reasonable accommodation and housing for persons with disabilities. The element should include a program, or revise Program 11 (Special Needs Housing) to amend the Reasonable Accommodation Ordinance and remove constraints, namely the "potential impact on surrounding uses" and the "any other factor(s) that may have a bearing on the request" approval findings. The "no preferable and/or feasible alternatives to the requested accommodation that may provide an equivalent level of benefit" finding should also be revised to align with language provided by Federal Housing and Urban Development (HUD) which requires the finding to consider, "the availability of alternative accommodations that would effectively meet the



*requester's disability-related needs." Please refer to the following guidance for more information [huddojstatement.pdf](#).*

**City response (TR p. III-11 to -12; Housing Plan p. 17-19)**

As stated on p. III-10 of the Technical Report, residential care facilities with six or fewer residents are permitted in any zone that allows residential uses and residential care facilities for 7 or more persons are conditionally permitted in any zone. In evaluating the appropriate language to include in Program 11 (Special Needs Housing) to address the housing needs of people with disabilities and comply with all applicable state and federal laws, the City reviewed the guidance provided by [huddojstatement.pdf](#) and the language used in other recently certified housing elements including Ventura County, Westlake Village, and Calabasas.

The element has been revised to provide additional analysis of potential constraints on persons with disabilities and Program 11 has been revised with language consistent with that included in other recently certified housing elements, committing the city to review and amend Code requirements consistent with State law by April 2024.

**HCD comment**

*Zoning, Development Standards and Fees: The element must clarify compliance with new transparency requirements for posting all zoning, development standards and fees on the City's website and add a program to address these requirements, if necessary.*

**City response (Housing Plan p. 6-8)**

Program 1 in the Housing Plan includes compliance with new transparency requirements for posting all zoning, development standards and fees on the City's website with updates at least annually by April each year throughout the planning period.

***B.5 An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including... requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need... (Gov. Code, § 65583, subd. (a)(6).)***

**HCD comment**

*Approval Time and Requests Lesser Densities: The element must include analysis of requests to develop housing at densities below those identified, the length of time between receiving approval for a housing development and submittal of an application for building permits that potentially. The element must address any hinderance on the development of housing and include programs as appropriate.*

**City response (TR pp. III-23)**

The element has been revised to provide additional analysis of requests to develop housing at densities below those identified, and the length of time between receiving approval for a housing development and submittal of an application for building permits.

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 from property owners 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 and Program 7 – Density Bonus in the Housing Plan).

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. Other factors outside of governmental control, such as development financing can also impact the time from planning approval to building permit application. Typical time from project approval to application for a building permit is three to four months.

***B.6 Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)***

**HCD comment**

*Special Housing Needs: The element includes some general quantification and analysis; however, the element should include an analysis of all households with special housing needs. Specifically, the element should address the total number of permanent, seasonal farmworkers (e.g., USDA county level data) and the characteristics and trends of female headed households. The analysis should include, but is not limited to, factors such as trends, household income, tenure, housing types, zoning, and available resources. The element must also include the number of persons with disabilities in the City.*

**City response (TR p. I-15 to -19)**

The element has been revised to include additional analysis of households with special housing needs, including the total number of seasonal farmworkers from USDA county level data and the characteristics female headed households. The draft element included the number of persons with disabilities in the city (Table I-13) as well as the estimated number of persons with developmental disabilities in Carpinteria (164) from data published by the Department of Developmental Services.

Farmworkers. 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 (**Error! Reference source not found.**), the Census Bureau estimated that there are about 404 Carpinteria residents employed in agriculture, forestry, fishing and hunting, and mining jobs. Recent data from the U.S. Department of Agriculture Census of Farmworkers reported a total of 22,985 farmworkers in Santa Barbara County in 2017, of which 9,895 (43%) were seasonal workers. Since 2012, it is estimated that the



number of farmworkers in the county has increased by approximately 2.8%. According to HCD pre-approved data compiled by SBCAG, over 91% of farmworkers work on larger farms with 10 or more workers.

Farmworkers are among the lowest paid employees in Santa Barbara County. 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.

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 (**Error! Reference source not found.**). Of those, 177 had children living with them (5.5%). Approximately 7% of all female headed households were below the poverty line. Female-headed households with children often face challenges such as lower wages and the added cost of childcare that leaves a smaller portion of household income available for housing. 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 17. Affirmatively Furthering Fair Housing, and Program 18. Workforce Homebuyer Down Payment Loans.

***B.7 Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd. (a)(9) through 65583(a)(9)(D).).***

**HCD comment**

*The element states no units are at-risk of converting to market rate uses. However, based on HCD's records, the element lists two properties (Atrium Apartments and Dahlia Court) that are at-risk of conversion in the next ten years. As a result, the element should analyze the risk of conversion for these apartments, and add or modify programs as appropriate.*

**City response (TR p. I-23 to -24; Housing Plan p. 16)**

Table I-18 in the Technical Report provided data regarding the potential for assisted affordable units to convert to market rate. Data for this table was obtained from the California Housing Partnership Corporation (CHPC) and supplemented with more recent updates provided by the property managers – Santa Barbara Community Housing Corporation and People's Self Help Housing as we are aware CHPC data is not always up to date. As indicated in this table, there are no assisted developments at risk of conversion to market rate status. The earliest date restrictions end for Atrium Apartments is 2036 and the earliest restrictions end for Dahlia Court is 2041.



In addition, Program 16 has been revised to include monitoring at-risk units, contacting property owners within at least one year of the affordability expiration dates on projects, coordinating with qualified entities such as nonprofit organizations, and establishing specific time parameters around such actions.

### **C. Housing Programs**

***C.1 Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element... (Gov. Code, § 65583, subd. (c).)***

#### **HCD comment**

To address the program requirements of Gov. Code section 65583, subd. (c)(1-6), and to facilitate implementation, programs should include: (1) a description of the City's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Programs to be revised include the following:

- *Program 1 (Adequate Site to Accommodate RHNA): This program should be revised to provide definitive implementation timelines for each activity, and well as quantified objectives to demonstrate the City is addressing its RHNA shortfall.*
- *Program 2 (Accessory Dwelling Units): This program should be revised to clarify if pre-approved ADU plans have already been developed, or if they are still being developed. The program should also provide discrete timing for each implementation action listed, and include proactive outreach.*
- *Program 4 (Section 8 Rental Assistance): This program should be revised to include proactive outreach.*
- *Program 5 (Affordable Rental Housing): This program should be revised to provide a specific timeline stating when the assistance and incentive actions will be implemented.*
- *Program 6 (Inclusionary Housing): This Program should be revised to increase its quantified metric of 10 inclusionary units and provide a specific timeframe for implementation.*
- *Program 7 (Density Bonus): The program should include specific timing of when the ordinance will be updated.*
- *Program 8 (Facilitate Lot Consolidation): This program should be revised to include specific timing to implement the lot consolidation.*
- *Program 9 (Regulatory Concessions and incentives for Affordable Housing): This program should be revised to provide a specific timeline for implementing regulatory concessions.*
- *Program 11 (Special Needs Housing): This program should be revised to specifically state what the City will be doing to bring policies and procedures into compliance with state law for each element of housing for special needs listed in the program. Each activity should have accompanying timelines and quantifiable metrics where applicable.*
- *Program 12 (Conservation of Mobile Home Parks): The program should provide a quantifiable objective for the amount of units that are anticipated to be preserved.*

- *Program 14 (Housing Code Compliance): This program should be revised to provide a quantifiable objective as to the number of units that will be preserved through code compliance efforts, and commit to proactive outreach.*
- *Program 15 (Single-Family Housing Rehabilitation): This program should be revised to increase quantified objectives from two units for extremely low-income households and three units for low-income households. It should also provide distinct implementation timelines for each activity listed in the program activities.*
- *Program 16 (Multifamily Housing Rehabilitation): This program should add timing for how often the City will apply for funding, and commit to proactive outreach. It should also increase its quantified objectives from two extremely low-income units and one very low-income unit.*
- *Program 18 (Workforce Homebuyer Down Payment Loans): This program should provide quantifiable metrics, timing of implementation, and commit to proactive outreach.*

#### **City response (Housing Plan p. 4-25)**

Programs have been revised to clarify specific implementation actions, timelines, and quantified objectives where appropriate. Table H-2 has been added to the Housing Plan to list each implementation action/objective and its associated timeline. While more detail is provided in the Housing Plan, quantified objectives and timelines for each of the above identified programs are summarized as follows:

- **Program 1 (Adequate Site to Accommodate RHNA):** Process General Plan and Zoning Code amendments to provide adequate sites to accommodate the RHNA, including amendments to development standards and implementation of affordability requirements, by February 2026 or sooner in accordance with state Housing Element Law deadlines; When selecting sites for rezoning to accommodate regional housing needs for lower-income units, give priority consideration to sites with close access to public transit and services; Adopt streamlined review procedures and objective standards for residential development by December 2024; Post and update all zoning regulations and fees on the City website annually throughout the planning period; Continue to review and amend development review process and criteria to improve development certainty and objectivity consistent with the Coastal Act and take additional actions to improve certainty and objectivity by the mid-point in the planning period (2027), when review identifies potential improvements; 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.
- **Program 2 (Accessory Dwelling Units):** Offer incentives such as fast-track processing and reduced processing fees when ADUs are voluntarily deed-restricted for low- or moderate-income persons; Annual review of ADU regulations and updates to the City website; Provide two standardized pre-approved ADU plans on the City website and at City Hall by May 2023; Permit at least 20 additional ADUs per year during the planning period; Monitor ADU production and affordability annually and take additional actions to improve certainty and objectivity by the mid-point in the planning period (2027), when review identifies potential improvements, or in response to changes in state law.
- **Program 4 (Section 8 Rental Assistance):** Ongoing support and promotion of the use of Section 8 vouchers on the City website, newsletters and social media; Continue to partner



with the County and City of Santa Barbara Housing Authorities to support administration and explore possible expansion of Section 8 rental assistance in the City; Target proactive outreach efforts in areas with higher rates of poverty; Maintain 177 Section 8 vouchers in Carpinteria during the planning period; Review annually and report results by April of each year throughout the planning period; pursue changes by the mid-point in the planning period (2027), when review identifies potential improvements.

- Program 5 (Affordable Rental Housing): Annual outreach to affordable housing developers, annual application for grant funding, if available; Ongoing posting of available affordable units as they become available; Facilitate construction of 418 lower-income rental units, including 143 ELI units, during the planning period commensurate with the RHNA allocation; Provide assistance to nonprofit housing developers on an ongoing basis as qualifying projects are processed by the City.
- Program 6 (Inclusionary Housing): Process Inclusionary Housing Agreements for workforce housing on an ongoing basis with the objective of providing incentives necessary to accommodate at least 8 inclusionary affordable units during the planning period.
- Program 7 (Density Bonus): Update City density bonus regulations by April 2024 in conformance with current state law; Post and annually update density bonus regulations on the City website; Update density bonus regulations in response to additional changes in state law and/or by the mid-point in the planning period (2027) if housing production is not meeting objectives.
- Program 8 (Facilitate Lot Consolidation and Subdivision): Encourage consolidation of small lots and subdivision of large lots on a project-by-project basis throughout the planning period through incentives and discussions with housing developers during preliminary project reviews; Amend the zoning code and local coastal program to implement SB 9 (2021) by December 2024; Facilitate urban lot splits pursuant to SB 9 (2021) throughout the planning period; In coordination with research being conducted at the State level, evaluate and pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9.
- Program 9 (Regulatory Concessions and incentives for Affordable Housing): Provide concessions and incentives for affordable housing on a project-by-project basis; Facilitate construction of at least 418 lower-income units throughout the planning period commensurate with the RHNA allocation.
- Program 11 (Special Needs Housing): Specific objectives and timeframes for actions to support special needs housing are as follows:

**Emergency Shelters:** Amend regulations for emergency shelter parking standards consistent with AB 139 (2019) by April 2024; Continue to provide services to people experiencing homelessness in collaboration with the County of Santa Barbara, non-government organizations providing homeless services in the region, and local community-based volunteers and organizations, and continuously evaluate information to determine trends and issues related to homeless services as well as to evaluate the effectiveness and efficiency of those services.



**Low Barrier Navigation Centers:** Adopt regulations for low barrier navigation centers consistent with AB 101 (2019) by April 2024.

**Transitional and Supportive Housing:** Amend regulations for supportive housing consistent with AB 2162 (2018) by April 2024; continue to facilitate the production of transitional and supportive housing to serve the needs of persons with disabilities on a project by project basis throughout the planning period. (See also Programs 4, 5, 9 and 17.)

**SRO Housing:** Amend regulations to remove the Conditional Use Permit requirement for SROs by April 2024; continue to facilitate the production of SRO housing to serve the needs of lower-income persons on a project by project basis throughout the planning period. (See also Programs 4, 5, 9 and 17.)

**Reasonable Accommodation:** Support reasonable accommodation for persons with disabilities by amending regulations to remove subjective findings for approval related to potential impacts on surrounding uses by April 2024.

**Residential Care Facilities:** Amend permitting requirements and necessary findings for residential care facilities for 7 or more persons to ensure that they are consistent with state law and fair housing requirements by April 2024.

**Elderly:** 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. The City will continue to actively engage the community through the City Council Ad Hoc Senior Services Planning Committee. The committee conducted and presented the results of a Community Needs Assessment Survey as well as data-supported recommendations for the creation of a senior services program to the City Council in November 2022. Based on the recommendations, the Council extended the term of the committee and revised its roles and responsibilities, tasking it with exploring and providing feedback on potential interim and long-term service models and partnerships for active adult/senior services in order to develop an actionable plan, or plans, for implementation by December 2023.

**Large Households:** The City will continue to implement programs designed to address housing affordability and accessibility that could benefit large households. (See Programs 1, 4, 8, 5, 6, 7, 9, 17, and 18.) The City will also continue to work with non-profit housing organizations to facilitate affordable housing to benefit large households and others struggling with housing affordability. For example, 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.

**Female-Headed Households:** The City will continue to implement programs designed to address housing affordability and accessibility that could benefit female-headed households. (See Programs 1, 4, 8, 5, 6, 7, 9, 17, and 18.)

**Farm Workers:** The City of Carpinteria will continue to support farmworker housing through programs to facilitate affordable housing development and rental assistance. (See Programs 4, 5, and 9.) 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.

- Program 12 (Conservation of Mobile Home Parks): Facilitate preservation of all mobile home parks (comprising 861 housing units) throughout the planning period; Continue to implement the Mobile Home Rent Stabilization Program by annually setting the maximum rent to be charged based on the Consumer Price Index (CPI) and publish information following the release of the CPI update each March, and no later than July 1 each year.
- Program 14 (Housing Code Compliance): Continue to facilitate preservation of 100% of the existing housing stock through Code compliance efforts and annual public announcements throughout the planning period; Conduct housing condition surveys two times during the 6<sup>th</sup> cycle (in 2024 and 2029) to determine the nature and extent of housing deterioration and rehabilitation assistance needs; Contact property owners and landlords with nonconforming conditions after each of the surveys for training on property maintenance requirements and tips; Continue neighborhood canvassing with code compliance and maintain a cooperative approach with residents to ensure violations are successfully processed without a need for legal action throughout the planning period; Connect property owners subject code compliance actions with financial assistance opportunities for rehabilitation work on a case by case basis throughout the planning period. (See also Programs 15 and 16.)
- Program 15 (Single-Family Housing Rehabilitation): Rehabilitation of 5 units occupied by extremely-low-income owner households and 5 units occupied by very-low-income owner households during the planning period; Annual contact with and review of USDA funding information; Annual promotional public announcements on the City website, through social media posts, and other public announcements; Assistance with grant or loan applications upon request; Annually promote the program to those with disabilities and older adults to implement accessibility modifications to help existing residents of housing continue to reside in their homes in coordination with the Ad Hoc Senior Services Committee.
- Program 16 (Multifamily Housing Rehabilitation): Annual funding requests; Promotion on the City website and through annual announcements, and targeted neighborhood noticing; Rehabilitation of 5 extremely-low-income units, 5 very-low-income unit, and 10 low-income units during the planning period; Contact affordable housing developments and coordinate with qualified entities on preservation actions at least one year prior to covenant expiration.
- Program 18 (Workforce Homebuyer Down Payment Loans): Continue to facilitate home ownership for the local workforce with an objective of two loans per year; Promote the program annually on the City website and other public locations and through social media and public announcements.

***C.2 Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and***



***to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1)).***

#### **HCD comment**

*As noted in Finding B3, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. Additionally, the element should be revised as follows:*

*Shortfall of Sites: The element describes a shortfall of sites and indicates rezoning will occur to accommodate the RHNA by 2026. While the element includes Program 1 (Adequate Site to Accommodate RHNA), it must specifically commit to acreage, allowable densities and anticipated units. Additionally, if any zoning amendment or rezoning is necessary in the planning period to accommodate a shortfall of adequate sites or unaccommodated need for lower-income households, the zoning must permit multifamily uses without discretionary action and address several other requirements pursuant to Government Code section 65583, subdivision (c), paragraph (1) and section 65583.2, subdivisions (h) and (i). Specifically, if adoption does not occur by February 15, 2023 or if the zoning is necessary after February 15, 2023, then sites must address the requirements described above.*

#### **City response (Housing Plan p. 6-8)**

Program 1 (Adequate Site to Accommodate RHNA) of the revised element includes a specific commitment for rezoning including minimum acreage and allowable densities to accommodate the shortfall of capacity identified in the sites inventory. The program includes all of the requirements of Government Code section 65583, subdivision (c), paragraph (1) and section 65583.2, subdivisions (h) and (i).

Program 1 has been updated to state as follows:

Adequate Sites to Accommodate Regional Housing Needs. The final RHNA allocation for the City for the 2023-2031 period is 901 additional housing units, including 286 units for very low income households, 132 units for low income households, 135 units for moderate income households, and 348 units for above moderate income households. As described in Appendix B, the land use and zoning designations in the City's current General Plan do not provide adequate capacity to fully accommodate the City's RHNA allocation in the lower-income levels for the 2023-2031 period. The City's current inventory of sites and pending projects has an estimated realistic capacity of only 190 of the 418 lower-income RHNA units—i.e., a shortfall of 228 potential housing units. To address this shortfall, the City will process amendments to the General Plan and Zoning Code to accommodate at least 100 percent of the RHNA shortfall plus a reasonable buffer to create sufficient capacity for lower-income affordable housing even if the City does not achieve the conservative assumptions for development in the site inventory during the planning period. The rezone amendments will include a minimum of 11.4 acres allowing densities of 20 to 25 units per acre to accommodate lower-income housing with appropriate

development standards, including, but not limited to allowances for 3-story buildings and affordability requirements, to encourage maximum allowable densities and to ensure lower-income housing projects are feasible.

The City intends to utilize the Residential Overlay District ("R Overlay District") to expand the potential sites that can accommodate residential uses, thereby addressing the RHNA shortfall. The purpose of the R Overlay District is to provide the opportunity for stand-alone residential development in zone districts which would otherwise not permit such use. The City has performed a preliminary evaluation of housing development opportunities and has identified certain non-residential sites, identified in Appendix B, Table B-6 of the Technical Report, that may be qualified for inclusion in the R Overlay District. However, it is expected that more detailed site analysis and California Environmental Quality Act (CEQA) review during the implementation of this program could identify new opportunity sites while other sites may be deemed unsuitable or densities may be modified based on new information. When selecting sites for rezoning, the City will give priority consideration to sites with access to transit and services to further fair housing access for lower-income and special needs populations. The City may implement modified zoning strategies provided the total unmet RHNA need by income category is accommodated consistent with state-defined criteria. If future zoning strategies deviate from the targets expressed in this Housing Element but still meet the requirement to identify adequate sites to accommodate the unmet RHNA need, no amendment to the Housing Element would be required and deviations of any magnitude may be considered subject to public review and City Council approval.

As part of the rezoning program, the City will also review residential development standards in consultation with local architects and developers and amend standards as necessary to ensure that allowable densities can be achieved, including 3-story development in multi-family zones, reduced required parking standards, and that standards do not pose unreasonable constraints on the cost and supply of housing.

To address the housing needs of lower-income households, the City will process the following amendments to the Zoning Code:

- 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 streamlined review procedures and objective standards to minimize constraints on housing supply and affordability, and all zoning



regulations, development standards and fees will continue to be posted on the City website and updated continuously in compliance with transparency requirements. The City will continually review and amend development review process and criteria to improve development certainty and objectivity consistent with the Coastal Act wherever possible.

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 Section 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 Section 65583.2(g)(3). Replacement requirements shall be consistent with those set forth in Sections 65915(c)(3) and 65590-65590.1 (the Mello Act).

### **HCD comment**

*Nonvacant Sites Reliance to Accommodate RHNA: As the element relies upon nonvacant sites to accommodate the regional housing need for lower-income households, it should include a program(s) to promote residential development of those sites. The program(s) could commit to provide financial assistance, regulatory concessions, or incentives to encourage and facilitate new, or more intense, residential development on the sites. Examples of incentives include identifying and targeting specific financial resources and reducing appropriate development standards.*

### **City response (Housing Plan p. 6-18)**

Program 1 has been revised to include additional actions the City will take to promote residential development of nonvacant parcels listed in the sites inventory, including Zoning Code amendments to apply an overlay allowing residential only redevelopment of sites currently zoned for non-residential or mixed use and densities of at least 20 units per acre along with an affordability requirement, and amendments to development standards necessary to ensure that allowable densities can be achieved, including 3-story development in multi-family zones, reduced required parking standards, and that standards do not pose unreasonable constraints on the cost and supply of housing.

Program 5 (Affordable Rental Housing) commits the city to annual outreach to affordable housing developers, annual application for grant funding, and providing assistance to nonprofit housing developers on an ongoing basis as qualifying projects are processed by the City.

Program 7 (Density Bonus) continues the city's commitment to implement State Density Bonus law and update City density bonus regulations state law and post information about the program on the city's website.

Program 8 (Facilitate Lot Consolidation and Subdivision) encourages consolidation of small lots and subdivision of large lots on a project-by-project basis throughout the planning period through incentives and discussions with housing developers during preliminary project reviews. This program also commits the city to amend the zoning code and local coastal program to implement SB 9 (2021) by December 2024 and facilitate urban lot splits pursuant to SB 9 throughout the planning period.

Program 6 (Inclusionary Housing) provides incentives for development of price-restricted above-moderate housing for middle income and critical workforce households that cannot afford the high cost of market-rate housing in Carpinteria.

Program 9 (Regulatory Concessions and incentives for Affordable Housing) commits the city to working with housing developers to provided regulatory concessions and incentives for affordable housing development.

Program 11 (Special Needs Housing) commits the city to update zoning regulations for supportive housing, SROs, residential care facilities, reasonable accommodation, emergency shelters and low barrier navigation centers consistent with State law to encourage more of this type of housing development.

***C.3 The Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)***

#### **HCD comment**

*The element must include a program(s) with specific actions and timelines to assist in the development of housing for extremely low-income households. The program(s) could commit the City to adopting priority processing, granting fee waivers or deferrals, modifying development standards, granting concessions and incentives for housing developments that include units affordable to extremely low-income households; assisting, supporting or pursuing funding applications; and outreach and coordination with affordable housing developers. For additional information, see the Building Blocks at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/assist-development-housing>.*

#### **City response (Housing Plan p. 12)**

Program 5 has been expanded to include additional specific actions and timelines to assist in the development of housing for extremely-low-income households, including:

- Annual outreach and collaboration with affordable housing developers



- Priority processing for projects with ELI units
- 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 or other sources 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

***C.4 Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)***

**HCD comment**

*As noted in Findings B4 and B5, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.*

**City response (see responses to Findings B.4 and B.5 above)**

The element has been revised to address this comment as described under responses to Findings B.4 and B.5 above. Programs have been revised to ensure constraints identified in the analysis of governmental and nongovernmental constraints are removed or mitigated as discussed under the responses to Findings B.4 and B.5 above.

***C.5 Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)***

**HCD comment**

*The element must be revised to add or modify goals and actions based on the outcomes of a complete analysis. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, milestones, geographic targeting and metrics or numerical targets as appropriate,*

*and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.*

*Currently the element only addresses AFFH Program 17. The element could revise other program actions to address the City's obligation to AFFH including how programs address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection. In addition, Program 5A should also describe how all the City's housing programs comply with and further the requirements and goals of Government Code section 8899.50, subdivision (b).*

**City response (Appendix D, pp. D-60 to -67; also see responses to Findings B.1 above)**

The AFFH analysis and housing programs have been revised and expanded to address this comment as detailed in the responses to Finding B.1, above. Based on the expanded analysis of factors contributing to fair housing issues, the city has revised its goals, policies, and actions to identify priorities actions to affirmatively further fair housing.

Specifically, housing affordability and access to opportunity and mobility, homelessness, and fair housing education are the primary fair housing impediments identified by the city. Addressing all three of these impediments is a high priority for the city.

Housing Affordability & Access to Opportunity and Mobility. Housing affordability gaps in the City continue to increase. The California Economic Forecast Project's 2021 Carpinteria Valley Economic Profile indicates the median sales price of existing single-family residential properties increase 45% between 2015 and 2021. Median condominium sales price increased at a slower rate of 21% between 2015 and 2021. The City has more affordable housing options in Carpinteria than in other parts of the south coast due to a larger portion of the housing stock being comprised of apartments and mobile homes as well as 3 percent of units being income-restricted. Nevertheless, most market rental rates in the City are not affordable to lower-income households. When market rents are compared to the amounts households can afford to pay, 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.

According to recent HUD/CHAS data based on 2014-2018 ACS estimates approximately 151% of all renters and 31% of all owners in Carpinteria were paying more than 30% of income for housing. Of those, 30% of renter households and 17% of owner households were paying more than 50% of income for housing. The highest rates of overpayment occur among very-low income and extremely-low income households. (Housing affordability is discussed in greater detail on Technical Report, pp. I-13 to 15 and Appendix D, pp. D-41 to 43.)

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. In the eastern portion of Carpinteria overpayment affects 60-80 percent of all renter households while overpayment rates in the western portion of the city are somewhat lower at 40-60 percent.



Homelessness. The number of homeless persons in Carpinteria is increasing. Based on data from annual point in time surveys, the number of homeless persons increased from 10 in 2013 to 21 in 2022. The City works collaboratively with service providers and other local governments on the south coast to address the needs of the homeless population. A detailed analysis of the homeless population and the existing programs and services provided by the City and its partners is described on Technical Report, pp. I-19 to 24 and Appendix D, pp. D-50 to 53.

Fair Housing Education. Public outreach conducted as part of the 2020 County AI found that knowledge of fair housing laws and awareness of opportunities for fair housing education were contributing factors to fair housing problems in the region. For example, the AI survey specifically focusing on fair housing found that only 36% of respondents were familiar or very familiar with fair housing laws and nearly half were unsure of their legal rights regarding fair housing. 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, and 85% had never participated in any kind of fair housing educational opportunity.

While the number of fair housing complaints filed in the City is low – one complaint filed between 2015 and 2019 – given the survey results, this may be due to lack of knowledge of fair housing rights and the resources available when rights are violated. Fair housing education is needed in Carpinteria to ensure that residents have knowledge and access to resources to ensure their housing rights are respected.

Each fair housing impediment is listed in Table D-6 below, with geographic target areas identified and details regarding the specific programs in the Housing Plan which will result in meaningful actions to affirmatively further fair housing when implemented. Specific timeframes for implementing these actions are included in the Housing Plan 2023-2032 Housing Element Implementation Table (Table H-2).

The comment's reference to Program 5A is unclear as there is not Program 5A included in the city's Housing Element.

***C.6 The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)***

**HCD comment**

*The element must be revised to includes a program that takes actions to monitor at-risk units, including contacting property owners within at least one year of the affordability expiration dates on projects, in addition to coordinating with qualified entities such as nonprofit organizations and establish specific time parameters around such actions.*

**City response (Housing Plan p. 22)**

Program 16 has been revised to include ongoing monitoring for at-risk units, contacting property owners within at least one year of the affordability expiration dates on projects, and coordinating

with qualified entities such as nonprofit organizations at least one year prior to the expiration of affordability requirements to identify specific actions that could be taken to preserve the units. As stated in Program 16, none of the existing six affordable developments in the city is at risk of converting to market rate in the next 10 years.

#### **D. Quantified Objectives.**

***Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)***

#### **HCD comment**

*The element must include quantified objectives to establish an estimate of housing units by income category that can be constructed, rehabilitated, and conserved over the planning period. While the element includes quantified objectives for new construction and rehabilitation by income group for very low-, low-, moderate- and above-moderate income, it must also include quantified objectives for conservation and mobile homes by income category.*

#### **City response (Housing Plan p. 32)**

The Housing Plan (Table H-1) has been revised to provide conservation quantified objectives by income category. A total of 464 extremely-low and very low-income, 287 low-income, and 287 moderate-income units are proposed to be conserved during the planning period through implementation of Program 4 (Section 8 Rental Assistance) and Program 12 (Conservation of Mobile Home Parks & Rent Stabilization).

#### **E. Public Participation.**

***Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(9).)***

#### **HCD comment**

*While the element includes a general summary of the public participation process (Appendix C, Table C-2), it should also summarize public comments and describe how they were considered and incorporated into the element. Further, the element should describe additional methods for past and future public outreach efforts, particularly to include lower-income and special needs households and neighborhoods with higher concentrations of lower-income households. For example, the element provides a list of stakeholders that participated in meetings with the City, but it should also describe who from these organizations participated, and which special needs groups they represented. In future, the City could conduct targeted stakeholder interviews or establish a committee representative of lower-income households in future public outreach efforts. For additional information, see the Building Blocks at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/public-participation>.*

#### **City response (TR Appendix C; Housing Plan p. 23-25)**

Appendix C of the draft element included actual copies of all public comments received, and Table C-2 includes a summary of public comments and a response describing how each



comment was addressed in the Housing Element. Appendix C has been revised to incorporate additional public comments received subsequent to publication of the draft element.

In addition, Program 17 has been expanded to include additional future methods of public outreach to lower-income and special needs households and neighborhoods with higher concentrations of lower-income households, including targeted stakeholder interviews or a committee representative of lower-income households, particularly in the area of fair housing education.

#### **F. Coastal zone.**

***Coastal localities shall document the number of low- and moderate-income units converted or demolished, and the number of replacement units provided. (Gov. Code, § 65588, subd. (d).)***

#### **HCD comment**

*The element does not meet the statutory requirements. To determine whether the City's affordable housing stock in the coastal zone is being protected and provided as required by Government Code section 65588, the element must be revised to include the following:*

- 1. The number of new housing units approved for construction within the coastal zone since January 1982.*
- 2. The number of housing units for persons and families of low- and moderate-income required to be provided in new housing developments either within the coastal zone or within three miles.*
- 3. The number of existing residential dwelling units occupied by low- and moderate-income households either within the coastal zone or three miles of the coastal zone that have been authorized to be demolished or converted since January 1982.*
- 4. The number of residential dwelling units for low- and moderate-income households that have been required for replacement.*

#### **City response (TR p. I-24 to -25)**

All of the required information regarding housing in the Coastal Zone was provided in Table I-19 of the draft element. As indicated on p. I-24 and in Table I-19, approximately 1,750 new housing units have been approved for construction within the coastal zone between 1982 and 2022. The city's inclusionary policy requires "workforce" housing which is in the above-moderate category, therefore no housing units for persons and families of low- and moderate-income were *required* to be provided in new housing developments either within the coastal zone or within three miles. However, the city offers density bonuses, fee reductions, and other incentives to encourage the production of affordable housing in the Coastal Zone. Several affordable housing projects providing units for persons and families of low- and moderate-income have been developed within the city, which is entirely within the Coastal Zone, through the efforts of non-profit developers. Twenty-three existing residential dwelling units occupied by low- and moderate-income households either within the coastal zone or three miles of the coastal zone that have been authorized to be demolished or converted since January 1982. The provisions of Government Code §65590 et seq. requiring replacement units excludes structures with fewer than three units, or fewer than 10 units for projects with more than one

structure, among other exclusions. As such, 21 of the 23 demolished or converted units were required to be replaced.



RESOLUTION NO. 6218

Exhibit 2

Revised Draft Carpinteria 2023-2031 Housing  
Element (clean version)

# **CITY OF CARPINTERIA**

## **2023 - 2031 HOUSING ELEMENT**

**REVISED DRAFT**

**April 2023**



## **Acknowledgements**

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## Contents

I.	Introduction .....	1
A.	Purpose of the Housing Element .....	1
B.	Scope and Content of the Housing Element .....	1
C.	Public Participation .....	2
D.	Consistency with Other Elements of the General Plan .....	2
II.	Housing Policy Plan .....	5
A.	Overview.....	5
B.	Housing Goals, Policies and Programs .....	5
C.	Quantified Objectives.....	32

## List of Tables

Table H-1	Quantified Objectives 2023-2031 .....	32
Table H-2	2023-2031 Housing Element Implementation Plan.....	33

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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**

Participation by all economic segments of the community in the preparation of the Housing Element is important to the City and required by State law. Section 65583(c)(9) of the Government Code provides the Housing Element must “include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” This process not only includes residents of the community, but also coordinates participation among local agencies and housing groups, community organizations, and housing sponsors.

The City sought broad public engagement from all economic segments of the community and has incorporated public comments into this Housing Element Update. 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. The draft Housing Element also was available for public comment for thirty days and comments that were received were incorporated into the draft Housing Element prior to submission of the California Department of Housing and Community Development (HCD). 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 HCD, a proposed final Housing Element was prepared and made available for public review during City Planning Commission and City Council hearings 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, a summary of issues raised during the process and how those issues have been addressed and implemented into this Housing Element Update.

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

Section 65300.5 of the Government Code requires that “...the General Plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies...” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City. The Housing Element is one of the mandated elements of the General Plan, and internal consistency is required between all the elements. For example, the inclusion of adequate sites to meet future housing needs identified in the Housing Element must be consistent with residential land use and density policies in the Land Use Element and with infrastructure policies in the Circulation Element and other elements of the General Plan/Local Coastal Plan (hereafter referred to together as the “General Plan”).

Any proposed amendment to one element will be evaluated against the other elements to ensure that no conflicts occur. 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. 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:

- 1) Make Sites Available to Accommodate the City's Share of Housing Needs Identified in the Regional Housing Needs Allocation Plan
- 2) Assist in the Development of Adequate Housing to Meet the Needs of Extremely-Low-, Very-Low-, Low- and Moderate-Income Households
- 3) Address and Where Appropriate and Legally Possible, Remove Governmental Constraints to the Maintenance, Improvement and Development of Housing
- 4) Conserve and Improve the Condition of the Existing Stock of Affordable Housing
- 5) Affirmatively Furthering Fair Housing

### B. Housing Goals, Policies and Programs

One of the most important requirements of State Housing Element law is that each city must adopt policies, plans, and regulations to create opportunities for residential development commensurate with its assigned share of new housing need for all economic segments of the community. The Regional Housing Needs Allocation ("RHNA") is the process by which each jurisdiction's need for additional housing is determined. Prior to each Housing Element planning cycle, the region's total housing need is established by HCD based primarily on population growth trends and existing housing problems, such as overcrowding and overpayment. The final RHNA allocation for the City for the 2023-2031 period is 901 additional housing units, including 286 units for very low income households, 132 units for low income households, 135 units for moderate income households, and 348 units for above moderate income households.

For ease of reference, the objectives and specific timeframes for each program identified below are listed in Table H-2 at the end of the Housing Plan.

#### **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 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.

## Programs

### 1. Adequate Sites to Accommodate Regional Housing Needs

The final RHNA allocation for the City for the 2023-2031 period is 901 additional housing units, including 286 units for very low income households, 132 units for low income households, 135 units for moderate income households, and 348 units for above moderate income households. As described in Appendix B, the land use and zoning designations in the City's current General Plan do not provide adequate capacity to fully accommodate the City's RHNA allocation in the lower-income levels for the 2023-2031 period. The City's current inventory of sites and pending projects has an estimated realistic capacity of only 190 of the 418 lower-income RHNA units—i.e., a shortfall of 228 potential housing units. To address this shortfall, the City will process amendments to the General Plan and Zoning Code to accommodate at least 100 percent of the RHNA shortfall plus a reasonable buffer to create sufficient capacity for lower-income affordable housing even if the City does not achieve the conservative assumptions for development in the site inventory during the planning period. The rezone amendments will include a minimum of 11.4 acres allowing densities of 20 to 25 units per acre to accommodate lower-income housing with appropriate development standards, including, but not limited to allowances for 3-story buildings and affordability requirements, to encourage maximum allowable densities and to ensure lower-income housing projects are feasible.

The City intends to utilize the Residential Overlay District ("R Overlay District") to expand the potential sites that can accommodate residential uses, thereby addressing the RHNA shortfall. The purpose of the R Overlay District is to provide the opportunity for stand-alone residential development in zone districts which would otherwise not permit such use. The City has performed a preliminary evaluation of housing development opportunities and has identified certain non-residential sites, identified in Appendix B, Table B-6 of the Technical Report, that may be qualified for inclusion in the R Overlay District. However, it is expected that more detailed site analysis and California Environmental Quality Act (CEQA) review during the implementation of this program could identify new opportunity sites while other sites may be deemed unsuitable or densities may be modified based on new information. When selecting sites for rezoning, the City will give priority consideration to sites with access to transit and services to further fair housing access for lower-income and special needs populations. The City may implement modified zoning strategies provided the total unmet RHNA need by income category is accommodated consistent with state-defined criteria. If future zoning strategies deviate from the targets expressed in this Housing Element but still meet the requirement to identify adequate sites to accommodate the unmet

RHNA need, no amendment to the Housing Element would be required and deviations of any magnitude may be considered subject to public review and City Council approval.

As part of the rezoning program, the City will also review residential development standards in consultation with local architects and developers and amend standards as necessary to ensure that allowable densities can be achieved, including 3-story development in multi-family zones, reduced required parking standards, and that standards do not pose unreasonable constraints on the cost and supply of housing.

To address the housing needs of lower-income households, the City will process the following amendments to the Zoning Code:

- 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 streamlined review procedures and objective standards to minimize constraints on housing supply and affordability, and all zoning regulations, development standards and fees will continue to be posted on the City website and updated continuously in compliance with transparency requirements. The City will continually review and amend development review process and criteria to improve development certainty and objectivity consistent with the Coastal Act wherever possible.

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) and § 65590-65590.1 (the Mello Act).

State law 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. (Gov. Code, § 65589.7) 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, including amendments to development standards and implementation of affordability requirements, by February 2026 or sooner in accordance with state Housing Element Law deadlines; When selecting sites for rezoning to accommodate regional housing needs for lower-income units, give priority consideration to sites with close access to public transit and services; Adopt streamlined review procedures and objective standards for residential development by December 2024; Post and update all zoning regulations and fees on the City website annually throughout the planning period; Continue to review and amend development review process and criteria to improve development certainty and objectivity consistent with the Coastal Act and take additional actions to improve certainty and objectivity by the mid-point in the planning period (2027), when review identifies potential improvements; 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 2023, after extensive collaboration with the California Coastal Commission, the City amended its ADU regulations in compliance with current state law. The City will promote and facilitate ADU construction to facilitate an annual production of 20 units per year (160 units during this housing cycle) by implementing 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 two standardized pre-approved ADU plans (400sf and 480sf) 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.
- e. Monitor ADU production and affordability annually and implement additional actions or incentives if production is not meeting anticipated levels. Additional actions, if necessary, should be taken in a timely manner and if necessary, the degree of additional actions should be in stride with the degree of the gap in production and affordability. For example, if actual production and affordability of ADUs is far from anticipated trends, then rezoning or something similar would be an appropriate action. If actual production and affordability is near anticipated trends, then measures like additional public outreach and marketing might be more appropriate.

Responsible Agency: Community Development Department

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

Objectives & Timeframe: Offer incentives such as fast-track processing and reduced processing fees when ADUs are voluntarily deed-restricted for low- or moderate-income persons; Annual review of ADU regulations and updates to the City website; Provide two standardized pre-approved ADU plans on the City website and at City Hall by May 2023; Permit at least 20 additional ADUs per year during the planning period; Monitor ADU production and affordability annually and take additional actions to improve certainty and objectivity by the mid-point in the planning period (2027), when review identifies potential improvements, or in response to changes in state law..

### **3. Energy Conservation**

Construction of energy efficient buildings can add to the production costs of ownership and rental housing. Over time, however, housing with energy conservation features should reduce occupancy costs as the consumption of fuel and electricity is decreased. This can result in monthly housing costs that are equal to or less than what they otherwise would have been had no energy conservation devices been incorporated in the new residential buildings. The City adopted a Sustainability Policy in 2014 to address energy conservation goals and implementing measures that increase energy conservation and efficiency.

To ensure the efficient utilization of energy resources, design measures shall be incorporated into project designs 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 uses its website to provide information to educate residents, businesses and visitors on actions they can take to conserve energy. 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 continually as projects are processed by the City; Monitor changes to state law and best practices and report annually by April each year; update City Building Code in response to changes to California Building Standards Code in 2025, 2028, and 2031.

**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 Community Development Block Grant (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 conduct proactive outreach 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, City newsletters and through social media. The City also will proactively engage local housing organizations representing the interests of lower-income and special needs households and neighborhoods with higher concentrations of lower-income households in future City actions related to land use and housing, including targeted stakeholder interviews or inviting a committee representative of these interests to participate.

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: Ongoing support and promotion of the use of Section 8 vouchers on the City website, newsletters and social media; Continue to partner with the County and City of Santa Barbara Housing Authorities to support administration and explore possible expansion of Section 8 rental assistance in the City; Target proactive outreach efforts in areas with higher rates of poverty; Maintain 177 Section 8 vouchers in Carpinteria during the planning period; Review annually and report results by April of each year throughout the planning period; pursue changes by the mid-point in the planning period (2027), when review identifies potential improvements.

## **5. Affordable Rental Housing Development Assistance**

There are a variety of federal and state housing programs to assist affordable housing development; however, most of these programs award funds on a competitive basis. The City partners with nonprofit organizations in order to leverage housing funds and obtain enough financing to rehabilitate existing housing and produce new affordable housing units. A recent example of a successful City partnership with a nonprofit housing developer 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 City assisted development of this project through prioritizing the review of project applications and permits and reducing Development Impact Fees by 50% for 100% Affordable Projects.

This program also follows past practices of the City in helping nonprofit organizations to complete new construction and rehabilitation projects. The City will continue to work with nonprofit housing groups that are interested in the development and/or rehabilitation of housing for extremely-low-, very-low-, low- and moderate-income households under the provisions of federal and state housing programs.

The City's involvement and assistance to nonprofit housing developers will include the following, with priority for projects that include extremely-low-income (ELI) units:

- Annual outreach and collaboration with affordable housing developers
- Priority processing for projects with ELI units
- 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 or other sources 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, annual application for grant funding, if available; Ongoing posting of available affordable units as they become available; Facilitate construction of 418 lower-income rental units, including 143 ELI units, during the planning period commensurate with the RHNA allocation; Provide assistance to nonprofit housing developers on an ongoing basis as qualifying projects are processed by the City.

## **6. Inclusionary Housing**

In 2004, the City of Carpinteria adopted an Inclusionary Housing Ordinance (Ord. 590) which requires all residential ownership projects of five or more units to provide onsite price-restricted housing for above-moderate income households. The ordinance is intended to encourage the development and availability of for-sale affordable housing in the above-moderate-income category, providing housing for middle income and critical workforce households that cannot afford the high cost of market-rate housing in Carpinteria. The ordinance is also intended 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. Since 2004, the 20 inclusionary housing units for middle income and critical workforce households have been developed.

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). If a project is required to provide inclusionary ownership housing, an Inclusionary Housing Agreement must be approved by the City Council at the time of final subdivision map approval.

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 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 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: Process Inclusionary Housing Agreements for workforce housing on an ongoing basis with the objective of providing incentives necessary to accommodate at least 8 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 by April 2024 in conformance with current state law; Post and annually update density bonus regulations on the City website; Update density bonus regulations in response to additional changes in state law and/or by the mid-point in the planning period (2027) if housing production is not meeting objectives.

## 8. Facilitate Lot Consolidation or Subdivision

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. It is also possible that larger parcels more than 10 acres in size require subdivision to create suitably sized affordable housing sites. The City will continue to play an active role in facilitating lot consolidation and subdivision, 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 or large sites to consolidate or subdivide parcels to facilitate the development of housing affordable to lower-income households. These opportunities will be discussed with developers during the preliminary or conceptual review process. Lot consolidation or subdivision requests will be processed concurrently with other development approvals ministerially to the extent allowed by law. Incentives for lot consolidation will include allowing for higher densities, flexibility in development standards and expedited processing when small parcels are consolidated to facilitate projects that include affordable units.

The City will also ensure that regulations continue to comply with State requirements regarding urban lot splits pursuant to SB 9 (2021) and promote lot splits through posting information on the City website and assisting interested property owners in preparing applications. In coordination with research being conducted at the State level, evaluate and pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9.

Responsible agency: Community Development Department

Funding sources: General Fund

Objective & Timeframe: Encourage consolidation of small lots and subdivision of large lots on a project-by-project basis throughout the planning period through incentives and discussions with housing developers during preliminary project reviews; Amend the zoning code and local coastal program to implement SB 9 (2021) by December 2024; Facilitate urban lot splits pursuant to SB 9 (2021) throughout the planning period; In coordination with research being conducted at the State level, evaluate and pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9.

**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.

(Also see related Programs 6, 7 and 8.)

Responsible Agency: Community Development Department

Funding Sources: General Fund, Affordable Housing Trust Fund

Objective & Timeframe: Provide concessions and incentives for affordable housing on a project-by-project basis; Facilitate construction of at least 418 lower-income 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: Grant fee deferrals, reductions and waivers on an ongoing basis to help owner-builder projects, projects with minimal public service impacts, retrofitting projects and affordable housing developments on a project by project basis throughout the planning period; Continue to implement Resolution No. 5238 to reduce development impact fees by 50% for qualifying 100% lower-income affordable projects and 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

Certain segments of the population may have more difficulty in finding suitable, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, among other factors. Pursuant to State law, the Housing Element must address the following special needs groups: elderly, persons with disabilities (including those with developmental disabilities), large households, single-parent households (particularly, female-headed households), farmworkers, and the homeless. A discussion of the particularized needs of each special needs group listed and the policies and procedures the City will implement to meet those needs is included in Section I.E of the Technical Report.

New laws adopted in recent years by the State Legislature revised some requirements for special needs housing. In 2018, AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. AB 139 (2019) modified parking standards for emergency shelters and AB 101 (2019) established requirements to allow low barrier navigation centers in certain locations. In 2022, AB 2339 added specificity on how cities plan for emergency shelters. To ensure consistency with these new laws, a zoning amendment will be processed by December 2023 to update City regulations for these types of facilities. In addition, the City will revise regulations to remove the CUP requirement for SRO housing, and amend existing procedures for approving reasonable accommodation requests and permit requirements and necessary findings for residential care facilities serving seven or more persons to ensure that they are consistent with State law and fair housing requirements.

Responsible Agency: Community Development Department

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

Objectives & Timeframe: Specific objectives and timeframes for actions to support special needs housing are as follows:

- **Emergency Shelters:** Amend regulations for emergency shelter parking standards consistent with AB 139 (2019) by April 2024; continue to provide services to people experiencing homelessness in collaboration with the County of Santa Barbara, non-government organizations providing homeless services in the region, and local community-based volunteers and organizations, and continuously evaluate information to determine trends and issues related to homeless services as well as to evaluate the effectiveness and efficiency of those services. (See also Section I.E.6 of the Technical Report.)
- **Low Barrier Navigation Centers:** Adopt regulations for low barrier navigation centers consistent with AB 101 (2019) by April 2024.
- **Transitional and Supportive Housing:** Amend regulations for supportive housing consistent with AB 2162 (2018) by April 2024; continue to facilitate the production of transitional and supportive housing to serve the needs of persons with disabilities on a project by project basis throughout the planning period. (See also Programs 4, 5, 9 and 17.)
- **SRO Housing:** Amend regulations to remove the Conditional Use Permit requirement for SROs by April 2024; continue to facilitate the production of SRO housing to serve the needs of lower-income persons on a project by project basis throughout the planning period. (See also Programs 4, 5, 9 and 17.)
- **Reasonable Accommodation:** Support reasonable accommodation for persons with disabilities by amending regulations to remove subjective findings for approval related to potential impacts on surrounding uses by April 2024.
- **Residential Care Facilities:** Amend permitting requirements and necessary findings for residential care facilities for 7 or more persons to ensure that they are consistent with state law and fair housing requirements by April 2024.
- **Elderly:** 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. The City will continue to actively engage the community through the City Council Ad Hoc Senior Services Planning Committee. The committee conducted and presented the results of a Community Needs Assessment Survey as well as data-supported recommendations for the creation of a senior services program to the City Council in November 2022. Based on the recommendations, the Council extended the term of the committee and revised its roles and responsibilities, tasking it with exploring and providing feedback on potential interim and long-term service models and partnerships for active adult/senior services in order to develop an actionable plan, or plans, for implementation by December 2023.
- **Large Households:** The City will continue to implement programs designed to address housing affordability and accessibility that could benefit large households. (See Programs 1, 4, 8, 5, 6, 7, 9, 17, and 18.) The City will also continue to work with non-profit housing organizations to facilitate affordable housing to benefit large households and others struggling with housing affordability. For example, 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.

- **Female-Headed Households:** The City will continue to implement programs designed to address housing affordability and accessibility that could benefit female-headed households. (See Programs 1, 4, 8, 5, 6, 7, 9, 17, and 18.)
- **Farm Workers:** The City of Carpinteria will continue to support farmworker housing through programs to facilitate affordable housing development and rental assistance. (See Programs 4, 5, and 9.) 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.

**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%.
- *Apartment Conservation:* Conserve apartment rental housing by prohibiting the conversion to tenancy in common ownership.
- *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.

## Programs

### 12. Conservation of Mobile Home Parks and Rent Stabilization

According to California Department of Finance estimates there are approximately 861 mobile homes in Carpinteria. This represents approximately 14% of the City's 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. Further the Mobile Home Park Closure Ordinance in Chapter 5.75 of the Business Taxes, Licenses and Regulations Code regulates the closure of mobile home parks. The Mobile Home Park Closure Ordinance establishes, among other things, the requirement that the mobile home park provide the resident with a right of first refusal to purchase housing constructed on the park site and with relocation assistance in the event of a park closure.

- 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.

- c) *Mobile Home Park Rent Stabilization Disclosure.* The City will continue implementation of the Mobile Home Park Rent Stabilization Disclosure ordinance. Chapter 5.76 of the Business Taxes, Licenses and Regulations Code, establishes specific disclosure requirements on the sale or transfer of a mobile home to ensure buyers of a mobile home are informed of the City's Mobile Home Rent Stabilization Program.

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 all mobile home parks (comprising 861 housing units) throughout the planning period; Continue to implement the Mobile Home Rent Stabilization Program by annually setting the maximum rent to be charged based on the Consumer Price Index (CPI) and publish information following the release of the CPI update each March, and no later than July 1 each year.

### **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.

To encourage Code compliance the City will post information on the City website and publish annual advisories via social media and City newsletters.

Responsible Agency: Community Development Department

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

Objective & Timeframe: Continue to facilitate preservation of 100% of the existing housing stock through Code compliance efforts and annual public announcements throughout the planning period; Conduct housing condition surveys two times during the 6<sup>th</sup> cycle (in 2024 and 2029) to determine the nature and extent of housing deterioration and rehabilitation assistance needs; Contact property owners and landlords with nonconforming conditions after each of the surveys for training on property maintenance requirements and tips; Continue neighborhood canvassing with code compliance and maintain a cooperative approach with residents to ensure violations are successfully processed without a need for legal action throughout the planning period; Connect property owners subject code compliance actions with financial assistance opportunities for rehabilitation work on a case by case basis throughout the planning period. (See also Programs 15 and 16.)

## **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:

- Annual coordination with the USDA regarding program parameters.
- Annual public announcements to promote use 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 upon request.

Responsible Agency: Community Development Department

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

Objective & Timeframe: Rehabilitation of 5 units occupied by extremely-low-income owner households and 5 units occupied by very-low-income owner households during the planning period; Annual contact with and review of USDA funding information; Annual promotional public announcements on the City website, through social media posts, and other public announcements; Assistance with grant or loan applications upon request; Annually promote the program to those with disabilities and older adults to implement accessibility modifications to help existing residents of housing continue to reside in their homes in coordination with the Ad Hoc Senior Services Committee.



## 16. Multi-Family Housing Rehabilitation and Preservation

The City will continue to seek grant funds such as CDBG to facilitate the rehabilitation of multi-family housing in need of repair and promote the use of this program on the City website and through annual announcements on social media and City newsletters. Funding is allocated on an annual basis.

In addition, there are currently six assisted affordable housing developments in Carpinteria. Preservation of the existing stock of affordable housing is a high priority, and while none of these projects is at risk of converting to market rate in the next 10 years, the City will continue to monitor these projects, including contacting property owners within at least one year of the affordability covenant expiration dates, and coordinating with qualified entities such as nonprofit organizations regarding specific actions to preserve these affordable units.

Responsible Agency: Community Development Department

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

Objective & Timeframe: Annual funding requests; Promotion on the City website and through annual announcements, and targeted neighborhood noticing; Rehabilitation of 5 extremely-low-income units, 5 very-low-income unit, and 10 low-income units during the planning period; Contact affordable housing developments and coordinate with qualified entities on preservation actions at least one year prior to covenant expiration.

### 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*

## **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 and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
<p>Housing Affordability &amp; Access to Opportunity and Mobility</p> <p>(Priority: High)</p>	<p>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 seniors, persons with disabilities, and female-headed households with children. Increasing housing opportunities in areas with good opportunity makes it easier for lower-income households to access the types of services and amenities that further social mobility.</p>	<p>Citywide and candidate opportunity sites</p>	<p><u>Facilitate Construction of Affordable Housing Near Transit and Services</u></p> <p>Process General Plan and Zoning Code amendments to provide adequate sites to accommodate the City's RHNA allocation, including amendments to development standards and implementation of affordability requirements (Program 1)</p> <p>When selecting sites for rezoning to accommodate regional housing needs for lower-income units, give priority consideration to sites with close access to public transit and services. (Program 1)</p> <p>Adopt streamlined review procedures with objective standards for residential development (Program 1)</p> <p>Facilitate the construction of 418 lower-income units, including 143 ELI units, during the planning period. (Program 5)</p> <p><u>Facilitate Construction of ADUs and Lot Splits to Expand Affordable Housing Options in Existing Single-Family Neighborhoods</u></p> <p>Offer incentives including fast-track processing and reduced processing fees when ADUs are voluntarily deed-restricted for low- or moderate-income persons. (Program 2)</p> <p>Provide two standardized pre-approved ADU plans (400sf and 480sf) to homeowners to reduce costs associated with ADU development and encourage more production of this housing type throughout the city. (Program 2)</p> <p>Monitor ADU production and affordability annually and implement additional actions or incentives if production is not meeting anticipated levels. (Program 2)</p> <p>Encourage consolidation of small lots and subdivision of large lots on a project-by-project basis throughout the planning period through incentives and discussions with housing developers during preliminary project reviews (Program 8)</p>



Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			<p>Amend the zoning code and local coastal program to implement SB 9 (Program 8)</p> <p>Facilitate urban lot splits pursuant to SB 9 (2021) throughout the planning period (Program 8)</p> <p>In coordination with research being conducted at the State level, evaluate and pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9. (Program 8)</p> <p><u>Support Affordable Rental Housing Programs</u></p> <p>Maintain at least 177 Section 8 vouchers in Carpinteria throughout the planning period. (Program 4)</p> <p>Continue to partner with the County and City of Santa Barbara Housing Authorities to support administration and explore possible expansion of Section 8 rental assistance in the City (Program 4)</p> <p><u>Facilitate Affordable Housing Development Through Financial and Regulatory Concessions and Incentives</u></p> <p>Partner with nonprofit organizations to leverage housing funds in order to obtain enough financing to rehabilitate existing housing and produce new affordable housing units, including the following specific actions:</p> <ul style="list-style-type: none"> <li>• Annual outreach and collaboration with affordable housing developers</li> <li>• Priority processing for projects with ELI units</li> <li>• Fifty percent reduction of Development Impact Fees</li> <li>• Deferral and/or waiver of City planning fees</li> <li>• Reduction in the number of parking spaces required</li> <li>• Modifications to development standards</li> <li>• Provision of surplus property at no cost</li> </ul>

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			<ul style="list-style-type: none"> <li>• Provide funding support through the City's Housing Trust Fund or other sources for soft costs</li> <li>• Support in the funding application process for low-income housing tax credits and other housing grant programs</li> <li>• Encourage development of affordable family apartments with 2 or more bedrooms (Program 5)</li> </ul> <p>Update City density bonus regulations in conformance with current state law requirements and promote the use of density bonus to facilitate affordable housing production on the City website (Program 7)</p> <p>Facilitate the consolidation of lots allowing residential development to enhance the feasibility of affordable housing through economies of scale and by improving competitiveness for grant funding (Program 8)</p> <p>Provide concessions and incentives for affordable housing including but not limited to relief from covered parking and parking space requirements, encouraging smaller units above commercial uses in the downtown district to reduce parking needs and facilitate affordability, reducing development impact fees, and other incentives that may be requested pursuant to state density bonus law. (Programs 5, 7, 9, 10)</p> <p>Grant fee deferrals, reductions and waivers on an ongoing basis to help owner-builder projects, projects with minimum public service impacts, retrofitting projects and affordable housing developments. (Program 10)</p> <p><u>Eliminate Barriers to Affordable Housing for People with Special Needs</u></p> <p>Support reasonable accommodation for persons with disabilities by amending regulations to remove subjective findings for approval related to potential impacts on surrounding uses. (Program 11)</p>

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			<p>Amend permitting requirements and necessary findings for residential care facilities for 7 or more persons to ensure that they are consistent with state law and fair housing requirements. (Program 11)</p> <p>Actively engage the community through the City Council Ad Hoc Senior Services Planning Committee. The Committee is tasked with exploring and providing feedback on potential interim and long-term service models and partnerships for active adult/senior services in order to develop an actionable plan, or plans, for implementation. (Program 11)</p> <p>Promote Single-Family Housing Rehabilitation Program to those with disabilities and older adults to implement accessibility modifications to help existing residents of housing continue to reside in their homes in coordination with the Ad Hoc Senior Services Committee (Program 15)</p> <p>Support the Housing Trust Fund of Santa Barbara County Workforce Homebuyer Program by providing information on the City website and through promotional announcements or newsletters and through social media. (Program 18)</p> <p><u>Preserve and Rehabilitate Existing Affordable Housing Stock</u></p> <p>Facilitate preservation of all mobile home parks (comprising 861 housing units) by continuing to enforce Mobile Home Park Closure Ordinance, Mobile Home Park Rent Stabilization Ordinance, and Mobile Home Park Rent Stabilization Disclosure Ordinance. (Program 12)</p> <p>Continue to implement the Mobile Home Rent Stabilization Program by annually setting the maximum rent to be charged based on the Consumer Price Index. (Program 12)</p> <p>Continue to facilitate preservation of existing apartment units through implementation of the Condominium Conversion Ordinance. (Program 13)</p>



Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			<p>Facilitate rehabilitation 5 units occupied by extremely-low-income owner households and 5 units occupied by very-low-income owner households during the planning period (Program 15)</p> <p>Facilitate rehabilitation of 5 extremely-low-income units, 5 very-low-income unit, and 10 low-income units during the planning period (Program 16)</p> <p>Promotion the Multi-Family Housing Rehabilitation Program and funding availability on the City website and through annual announcements, and targeted neighborhood noticing (Program 16)</p>
Homelessness (Priority: High)	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>Amend zoning code requirements to reduce or eliminate barriers to housing and services meeting the needs of the homeless population, including the following:</p> <ul style="list-style-type: none"> <li>• Amend regulations for emergency shelter parking standards consistent with AB 139 (2019).</li> <li>• Adopt regulations for low barrier navigation centers consistent with AB 101 (2019).</li> <li>• Amend regulations for supportive housing consistent with AB 2162 (2018).</li> <li>• Amend regulations to remove the Conditional Use Permit requirement for SROs and continue to facilitate the production of SRO housing to serve the needs of lower-income persons. (Program 11)</li> </ul> <p>Continue to facilitate the production of transitional and supportive housing to serve the needs of persons with disabilities throughout the planning period including providing fee reductions, waivers, and deferrals on a project-by-project basis and partnering with nonprofit organizations to leverage housing funds in order to obtain financing for transitional and supportive housing development. (Programs 5, 9, 11)</p> <p>Continue to provide services to people experiencing homelessness in collaboration with the County of Santa Barbara, non-government organizations providing homeless services in the region, and local community-based volunteers and organizations, and annually evaluate information to determine trends and issues related to homeless services as well as to evaluate the effectiveness and efficiency of those services. (Program 11)</p>

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			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 (Priority: High)	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.		<p><u>Enhance and Expand Fair Housing Education Efforts</u></p> <p>Continue to address discrimination by referring fair housing complaints to the Santa Barbara Rental Mediation Task Force or other appropriate organizations with the objective of increasing the number of residents assisted by 25% each year. (Program 17)</p> <p>Facilitate and provide fair housing training and education opportunities, specifically related to rental properties, that will be directed to housing service providers, management companies, and rental residents with the objective of increasing the distribution of fair housing information by 25% during the planning period. Ensure information is made available in both English and Spanish. Include, in particular:</p> <ul style="list-style-type: none"> <li>• An emphasis on the protection for source of income under California law,</li> <li>• Rights and responsibilities related to people with disabilities. (Program 17)</li> </ul> <p>During fair housing education workshops and other outreach, establish and maintain a comprehensive list of interested nonprofits, property owners and community members for future outreach. (Program 17)</p> <p>Proactively engage local housing organizations representing the interests of lower-income and special needs households and neighborhoods with higher concentrations of lower-income households in future City actions related to land use and housing, including targeted stakeholder interviews or a committee representative of these interests. (Program 4)</p> <p><u>Ensure Safe Living Conditions for Low-Income and Special Needs Renters</u></p> <p>Continue to facilitate preservation and appropriate maintenance of the existing housing units through Code compliance efforts and annual public announcements throughout the planning period (Program 14)</p>

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			<p>Conduct housing condition surveys two times during the 6th cycle to determine the nature and extent of housing deterioration and rehabilitation assistance needs (Program 14)</p> <p>Contact property owners/landlords with nonconforming conditions after each of the surveys for training on property maintenance requirements and tips (Program 14)</p> <p>Connect property owners/landlords subject code compliance actions with financial assistance opportunities for rehabilitation work (Program 14)</p>



## 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 \$100,000 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.

The City will promote this program on the City website and through annual announcements in social media and City newsletters.

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

**Funding Sources:** City of Carpinteria Affordable Housing Trust Fund, Housing Trust Fund of Santa Barbara County

**Objective & Timeframe:** Continue to facilitate home ownership for the local workforce with an objective of two loans per year; Promote the program annually on the City website and other public locations and through social media and public announcements.

## C. Quantified Objectives

The City's quantified objectives for the 2023-2031 planning period are summarized in 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	10	10	10	-	-	30
Conservation*	464		287	287	-	1,038

\* Through Section 8 Rental Assistance (Program 4) and Conservation of Mobile Home Parks & Rent Stabilization (Program 12)

Table H-2 provides a complete list of the objectives included in each of the programs above in table format and includes specific timeframes for implementation of each objective.

**Table H-2**  
**2023-2031 Housing Element Implementation Plan**

Program No.	Program Name	Objective	Timeframe
1	Adequate Sites to Accommodate Regional Housing Needs	Process General Plan and Zoning Code amendments to provide adequate sites to accommodate the RHNA, including amendments to development standards and implementation of affordability requirements	City Council adoption by February 2026 or sooner in accordance with state Housing Element Law deadlines
1	Adequate Sites to Accommodate Regional Housing Needs	Adopt streamlined and objective review procedures	City Council adoption by December 2024
1	Adequate Sites to Accommodate Regional Housing Needs	Post and update all zoning regulations and fees on the City website annually	Annually by April each year throughout planning period
1	Adequate Sites to Accommodate Regional Housing Needs	Continue to review and amend development review process and criteria to improve development certainty and objectivity consistent with the Coastal Act	Review annually by April each year throughout planning period; Additional actions to improve certainty and objectivity by the mid-point in the planning period (2027), when review identifies potential improvements
1	Adequate Sites to Accommodate Regional Housing Needs	Continue to comply with No Net Loss requirements	Project-by-project basis throughout planning period
1	Adequate Sites to Accommodate Regional Housing Needs	Enforce replacement requirements consistent with State law	Project-by-project basis throughout planning period
1	Adequate Sites to Accommodate Regional Housing Needs	Notify water and sewer providers of Housing Element update	Immediately following City Council adoption
2	Accessory Dwelling Units	Annual review of ADU regulations and updates to the City website	Annually by April each year throughout planning period
2	Accessory Dwelling Units	Offer incentives such as fast-track processing and reduced processing fees when ADUs are voluntarily deed-restricted for low- or moderate-income persons	Project-by-project basis throughout planning period
2	Accessory Dwelling Units	Offer two standardized pre-approved ADU plans to interested homeowners	Available on City website and at City Hall by May 2023
2	Accessory Dwelling Units	Permit at least 20 ADUs per year during the planning period	Annually report by April each year for preceding calendar year throughout planning period

Program No.	Program Name	Objective	Timeframe
2	Accessory Dwelling Units	Monitor ADU production and affordability annually and implement additional actions or incentives by the mid-point in the planning period if production is not meeting objectives, or in response to changes in state law	Annual monitoring by April each year throughout planning period; Additional actions to improve certainty and objectivity by the mid-point in the planning period (2027), when review identifies potential improvements, or in response to changes in state law
3	Energy Conservation	Minimize residential energy use continually as projects are processed by the City;	Project-by-project basis throughout planning period
3	Energy Conservation	Monitor changes to state law and best practices and update City Building Code in response to changes to California Building Standards Code	Annually report by April each year throughout planning period; Update City Building Code in response to changes to California Building Standards Code in 2025, 2028 and 2031
4	Section 8 Rental Assistance	Ongoing support and promotion of the use of Section 8 vouchers on the City website, newsletters and social media	Ensure website is updated as necessary throughout planning period; include information in newsletters and social media posts at least annually throughout planning period
4	Section 8 Rental Assistance	Continue to partner with the County and City of Santa Barbara Housing Authorities to support administration and explore possible expansion of Section 8 rental assistance in the City	Ongoing throughout planning period
4	Section 8 Rental Assistance	Target proactive outreach efforts in areas with higher rates of poverty and special needs households including stakeholder interviews or inviting representatives of these groups to participate on committees related to land use and housing	Ongoing at least annually
4	Section 8 Rental Assistance	Maintain 177 Section 8 vouchers in City during the planning period	Ongoing throughout planning period; Review annually by April each year throughout planning period; pursue changes by the mid-point in the planning period (2027), when review identifies potential improvements



Program No.	Program Name	Objective	Timeframe
5	Affordable Rental Housing Development Assistance	Annual outreach to affordable housing developers and annual application for grant funding, if available	Annually based on grant funding schedules
5	Affordable Rental Housing Development Assistance	Posting of available affordable units on City website and at City Hall	Ongoing throughout planning period as units become available
5	Affordable Rental Housing Development Assistance	Facilitate construction of 418 lower-income rental units, including 143 ELI units, during the planning period commensurate with the RHNA allocation	Complete by end of planning period  See Programs 1, 2, 7, 8, 9, 10, 11 and 17 for related actions and timeframes
5	Affordable Rental Housing Development Assistance	Provide assistance to nonprofit housing developers on an ongoing basis as qualifying projects are processed by the City	Project-by-project basis throughout planning period
6	Inclusionary Housing	Process Inclusionary Housing Agreements for workforce housing on an ongoing basis with the objective of providing incentives necessary to accommodate at least 8 inclusionary affordable units during the planning period	Project-by-project basis throughout planning period
7	Density Bonus	Update City density bonus regulations in conformance with current state law	City Council adoption by April 2024
7	Density Bonus	Annually post density bonus regulations on the City website and update density bonus regulations in response to changes to state law and/or by the mid-point in the planning period (2027) if housing production is not meeting objectives	Annually by April each year post density bonus regulations throughout planning period and update density bonus regulations in response to additional changes to state law and/or by the mid-point in the planning period (2027) if housing production is not meeting objectives
8	Facilitate Lot Consolidation and Subdivision	Encourage consolidation of small lots and subdivision of large lots on a project-by-project basis throughout the planning period through incentives and discussions with housing developers during preliminary project reviews	Project-by-project basis throughout planning period
8	Facilitate Lot Consolidation and Subdivision	Amend the zoning code and local coastal program to implement SB 9 (2021)	City Council adoption by December 2024
8	Facilitate Lot Consolidation and Subdivision	Facilitate urban lot splits pursuant to SB 9 (2021) throughout the planning period	Project-by-project basis throughout planning period

Program No.	Program Name	Objective	Timeframe
8	Facilitate Lot Consolidation and Subdivision	In coordination with research being conducted at the State level, evaluate and pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9	Ongoing throughout planning period
9	Regulatory Concessions and Incentives for Affordable Housing	Provide concessions and incentives for affordable housing on a project-by-project basis	Project-by-project basis throughout planning period
9	Regulatory Concessions and Incentives for Affordable Housing	Facilitate construction of at least 418 lower-income units throughout the planning period commensurate with the RHNA allocation	Complete by end of planning period  See Programs 1, 2, 5, 7, 8, 10, 11 and 17 for related actions and frames
10	Fee Mitigation	Grant fee deferrals, reductions and waivers on an ongoing basis to help owner-builder projects, projects with minimal public service impacts, retrofitting projects and affordable housing developments	Project-by-project basis throughout planning period
10	Fee Mitigation	Continue to implement Resolution No. 5238 to reduce development impact fees by 50% for qualifying 100% lower-income affordable projects and reduce development fees whenever feasible to facilitate construction of affordable units commensurate with the City's needs	Project-by-project basis throughout planning period
11	Special Needs Housing	Emergency Shelters: Amend regulations for emergency shelter parking standards consistent with AB 139 (2019)	City Council adoption by April 2024
11	Special Needs Housing	Homeless Populations: Continue to provide services to people experiencing homelessness in collaboration with the County of Santa Barbara, non-government organizations providing homeless services in the region, and local community-based volunteers and organizations, and continuously evaluate information to determine trends and issues related to homeless services as well as to evaluate the effectiveness and efficiency of those services	Ongoing throughout planning period with report in March each year
11	Special Needs Housing	Low Barrier Navigation Centers: Adopt regulations for low barrier navigation centers consistent with AB 101 (2019)	City Council adoption by April 2024
11	Special Needs Housing	Transitional and Supportive Housing: Amend regulations for supportive housing consistent with AB 2162 (2018)	City Council adoption by April 2024

Program No.	Program Name	Objective	Timeframe
11	Special Needs Housing	Transitional and Supportive Housing: Continue to facilitate the production of transitional and supportive housing to serve the needs of persons with disabilities throughout the planning period	Project-by-project basis throughout planning period  See also Programs 4, 5, 9 and 17
11	Special Needs Housing	SRO Housing: Amend regulations to remove the Conditional Use Permit requirement for SROs	City Council adoption by April 2024
11	Special Needs Housing	SRO Housing: Continue to facilitate the production of SRO housing to serve the needs of lower-income persons throughout the planning period	Project-by-project basis throughout planning period  See also Programs 4, 5, 9 and 17
11	Special Needs Housing	Reasonable Accommodation: Support reasonable accommodation for persons with disabilities by amending regulations to remove subjective findings for approval related to potential impacts on surrounding uses	City Council adoption by April 2024
11	Special Needs Housing	Residential Care Facilities: Amend permitting requirements and necessary findings for residential care facilities for 7 or more persons to ensure that they are consistent with state law and fair housing requirements	City Council adoption by April 2024
11	Special Needs Housing	Elderly: Continue to actively engage the community through the City Council Ad Hoc Senior Services Planning Committee working 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	Ad Hoc Senior Services Planning Committee report to City Council November 2022
11	Special Needs Housing	Elderly: Explore and provide feedback on potential interim and long-term service models and partnerships for active adult/senior services in order to develop an actionable plan, or plans, for implementation	Ad Hoc Senior Services Planning Committee report to City Council by December 2023
11	Special Needs Housing	Large Households: Continue to implement programs designed to address housing affordability and accessibility that could benefit large households	See Programs 1, 4, 8, 5, 6, 7, 9, 17, and 18 for related actions and timeframes



Program No.	Program Name	Objective	Timeframe
11	Special Needs Housing	Female-Headed Households: Continue to implement programs designed to address housing affordability and accessibility that could benefit female-headed households	See Programs 1, 4, 8, 5, 6, 7, 9, 17, and 18 for related actions and timeframes
11	Special Needs Housing	Farm Workers: Continue to support farmworker housing through programs to facilitate affordable housing development and rental assistance	See Programs 4, 5, and 9 for related actions and timeframes
12	Conservation of Mobile Home Parks and Rent Stabilization	Facilitate preservation of all mobile home parks (comprising 861 housing units) by continuing to enforce Mobile Home Park Closure Ordinance, Mobile Home Park Rent Stabilization Ordinance, and Mobile Home Park Rent Stabilization Disclosure Ordinance	Ongoing throughout planning period  See also Program 13
12	Conservation of Mobile Home Parks and Rent Stabilization	Continue to implement the Mobile Home Rent Stabilization Program by annually setting the maximum rent to be charged based on the Consumer Price Index	Annually set maximum rent as soon as possible following the release of the CPI update each March, and no later than July 1 each year
13	Condominium Conversion Ordinance	Continue to facilitate preservation of existing apartment units through implementation of the Condominium Conversion Ordinance	Ongoing throughout planning period
14	Housing Code Compliance	Continue to facilitate preservation of 100% of existing housing units through Code compliance efforts and annual public announcements throughout the planning period	Ongoing throughout planning period
14	Housing Code Compliance	Conduct housing condition surveys two times during the 6th cycle to determine the nature and extent of housing deterioration and rehabilitation assistance needs	Complete surveys in 2024 and 2029
14	Housing Code Compliance	Contact property owners and landlords with nonconforming conditions after each of the surveys for training on property maintenance requirements and tips	Property owner outreach follow surveys in 2024 and 2029
14	Housing Code Compliance	Continue neighborhood canvassing with code compliance and maintain a cooperative approach with residents to ensure violations are successfully processed without a need for legal action	Ongoing throughout planning period

Program No.	Program Name	Objective	Timeframe
14	Housing Code Compliance	Connect property owners subject to code compliance actions with financial assistance opportunities for rehabilitation work	Case-by-case basis throughout planning period  See also Programs 15 and 16
15	Single-Family Housing Rehabilitation	Rehabilitation of 5 units occupied by extremely-low-income owner households and 5 units occupied by very-low-income owner households during the planning period	Complete by end of planning period
15	Single-Family Housing Rehabilitation	Annual contact with and review of USDA funding information	Annually by April each year throughout planning period
15	Single-Family Housing Rehabilitation	Annual promotional public announcements	Ensure website is updated as necessary throughout planning period; include information through social media posts and other public announcements at least annually throughout planning period
15	Single-Family Housing Rehabilitation	Assistance with grant or loan applications upon request	Case-by-case basis throughout planning period
15	Single-Family Housing Rehabilitation	Promote the program to those with disabilities and older adults to implement accessibility modifications to help existing residents of housing continue to reside in their homes in coordination with the Ad Hoc Senior Services Committee	Ensure website is updated as necessary throughout planning period; include information through social media posts and other public announcements at least annually throughout planning period
16	Multi-Family Housing Rehabilitation and Preservation	Annual funding requests to facilitate multi-family housing rehabilitation	Annually based on grant funding schedules
16	Multi-Family Housing Rehabilitation and Preservation	Promotion on the City website and through annual announcements, and targeted neighborhood noticing	Annually by April each year throughout planning period
16	Multi-Family Housing Rehabilitation and Preservation	Rehabilitation of 5 extremely-low-income units, 5 very-low-income unit, and 10 low-income units during the planning period	Complete rehabilitations by end of planning period
16	Multi-Family Housing Rehabilitation and Preservation	Contact affordable housing developments and coordinate with qualified entities on preservation actions at least one year prior to covenant expiration	At least one year prior to expiration of affordable housing covenants

Program No.	Program Name	Objective	Timeframe
17	Affirmatively Further Fair Housing – Housing Affordability & Access to Opportunity and Mobility	<p><u>Facilitate Construction of Affordable Housing Near Transit and Services</u></p> <p>Process General Plan and Zoning Code amendments to provide adequate sites to accommodate the City's RHNA allocation, including amendments to development standards and implementation of affordability requirements (Program 1)</p> <p>When selecting sites for rezoning to accommodate regional housing needs for lower-income units, give priority consideration to sites with close access to public transit and services. (Program 1)</p> <p>Adopt streamlined review procedures with objective standards for residential development (Program 1)</p> <p>Facilitate the construction of 418 lower-income units, including 143 ELI units, during the planning period. (Program 5)</p> <p><u>Facilitate Construction of ADUs and Lot Splits to Expand Affordable Housing Options in Existing Single-Family Neighborhoods</u></p> <p>Offer incentives including fast-track processing and reduced processing fees when ADUs are voluntarily deed-restricted for low- or moderate-income persons. (Program 2)</p> <p>Provide two standardized pre-approved ADU plans (400sf and 480sf) to homeowners to reduce costs associated with ADU development and encourage more production of this housing type throughout the city. (Program 2)</p> <p>Monitor ADU production and affordability annually and implement additional actions or incentives if production is not meeting anticipated levels. (Program 2)</p>	See timeframes for each objective listed under the referenced program.



Program No.	Program Name	Objective	Timeframe
		<p>Encourage consolidation of small lots and subdivision of large lots on a project-by-project basis throughout the planning period through incentives and discussions with housing developers during preliminary project reviews (Program 8)</p> <p>Amend the zoning code and local coastal program to implement SB 9 (Program 8)</p> <p>Facilitate urban lot splits pursuant to SB 9 (2021) throughout the planning period (Program 8)</p> <p>In coordination with research being conducted at the State level, evaluate and pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9. (Program 8)</p> <p><u>Support Affordable Rental Housing Programs</u></p> <p>Maintain at least 177 Section 8 vouchers in Carpinteria throughout the planning period. (Program 4)</p> <p>Continue to partner with the County and City of Santa Barbara Housing Authorities to support administration and explore possible expansion of Section 8 rental assistance in the City (Program 4)</p> <p><u>Facilitate Affordable Housing Development Through Financial and Regulatory Concessions and Incentives</u></p> <p>Partner with nonprofit organizations to leverage housing funds in order to obtain enough financing to rehabilitate existing housing and produce new affordable housing units, including the following specific actions:</p> <ul style="list-style-type: none"> <li>• Annual outreach and collaboration with affordable housing developers</li> <li>• Priority processing for projects with ELI units</li> </ul>	

Program No.	Program Name	Objective	Timeframe
		<ul style="list-style-type: none"> <li>• Fifty percent reduction of Development Impact Fees</li> <li>• Deferral and/or waiver of City planning fees</li> <li>• Reduction in the number of parking spaces required</li> <li>• Modifications to development standards</li> <li>• Provision of surplus property at no cost</li> <li>• Provide funding support through the City's Housing Trust Fund or other sources for soft costs</li> <li>• Support in the funding application process for low-income housing tax credits and other housing grant programs</li> <li>• Encourage development of affordable family apartments with 2 or more bedrooms (Program 5)</li> </ul> <p>Update City density bonus regulations in conformance with current state law requirements and promote the use of density bonus to facilitate affordable housing production on the City website (Program 7)</p> <p>Facilitate the consolidation of lots allowing residential development to enhance the feasibility of affordable housing through economies of scale and by improving competitiveness for grant funding (Program 8)</p> <p>Provide concessions and incentives for affordable housing including but not limited to relief from covered parking and parking space requirements, encouraging smaller units above commercial uses in the downtown district to reduce parking needs and facilitate affordability, reducing development impact fees, and other incentives that may be requested pursuant to state density bonus law. (Programs 5, 7, 9, 10)</p> <p>Grant fee deferrals, reductions and waivers on an ongoing basis to help owner-builder projects, projects with</p>	

Program No.	Program Name	Objective	Timeframe
		<p>minimum public service impacts, retrofitting projects and affordable housing developments. (Program 10)</p> <p><u>Eliminate Barriers to Affordable Housing for People with Special Needs</u></p> <p>Support reasonable accommodation for persons with disabilities by amending regulations to remove subjective findings for approval related to potential impacts on surrounding uses. (Program 11)</p> <p>Amend permitting requirements and necessary findings for residential care facilities for 7 or more persons to ensure that they are consistent with state law and fair housing requirements. (Program 11)</p> <p>Actively engage the community through the City Council Ad Hoc Senior Services Planning Committee. The Committee is tasked with exploring and providing feedback on potential interim and long-term service models and partnerships for active adult/senior services in order to develop an actionable plan, or plans, for implementation. (Program 11)</p> <p>Promote Single-Family Housing Rehabilitation Program to those with disabilities and older adults to implement accessibility modifications to help existing residents of housing continue to reside in their homes in coordination with the Ad Hoc Senior Services Committee (Program 15)</p> <p>Support the Housing Trust Fund of Santa Barbara County Workforce Homebuyer Program by providing information on the City website and through promotional announcements or newsletters and through social media. (Program 18)</p> <p><u>Preserve and Rehabilitate Existing Affordable Housing Stock</u></p>	

Program No.	Program Name	Objective	Timeframe
		<p>Facilitate preservation of all mobile home parks (comprising 861 housing units) by continuing to enforce Mobile Home Park Closure Ordinance, Mobile Home Park Rent Stabilization Ordinance, and Mobile Home Park Rent Stabilization Disclosure Ordinance. (Program 12)</p> <p>Continue to implement the Mobile Home Rent Stabilization Program by annually setting the maximum rent to be charged based on the Consumer Price Index. (Program 12)</p> <p>Continue to facilitate preservation of existing apartment units through implementation of the Condominium Conversion Ordinance. (Program 13)</p> <p>Facilitate rehabilitation 5 units occupied by extremely-low-income owner households and 5 units occupied by very-low-income owner households during the planning period (Program 15)</p> <p>Facilitate rehabilitation of 5 extremely-low-income units, 5 very-low-income unit, and 10 low-income units during the planning period (Program 16)</p> <p>Promotion the Multi-Family Housing Rehabilitation Program and funding availability on the City website and through annual announcements, and targeted neighborhood noticing (Program 16)</p>	
17	Affirmatively Further Fair Housing – Homelessness	<p>Amend zoning code requirements to reduce or eliminate barriers to housing and services meeting the needs of the homeless population, including the following:</p> <ul style="list-style-type: none"> <li>• Amend regulations for emergency shelter parking standards consistent with AB 139 (2019).</li> <li>• Adopt regulations for low barrier navigation centers consistent with AB 101 (2019).</li> <li>• Amend regulations for supportive housing consistent with AB 2162 (2018).</li> </ul>	See timeframes for each objective listed under the referenced program.



Program No.	Program Name	Objective	Timeframe
		<ul style="list-style-type: none"> <li>Amend regulations to remove the Conditional Use Permit requirement for SROs and continue to facilitate the production of SRO housing to serve the needs of lower-income persons. (Program 11)</li> </ul> <p>Continue to facilitate the production of transitional and supportive housing to serve the needs of persons with disabilities throughout the planning period including providing fee reductions, waivers, and deferrals on a project-by-project basis and partnering with nonprofit organizations to leverage housing funds in order to obtain financing for transitional and supportive housing development. (Programs 5, 9, 11)</p> <p>Continue to provide services to people experiencing homelessness in collaboration with the County of Santa Barbara, non-government organizations providing homeless services in the region, and local community-based volunteers and organizations, and annually evaluate information to determine trends and issues related to homeless services as well as to evaluate the effectiveness and efficiency of those services. (Program 11)</p> <p>Other strategies discussed under Housing Affordability above will also facilitate the provision of additional permanent affordable housing to address the issue of homelessness.</p>	
17	Affirmatively Further Fair Housing – Fair Housing Education	<p><u>Enhance and Expand Fair Housing Education Efforts</u></p> <p>Continue to address discrimination by referring fair housing complaints to the Santa Barbara Rental Mediation Task Force or other appropriate organizations with the objective of increasing the number of residents assisted by 25% each year. (Program 17)</p>	Ongoing referrals; Review annually by April each year throughout planning period; Additional actions by October each year, if review identifies potential improvements

Program No.	Program Name	Objective	Timeframe
		<p>Facilitate and provide fair housing training and education opportunities, specifically related to rental properties, that will be directed to housing service providers, management companies, and rental residents with the objective of increasing the distribution of fair housing information by 25% during the planning period. Ensure information is made available in both English and Spanish. Include, in particular:</p> <ul style="list-style-type: none"> <li>• An emphasis on the protection for source of income under California law,</li> <li>• Rights and responsibilities related to people with disabilities. (Program 17)</li> </ul> <p>During fair housing education workshops and other outreach, establish and maintain a comprehensive list of interested nonprofits, property owners and community members for future outreach. (Program 17)</p> <p>Proactively engage local housing organizations representing the interests of lower-income and special needs households and neighborhoods with higher concentrations of lower-income households in future City actions related to land use and housing, including targeted stakeholder interviews or a committee representative of these interests. (Program 4)</p> <p><u>Ensure Safe Living Conditions for Low-Income and Special Needs Renters</u></p> <p>Continue to facilitate preservation and appropriate maintenance of the existing housing units through Code compliance efforts and annual public announcements throughout the planning period (Program 14)</p> <p>Conduct housing condition surveys two times during the 6th cycle to determine the nature and extent of housing deterioration and rehabilitation assistance needs (Program 14)</p>	<p>Outreach through printed materials, workshops and other in-person gatherings, and information posted on City website; Review annually by April each year throughout planning period; Additional actions by October each year, if review identifies potential improvements</p> <p>Ongoing during fair housing workshops and outreach efforts</p> <p>At least annual coordination with local housing organizations throughout the planning period</p> <p>See timeframes for each objective listed under the Program 14.</p>

Program No.	Program Name	Objective	Timeframe
		<p>Contact property owners/landlords with nonconforming conditions after each of the surveys for training on property maintenance requirements and tips (Program 14)</p> <p>Connect property owners/landlords subject code compliance actions with financial assistance opportunities for rehabilitation work (Program 14)</p>	
18	Workforce Homebuyer Down Payment Loans	Continue to facilitate home ownership for the local workforce with an objective of two loans per year	Assist homeowners upon request throughout planning period; achieve objective by end of planning period
18	Workforce Homebuyer Down Payment Loans	Promote the program annually on the City website and other public locations and through social media and public announcements	Ensure website is updated as necessary throughout planning period; include information through social media posts and other public announcements at least annually throughout planning period

# **CITY OF CARPINTERIA**

**2023 - 2031**

## **HOUSING ELEMENT**

### ***Technical Report***

**REVISED DRAFT**

**April 2023**



## Contents

I.	Housing Needs Assessment .....	I-5
A.	Population Characteristics.....	I-5
1.	Population Growth Trends .....	I-5
2.	Age.....	I-5
3.	Race and Ethnicity .....	I-6
B.	Household Characteristics .....	I-7
1.	Household Tenure and Size.....	I-7
2.	Housing Vacancy .....	I-7
3.	Overcrowding.....	I-8
4.	Household Income .....	I-9
5.	Overpayment.....	I-10
C.	Employment .....	I-11
D.	Housing Stock Characteristics .....	I-11
1.	Housing Type.....	I-11
2.	Housing Age and Conditions.....	I-12
3.	Housing Cost.....	I-13
E.	Special Needs .....	I-15
1.	Persons with Disabilities .....	I-15
2.	Elderly .....	I-17
3.	Large Households.....	I-18
4.	Female-Headed Households .....	I-18
5.	Farm Workers .....	I-19
6.	Homeless Persons.....	I-19
F.	Assisted Housing at Risk of Conversion .....	I-24
G.	Low- and Moderate-Income Housing in the Coastal Zone.....	I-24
H.	Future Housing Needs .....	I-25
II.	Resources and Opportunities.....	II-1
A.	Land Resources .....	II-1
B.	Financial and Administrative Resources .....	II-1
C.	Energy Conservation and Sustainable Housing Development .....	II-3
III.	Constraints.....	III-1
A.	Governmental Constraints.....	III-1
1.	Land Use Plans and Regulations.....	III-1
2.	Development Processing Procedures.....	III-18
3.	Development Fees and Improvement Requirements.....	III-26
B.	Non-Governmental Constraints.....	III-30
1.	Environmental Constraints .....	III-30
2.	Infrastructure Constraints.....	III-31
3.	Land Costs.....	III-31
4.	Construction Costs.....	III-32
5.	Cost and Availability of Financing .....	III-32

Appendix A – Evaluation of the Prior Housing Element

Appendix B – Residential Land Inventory

Appendix C – Public Participation Summary

Appendix D – Fair Housing Assessment

## List of Tables

Table I-1	Population Trends .....	I-5
Table I-2	Age Distribution .....	I-6
Table I-3	Race/Ethnicity .....	I-6
Table I-4	Households Size by Tenure .....	I-7
Table I-5	Housing Vacancy by Type .....	I-8
Table I-6	Overcrowding .....	I-8
Table I-7	Median Household Income .....	I-9
Table I-8	Overpayment by Tenure - Carpinteria .....	I-10
Table I-9	Employment by Industry – Carpinteria and Santa Barbara County .....	I-11
Table I-10	Housing by Type .....	I-12
Table I-11	Age of Housing Stock .....	I-12
Table I-12	Income Categories and Affordable Housing Costs – Santa Barbara County .....	I-14
Table I-13	Persons with Disabilities by Age .....	I-16
Table I-14	Elderly Households by Tenure .....	I-18
Table I-15	Household Size by Tenure .....	I-18
Table I-16	Household Type by Tenure .....	I-19
Table I-17	Homeless Counts in the South Coast Area .....	I-20
Table I-18	Assisted Housing Units at Risk of Conversion .....	I-24
Table I-19	Coastal Zone Housing Units .....	I-25
Table I-20	Regional Housing Needs 2023-2031 .....	I-26
Table II-1	Land Inventory Summary .....	II-1
Table III-1	General Plan Residential Land Use Categories .....	III-1
Table III-2	Zoning Overlay Districts .....	III-2
Table III-3	Permitted Residential Uses and Development Standards – Residential Zones .....	III-8
Table III-4	Permitted Residential Uses and Development Standards – Non-Residential Zones .....	III-10
Table III-5	Permit Processing Fees .....	III-27
Table III-6	Development Impact Fees .....	III-28

## List of Figures

Figure III-1	Potential Emergency Shelter Locations in the M-RP Zone District .....	III-16
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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	%
<b>Owner households:</b>	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%
<b>Renter households:</b>	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	%
<b>Occupancy Status</b>				
Occupied	5,063	81.8%	148,309	93.1%
Vacant	1,126	18.2%	11,008	6.9%
<b>Vacant housing units by type</b>				
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%
<b>Total housing units</b>	<b>6,189</b>	<b>100%</b>	<b>159,317</b>	<b>100%</b>

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	%
<b>Owner occupied units</b>	<b>2,739</b>	<b>100.0%</b>	<b>77,504</b>	<b>100.0%</b>
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%
<b>Renter occupied units</b>	<b>2,324</b>	<b>100.0%</b>	<b>70,805</b>	<b>100.0%</b>
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

17. Affirmatively Furthering Fair Housing, and Program 18. 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.

##### Extremely-Low-Income (ELI) Households

Extremely low-income households are defined as those with incomes less than 30% of the area median income, or no more than \$41,900 per year for a four-person household in Santa Barbara County according to California Department of Housing and Community Development (HCD) 2022 Income Limits (Table I-12). According to recent Department of Housing and Urban Development (HUD) and Comprehensive Housing Affordability Strategy (CHAS) data, approximately 170 ELI owners and 335 ELI renters were identified in Carpinteria.

ELI households face a number of housing problems including overpayment and overcrowding. As seen in Table I-8, 94% of ELI owner households and 82% of ELI renter households pay more than 30% of income for housing. In addition, some extremely low-income persons may have disabilities or other special housing needs.

To estimate future ELI housing needs it is assumed that 50% of the City's very-low-income regional housing need, or 143 units, are within the extremely-low-income category pursuant to California Government Code §65583(a)(1).

The Housing Plan includes several programs that address the problems of ELI households, 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 17. Affirmatively Furthering Fair Housing, and Program 18. Workforce Homebuyer Down Payment Loans.

**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 17. Affirmatively Furthering Fair Housing, and Program 18. 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. However, home values are not necessarily reflective of sales prices given market fluctuations and housing stock available for sale. The California Economic Forecast Project's 2021 Carpinteria Valley Economic Profile indicates the median sales price of existing single-family residential properties increased 45% between 2015 and 2021 (\$925,000 to \$1,680,000). Median condominium sales prices increased at a slower rate of 21% between 2015 and 2021 (\$540,000 to \$680,000).

The Santa Barbara Association of Realtors (SBAOR) reported sales prices of single-family homes in the Carpinteria/Summerland area increased by 12.6% from 2021 to 2022 to a median sales price of \$1,875,000 in 2022. Condominium sales, which are reported for the south coast area as a whole, increased by 16.5% from 2021 to 2022 to a median sales price of \$965,000 for 2022. According to SBAOR's February 2023 report of market activity, there have been 12 closed sales year-to-date with a median sales price of \$1,265,000. A February/March 2023 internet search of real estate for sale in the city found asking prices ranging from \$750,000 for a 787 square-foot condominium to over \$2 million for a 1,043 square two bedroom single family home. Based on the estimated affordable purchase prices shown in Table I-12, it is extremely 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 \$965,000, there is a gap of about \$519,000 between the median market price for a condominium and the maximum price a moderate-income household can afford to pay for a home. For low-income households, this gap is over \$550,000. 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 California Economic Forecast Project's 2021 Carpinteria Valley Economic Profile reported that there are more affordable housing options in Carpinteria than in other parts of the south coast. The report attributed this to approximately 53 percent of the City's housing stock being



comprised of apartments and mobile homes, and 3 percent comprised of income-restricted units. Nevertheless, most market rental rates in the city are not affordable to lower-income households.

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. An internet survey in March 2023 found average rents continue to be in the same price range with many units asking much higher prices and a limited supply of less expensive 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 17. 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 17. 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**

<b>Disability by Age</b>	<b>Persons</b>
<b>Disabilities for Persons Age 18 to 64</b>	
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
<b>Disabilities for Persons Age 65 and over</b>	
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.<sup>1</sup> Carpinteria is served by the Tri-Counties Regional Center<sup>2</sup> (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.

## 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. These recommendations were presented to City Council on November 28, 2022. On December 12, 2022, the Council extended the term of the committee and revised its roles and responsibilities, tasking the committee with exploring and providing feedback on potential interim and long-term service models and partnerships for active adult/senior services in order to develop an actionable plan, or plans, for implementation, including budgetary requirements, to be considered by the City Council at a future City Council meeting.

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

<sup>2</sup> [www.tri-counties.org](http://www.tri-counties.org)

**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%
<b>Total Households</b>	<b>2,739</b>	<b>100%</b>	<b>2,324</b>	<b>100%</b>

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 17. Affirmatively Furthering Fair Housing, and Program 18. 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%
<b>Total households</b>	<b>2,739</b>	<b>100%</b>	<b>2,324</b>	<b>100%</b>

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. Female-headed households with children often face challenges such as



lower wages and the added cost of childcare that leaves a smaller portion of household income available for housing. 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 17. Affirmatively Furthering Fair Housing, and Program 18. 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), the Census Bureau estimated that there are about 404 Carpinteria residents employed in agriculture, forestry, fishing and hunting, and mining jobs. Recent data from the U.S. Department of Agriculture Census of Farmworkers reported a total of 22,985 farmworkers in Santa Barbara County in 2017, of which 9,895 (43%) were seasonal workers. Since 2012, it is estimated that the number of farmworkers in the county has increased by approximately 2.8%. According to HCD pre-approved data compiled by SBCAG, over 91% of farmworkers work on larger farms with 10 or more workers.

Farmworkers are among the lowest paid employees in Santa Barbara County. 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.<sup>3</sup>

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

- Substance abuse and alcohol
- Domestic violence
- Mental illness

Since 2003, all Continuum of Care Communities (those receiving Federal grant funds serving the homeless) have been required to report the number of people who are homeless at a particular point in time. 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

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.

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

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. Data included in this table was obtained from the California Housing Partnership Corporation with more recent updates provided by the property managers. 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.; People's Self Help Housing; 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). Government Code §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 1750 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 housing 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. 1750
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 since January 1982	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 period<sup>4</sup> 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 6<sup>th</sup> 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

<sup>4</sup> Under state law, the "projection period" is the timeframe for determining regional housing need, while the "planning period" is the eight-year period between the due date for one housing element update and the due date for the next housing element update. The "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.

§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



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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
Completed, Approved & Pending Projects (Table B-3)	-	-	-	79	79
Net Remaining RHNA	418		135	269	822
Vacant Sites (Table B-4)	-		13	5	18
Underutilized Sites with R Overlay (Table B-5)	94		31	-	125
Other Underutilized Sites (Table B-6)	-		89	266	355
ADUs	96		10	54	160
Surplus (Shortfall)	(228)		7	56	(164)

Source: City of Carpinteria, 2023

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.<sup>5</sup>

**Housing Trust Fund (HTF) of Santa Barbara County.** The HTF<sup>6</sup> is a non-profit financing initiative whose mission is to expand affordable housing opportunities for low- to middle-income residents and workers in Santa Barbara County. HTF's primary program is a \$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.

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

<sup>6</sup> <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.<sup>7</sup>

Title 24 sets forth mandatory energy standards and requires the adoption of an energy budget for all new residential buildings and additions to residential buildings. Separate requirements are adopted for low-rise residential construction (i.e., 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.

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<sup>7</sup> [https://www.energy.ca.gov/sites/default/files/2021-08/CEC\\_2022\\_EnergyCodeUpdateSummary\\_ADA.pdf](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

##### General Plan Land Use Designations

Table III-1 shows the four major residential land use categories designated in the City's General Plan/Local Coastal Plan (hereafter referred to together as "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)



## Residential Zoning Designations

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

The primary residential districts are the R-1, PRD, PUD, MHS/PUD, and MHP zones. Dwelling units are also allowed in the CB, CPD, A, M-RP and M zones as long as they are integrated into the overall development. The M-CD zone allows for caretaker units pursuant to a Conditional Use Permit. The REC zone allows dwellings for owners, managers or caretakers pursuant to a Conditional Use Permit.

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

## Overlay Zones

In addition to the regulations governing individual zoning classifications, the Zoning Ordinance includes 10 Overlay Districts, as described below. Overlay district boundaries are shown on the official zoning map. 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. Table III-2 lists the City's overlay districts.

**Table III-2 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 that 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 that 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. Per Program 1, the R Residential Overlay is also proposed to be modified to allow development at a minimum density of 20 units per acre and will review development standards in consultation with local architects and developers and amend standards as necessary to ensure

that allowable densities can be achieved, including 3-story development in multi-family zones, and that standards do not pose unreasonable constraints on the cost and supply of housing. Program 1 also includes a commitment to establish affordability requirements for selected candidate sites identified in Appendix B Table B-6.

- 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.

## **b. Residential Development Standards**

Development standards that apply to residential uses in residential zones and non-residential zones are shown in Table III-3 and Table III-4, respectively and are discussed below.

**Density.** Residential density refers to the number of dwelling units per acre of land (du/ac). The zoning ordinance includes density standards consistent with the General Plan. The highest densities (20 du/ac) are allowed in the PRD, CPD, CB, M-RP, M and R Overlay zones. This density is considered suitable for lower-income housing pursuant to the “default density” provisions of Government Code Section 65583.2(c)(3)(B). The Casas de las Flores project of 43 lower-income units, completed during the prior planning period, was constructed at a density of 16 du/ac.

**Lot or building coverage.** Building coverage, according to the zoning regulations, means the amount of land that may be covered by buildings, usually measured as a percentage of the lot area. However, pools, spas and patios are not included within the meaning of a building. Table III-3 and Table III-4 identify the lot coverage standards for each 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.

**Building height.** 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 using eight foot ceiling heights, dormers and flat roof designs.

**Lot size.** 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.** 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.”

**Floor area ratio.** 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.

**Off-street parking.** 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 parking 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.

Cumulative effect of development standards. While individual development standards may be reasonable, the cumulative effect of all standards has the potential to adversely affect the cost and supply of housing. Under State density bonus law, developments meeting minimum affordability levels are eligible for modifications in development standards that help to reduce development cost. The City implements state density bonus by continuing to allowing modifications to development

standards consistent with state law, as it may be amended from time to time, and Program 7 commits the City to updating its density bonus to implement state law and clarify procedures for developers. Further, Program 1 in the Housing Plan includes a commitment to review all residential development standards in consultation, including but not limited to building coverage, setbacks and height limits, with local architects and developers as part of the R Overlay amendment process and revise standards as necessary to ensure that allowable densities can be achieved and applicable standards do not pose an unreasonable constraint on the cost and supply of housing in all zones.

### **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-3  
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; SROs with CUP	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%



**Table III-4  
Permitted Residential Uses and Development Standards – Non-Residential Zones**

Type of Standard	CPD	CB	M-RP	M
Permitted Residential Uses	Dwelling units integrated as part of overall commercial development; Residential-only development with R Overlay	Dwelling units integrated as part of overall commercial development; Residential-only development with R Overlay	Mixed residential/industrial use; Emergency shelters; Residential-only development with R Overlay	Mixed residential/industrial use; Emergency shelters; Residential-only development with R Overlay
Max. Density (units/acre)	20	20	20	20
Min. Parking	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; Emergency shelters: 1 space/5 beds + 1/employee on duty	Studio/1 Bdrm: 1 covered 2 or more bdrms: 1 covered and 1 uncovered +1 visitor space per 3 units; Emergency shelters: 1 space/5 beds + 1/employee on duty
Max. Building Coverage	No standard	No standard	40%	50%
Max. Building Height	30 feet	30 feet	30 feet	30 feet
Min. Net Lot Area (sq. feet)	No standard	No standard	1 acre	7,000 sf
Max. FAR	N/A	N/A	N/A	N/A
Front Setback	Greater of 35 feet from center of road or 5 feet from property line	Greater of 35 feet from center of road or 5 feet from property line	No standard	5 feet and greater than half building height
Side Setback	None required, except 10 feet if adjacent to residential zoning	None required, except 10 feet if adjacent to residential zoning	No standard	5 feet and greater than half building height
Rear Setback	None except 10 feet if adjacent to residential zoning	None required, except 10 feet if adjacent to residential zoning	No standard	None except 2x building height if adjacent to residential zoning
Minimum Open Space	No standard	No standard	No standard	No standard
Landscaping	10%	5-20% depending on size of lot	30%	10%

### c. 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. To ensure that current regulations do not unreasonably limit housing options for persons with disabilities, Program 11 in the Housing Plan includes a commitment to review and amend requirements for residential care facilities serving seven or more persons to ensure that they are consistent with State law and fair housing requirements.

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.

To ensure that these findings and procedures do not pose an unreasonable constraint to persons with disabilities, Program 11 in the Housing Plan includes a commitment to review and amend current regulations as necessary to ensure conformance with current fair housing law. 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. In 2018, AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. Program 11 in the Housing Plan includes an amendment to the Zoning Code in compliance with this requirement.

- **Single Room Occupancy**

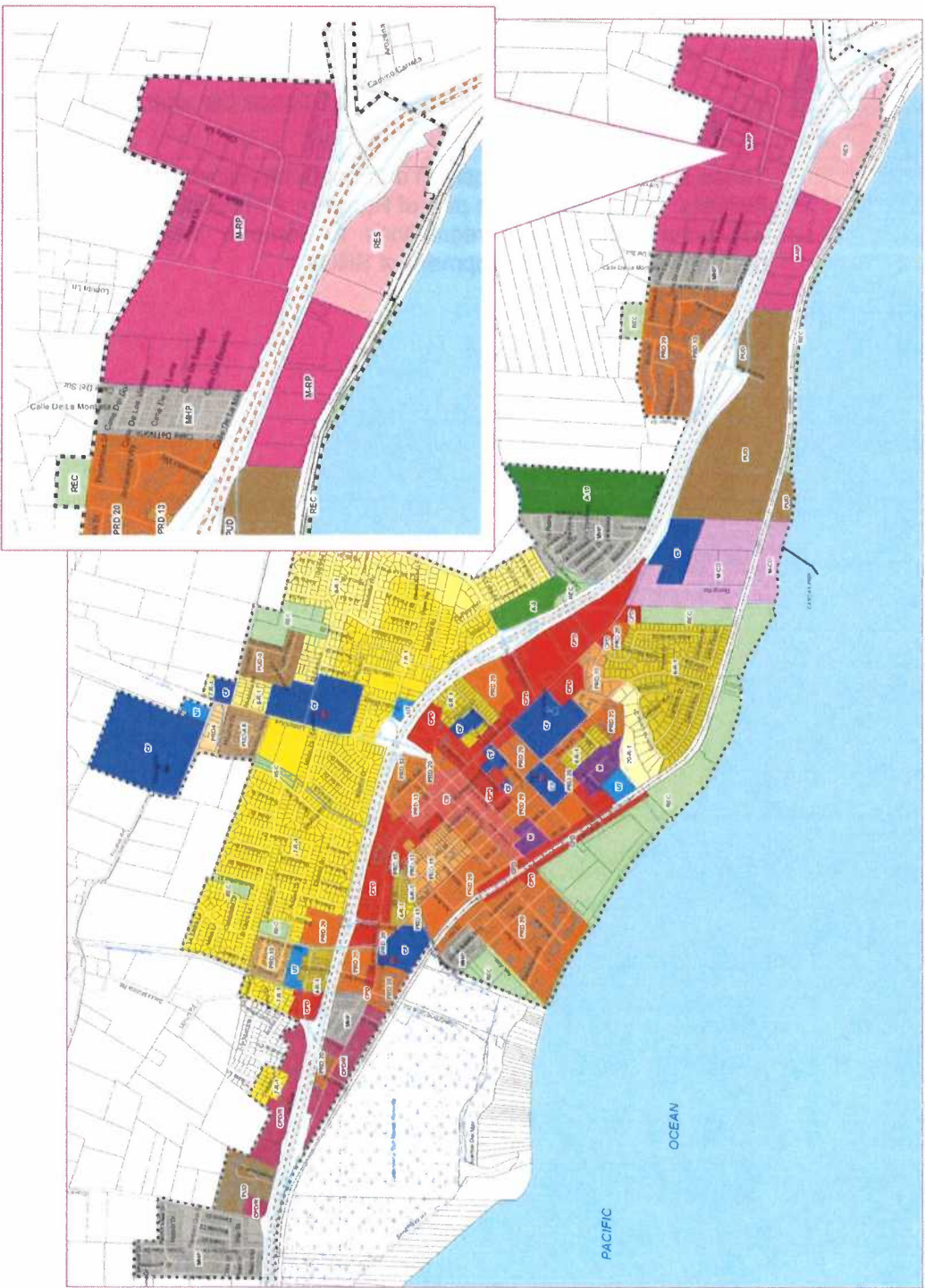
Single room occupancy (SRO) facilities are small studio-type units that typically rent in the very-low- or extremely-low-income category. California *Health and Safety Code* §17958.1 allows jurisdictions to permit efficiency units with a minimum floor area of 150 square feet and partial kitchen or bathroom 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. Nevertheless, as part of Program 11 (Special Needs Housing), the City will amend its zoning regulations to remove the Conditional Use Permit requirement for the development of SROs.

Figure III-1  
Potential Emergency Shelter Locations in the M-RP Zone District



**d. 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.

**e. 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.

**f. 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.

**g. 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.

**h. 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.



### **i. 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.

### **j. 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 type of development and the zone in which the 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. Development applications are reviewed and approved by the Planning Director, Planning Commission and/or City Council depending on the type of application:

- *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. Rezoning and zoning ordinance amendments must then be reviewed and certified by the Coastal Commission as consistent with the City's Local Coastal Plan and the California Coastal Act.
- *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* - This type of permit is required for all new development in most zone districts. The required standards for residential development are described in Section III.A.1 above, and include density, lot size, lot coverage, off-street parking, building height, building setbacks and open space. The Planning Commission reviews the design and operational characteristics of the proposed development and may impose conditions of approval as deemed necessary. In limited circumstances, for projects involving only minor alterations, additions or replacement to an existing structure that is found to be in conformance with a previously-approved development plan, the Community Development Director may waive the requirement for a development plan.
- *Coastal Development Permit* - Unless otherwise exempted from the State Coastal Act, any land use activity that fits within the definition of "development" requires a Coastal Development Permit (CDP). In Carpinteria, any entitlement for development including a Development Plan, Conditional Use Permit, Grading Permit, etc. requires a CDP as well. The purpose of the CDP is to review proposed development for consistency with State Coastal Act policies and the regulations of the City's Local Coastal Program, which implements the Coastal Act within the City of Carpinteria. Coastal Development Permits include both administrative CDPs, which are considered by the Community Development Director, and

discretionary CDPs, which are considered by the Planning Commission. Coastal Development Permits involving projects of a certain nature (e.g., large public works projects) or located within certain areas (e.g., within 100 feet of a stream or wetland) are eligible to be appealed to the California Coastal Commission. *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 only residential uses currently requiring a CUP are SROs and large residential care facilities. Programs 1 and 11 are included in the Housing Plan to review and revise these requirements consistent with fair housing law and to further address the housing needs of lower-income households. 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. Criteria for approval of a CUP are as follows:

- a. The site for the proposed use is adequate in size and shape to accommodate the use;
- b. The site for the proposed use is served by streets and highways that are properly designed to carry the type and quantity of traffic generated by the subject use;
- c. The granting of the permit will not materially adversely affect such necessary community services as sewage disposal, fire protection, water supply, and police protection;
- d. The granting of the permit will not be detrimental to the health, safety, and general welfare of the neighborhood;
- e. The proposed use is consistent with the coastal plan, general plans, and applicable specific plan(s);
- f. The proposed use will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- g. The proposed development will not conflict with recorded easements acquired by the public-at-large for access through or use of the property within the proposed development or any easements granted to any public agency or required as a condition of approval;
- h. Any other conditions which are reasonably necessary to protect the public peace, health, safety, and general welfare.

CUP requirements do not adversely affect the cost and supply of housing because they primarily apply to non-residential uses and Program 11 commits to eliminating the CUP requirement for SROs.

- *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.

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 pursuant to the Coastal Act.

Criteria for approval of a Development Plan are as follows:

- a. The proposed development is in conformance with the provisions of the applicable zoning district, coastal plan and implementation programs, general plan, and specific plan(s) if required;
- b. The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives;
- c. The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- d. The proposed development will not conflict with any recorded easements acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval;
- e. The proposed development will not adversely affect necessary community services and values including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection;
- f. The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.

The criteria for approval of a CDP is that the proposed development is in conformity with the City's certified Local Coastal Program.

The City's certified Local Coastal Program includes coastal resource preservation policies as required by the Coastal Act. While these policies may impact locations within the City where housing may be developed, the City also has policies that allow and encourage clustering of development on project sites to avoid impacts to resources. In combination, these policies allow for housing development on sites even when a portion of the site may contain sensitive coastal



resources. Further, the underutilized sites and candidate sites identified in Appendix B (Table B-5 and B-6, respectively) were selected because they do not contain a substantial amount of known sensitive coastal resources that would preclude development at maximum allowable densities.

While City requirements and procedures for Coastal Development Permits and Development Plans are considered reasonable and do not adversely affect the cost and supply of housing, some of the criteria for Development Plan approval are subjective and could contribute to uncertainty in the permit process. To address this issue, Program 1 in the Housing Plan includes a commitment to review and amend Development Plan criteria to improve development certainty and objectivity consistent with the Coastal Act.

### **c. 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 2014 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.

The Architectural Review Board provides only recommendations to the decisionmaker(s). For projects requiring Planning Commission approval, these recommendations are forwarded to the Planning Commission for consideration at a public hearing in conjunction with consideration of permit (e.g., Development Plan/Coastal Development Permit) approval.

#### 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. Other factors outside of governmental control, such as development financing can also impact the time from planning approval to building permit application. Typical time from project approval to application for a building permit is three to four months.

#### 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 from property owners 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 in the PUD zone, the City Council or Planning Commission shall determine that the following additional 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 and multi-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.

#### **d. 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-6, and Development Impact Fees (DIFs) for providing services and facilities such as schools, parks and infrastructure are shown in Table III-7. 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 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. Nevertheless, the City has recently undertaken a new cost study and will be soon undertaking a new nexus study to ensure compliance with current state law requirements regarding fees.

The City Council also adopted Resolution No. 5238 on April 12, 2010, which provides for a 50% reduction in DIFs for affordable housing projects providing 100% of their units in the low and very-low income category range for a period of no less than 55 years. This reduction in DIFs for 100% affordable projects supports the construction of low and very-low income housing which is often constructed in partnership with local nonprofit housing organizations.

**Table III-5  
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
Coastal Plan Amendment Review, Map/Text	\$10,830
Conceptual Plan Review	\$6,100
Conditional Use Permit	\$4,900
Development Plan Review	\$5,700
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, Map/Text	\$8,700
Lot Line Adjustment Review	\$2,500
Specific Plan Review	\$9,700
Variance Review	\$5,200

\*Deposit amount with charges based on time required.

**Table III-6  
Development Impact Fees**

**CITY OF CARPINTERIA  
DEVELOPMENT IMPACT MITIGATION FEE SCHEDULE <sup>(1)</sup>  
2022-2023  
(Exclusive of Parks and Recreation Fees)**

Last Updated 07/14/22

Land Use	Streets and Thoroughfares *	Highway and Bridges*	Traffic Control Facilities*	General Government Facilities*	Storm Drain Facilities*								
<b>Residential</b>													
	<b>\$ / dwelling unit</b>												
Single Family	1,419.94	7,249.93	583.85	1,305.63	4,294.78								
Multiple Family	874.83	4,466.73	359.00	976.86	1,073.22								
Congregate Care	240.91	1,230.05	99.20	725.56	1,073.22								
Accessory Dwelling Unit <sup>2</sup>	393.01	2,007.57	161.55	483.71	1,932.94								
<b>Commercial/Industrial</b>													
	<b>\$ / gross sq. ft.</b>												
Commercial	1.94	9.91	0.80	0.36	0.90								
Industrial	1.57	8.03	0.65	0.17	0.64								
<b>Resort/Hotel<sup>3</sup></b>													
	<b>\$ / room</b>												
	811.53	4,143.62	333.49	29.29	-								
<table> <tr> <th>Land Use</th> <th>Parking Facilities *</th> </tr> <tr> <td>Downtown "T"</td> <td>\$ / parking space</td> </tr> <tr> <td>Residential</td> <td>23,554.23</td> </tr> <tr> <td>Commercial</td> <td>23,554.23</td> </tr> </table>						Land Use	Parking Facilities *	Downtown "T"	\$ / parking space	Residential	23,554.23	Commercial	23,554.23
Land Use	Parking Facilities *												
Downtown "T"	\$ / parking space												
Residential	23,554.23												
Commercial	23,554.23												
<div> <div> <b>Residential</b>                      fee by category x # of new units = total fee                 </div> <div> <b>Commercial/Industrial</b>                      fee by category x gross sq. ft. = total fee                 </div> </div>													
(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 <sup>(1)</sup>**  
**2022-2023**  
**(Parks and Recreation Fees)**

Last Updated 07/14/22

Land Use	Quimby Fee**	Park and Recreation Facilities Fee*	Aquatic Facilities Fee*	Open Space Fee**
<b>Residential</b>				
	<b>\$ / dwelling unit</b>			
Single Family	21,020.52	5,203.62	325.93	-
Multiple Family	15,726.84	3,893.27	243.74	-
Congregate Care	-	-	-	-
Accessory Dwelling Unit	7,785.44	1,927.27	120.93	-
<b>Commercial/Industrial</b>				
	<b>\$ / sq. ft.</b>			
Commercial	-	-	-	5.77
Industrial	-	-	-	2.80
<b>Resort/Hotel</b>				
	<b>\$ / room</b>			
	-	-	-	459.10
(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 and sites were selected based on consideration of these constraints. While portions of sites may not accommodate development due to environmental constraints, e.g., required watercourse setbacks, City policy encourages clustering development elsewhere on the site which would allow the estimated densities to be achieved. Projects may also utilize tools such as a Variance or Modification to allow exceptions from other development standards in order to facilitate the planned type and intensity of development while complying with applicable resource protection requirements.

## **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. According to CVWD, this water supply is expected to be adequate to serve projected development during the 2023-2031 planning period for both the city and unincorporated areas.<sup>8</sup>

### **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.

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<sup>8</sup> <https://cvwd.net/doc/4371/>

#### **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 and actual results compared to the objectives projected or planned. The evaluation of any differences between what was planned versus achieved has been instrumental in preparing updated objectives and programs in the 2023 Housing Element.

Table A-2 presents the City's progress in meeting the quantified objectives from the previous Housing Element. The City's objectives for new construction was 163 total units, of which 65 were lower-income units consistent with the 5<sup>th</sup> cycle RHNA allocation. The City exceeded its total objective by 13% (184 actual units), and the 45 lower-income units approved represents over 69% of the objective, a significant achievement given that available housing subsidies fall far short of the need. Nevertheless, programs have been updated and revised based on the experience gained during the 5<sup>th</sup> cycle. For example, Program 1 has been added to ensure adequate sites are available to meet the 6<sup>th</sup> cycle RHNA allocation and development standards do not act as impediments to achieving allowable densities. Program 2 has been updated to expand the ADU program and include monitoring throughout the planning period so that adjustments can be made as necessary if anticipated production levels are not being met. Program 11 has been updated to ensure compliance with state law for special needs housing and Program 17 identifies specific meaningful actions the City will take, in addition to combatting discrimination, to overcome patterns of segregation and foster inclusive communities during the planning period.

#### Effectiveness in meeting low-income housing needs

The City has made significant progress during the previous planning period addressing the housing needs of lower-income households. 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, developed and managed by People's Self-Help Housing Corporation. The City continues to work with non-profit affordable housing developers to facilitate the construction and long-term affordability of lower-income housing in the City.
- ADU ordinance. The city adopted new regulations in 2022 to encourage development of ADUs. The Coastal Commission certified these amendments to the local coastal plan in late 2022 and the ordinance became effective February 22, 2023. Additional actions the City will take to encourage and facilitate ADU production and ensure objectives are met during the current planning period are described in Program 2 (Accessory Dwelling Units) of the Housing Plan.



- Mobile home preservation. Mobile homes represent approximately 14% of the City's housing stock. The City's Mobile Home Park Closure Ordinance and Mobile Home Rent Stabilization Program have ensured that many of these units remain affordable to lower-income households. The City will continue to implement these regulations through Program 12 (Conservation of Mobile Home Parks and Rent Stabilization).

#### Effectiveness in meeting special housing needs

Special housing needs populations include the elderly, persons with disabilities or chronic illnesses, farmworkers, and people experiencing homelessness. Some of the ways the housing needs of special needs populations were addressed during the prior planning period include:

- 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. The program is currently in the development stage.
- Homeless Navigation Services. A weekly lunch program managed by Home for Good is offered in the City as a means to gather local homeless persons to one area on a specific day and time where services are offered. 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 provide weekly lunches and provisions.
- Permanent Housing for Homeless Individuals. During 2021-2022 approximately 45 people experiencing homelessness in Carpinteria received assistance, including six people who were placed in permanent housing.
- Accessible and Family Units. The Casas de las Flores development includes three units with accessibility features that are available to lower-income households. In addition, seven one-bedroom, 14 two-bedroom, 12 three-bedroom flats and 10 three-bedroom townhomes are included in the development, along with a playground, walking paths, and laundry facilities to serve larger families.
- Housing for the Elderly. The Steadfast GranVida project approved in 2015 is a licensed Residential Care Facility for the Elderly (RCFE). The facility is licensed by the California Department of Social Services and includes 70 units with 76 beds. Phase 2 of this successful development is approved for an additional 50 residential units on a 1.8-acre commercial parcel at 5464 Carpinteria Avenue.
- Services for the Elderly. The City Council in 2022 established an Ad Hoc Senior Services Planning Committee which conducted a Community Needs Assessment to derive data-driven recommendations for the creation of a senior services program. The committee is currently exploring potential interim and long-term service models and partnerships.

Housing Element programs have been updated and revised based on the experience gained during the 5<sup>th</sup> cycle RHNA allocation, particularly with regard to the housing needs of lower income and special needs populations. Program 1 has been added to ensure adequate sites are available to meet the 6<sup>th</sup> cycle RHNA allocation and development standards do not act as impediments to achieving allowable densities. Program 2 has been updated to expand the ADU program and include monitoring throughout the planning period so that adjustments can be made as necessary if anticipated production levels are not being met. Program 11 has been updated to ensure compliance with state law for special needs housing and Program 17 identifies specific

meaningful actions the City will take, in addition to combatting discrimination, to overcome patterns of segregation and foster inclusive communities during the planning period.

**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 second units were permitted during the planning period under the prior Zoning Code. The new ADU Ordinance and staff continues to promote ADUs consistent with State law. This program is successful and should be continued through implementation of the City's ADU Ordinance and programs to encourage ADU construction.
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 with additional actions to support the construction of lower income rental units.
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. Although the City successfully implemented the Inclusionary Housing ordinance, the City had limited interest in private for-sale developments with five or more units during the planning period. This program is successful and should be continued with additional incentives necessary to promote more affordable inclusionary units.
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. Development during the planning period, however, generally did not require small lot consolidation for construction. This program is successful and should be continued.

Program	Objective	Timeframe	Status of Program Implementation
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. The City achieved more than its objective of affordable units during the planning period. This program is successful and should be continued.
10. Fee Mitigation	Facilitate construction of affordable units commensurate with the City's needs throughout the planning period	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 Secondary Dwelling Units to facilitate the permitting of such units. The new 2022 ADU Ordinance adopts state law to reduce or eliminate Development Impact Fees altogether. This program is successful and should be continued with additional fee deferral programs.
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	Three of the units in the Casas de las Flores development for lower-income households included accessibility features. 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. During 2021-2022 approximately 45 people experiencing homelessness in Carpinteria received assistance, including six people who were placed in permanent housing. The City also facilitated approval of a 50-unit assisted living development at 138% of maximum density. 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 with additional programs to support special needs populations.
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. This program was discontinued after a lawsuit was filed challenging a similar program in the City of Santa Barbara and other successful lawsuits challenging similar requirements nationwide. The City also found no evidence that the program encouraged additional housing production or preserved existing housing units.
15. Rental Housing Inspection	Facilitate preservation of existing single-family rental housing units throughout the planning period	2015-2023	This program has been discontinued. This program was discontinued after a lawsuit was filed challenging a similar program in the City of Santa Barbara and other successful lawsuits challenging similar requirements nationwide. The City also found no evidence that the program encouraged additional housing production or preserved existing single-family rental housing units.
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.



Program	Objective	Timeframe	Status of Program Implementation
17. Single Family Housing Rehabilitation	Rehabilitation of 2 units occupied by extremely-low income owner households 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. Although the City does not have information regarding successful rehabilitation of units during the planning period, this program has the potential to be successful and should be continued with additional outreach efforts to USDA and interested homeowners.
18. Multi-family Rehabilitation	Rehabilitation of 2 extremely-low income units, 1 very-low income unit, and 6 low income units during the planning period	2015-2023	The City continued to seek grant funds and assist in the rehabilitation of multifamily housing in need of repair. Lack of funding and public information about the program likely hindered its success. This program has the potential to be successful and should be continued with additional outreach efforts to grant providers and interested parties.
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 <sup>1</sup>	860 <sup>2</sup>	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 6<sup>th</sup> 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.

#### **Affordability Assumptions**

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 may be assigned to income categories based on allowable density. Under state law,<sup>1</sup> the lower-income "default density" for Carpinteria is 20 units/acre, which means that sites allowing a density at or above that level are assumed to be appropriate for lower-income housing 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- or above-moderate-income units, while sites with allowed densities below 10 units/acre are assigned to the above-moderate category. As discussed below, in some cases the City used more conservative assumptions for the income category assigned to sites than those allowed under state law.

#### **Residential Sites Inventory**

The City's inventory of residential sites is summarized in Table B-1. Methodology and assumptions used in developing the inventory are discussed below for various categories of sites. Parcel specific inventories are provided in Table B-3 (Completed, Approved, and Pending Projects), Table B-4 (Vacant Sites), Table B-5 (Underutilized Sites with R Overlay), and Table B-6 (Candidate Opportunity Sites). The analysis reflects realistic housing capacity based on existing land use regulations, market trends, and any known constraints such as environmental conditions. The analysis below shows that the current sites inventory is not adequate to fully accommodate the lower-income RHNA allocation for the 2023-2031 planning period; therefore, zoning amendments are described in Program 1 of the Housing Plan to provide additional opportunities for lower-income housing development. Candidate sites for zoning amendments are listed in Table B-6 and discussed below.

#### **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. One of the vacant sites listed in Table B-3 (Plum Avenue) was identified as potential lower-income housing sites in two prior housing elements. It is being counted as moderate-income housing site the current site inventory analysis. In addition, Candidate Site 21 in Table B-6 was identified as a lower-income housing site in the last housing element. The site is partially developed with an industrial building. The current site inventory assumes the site could be redeveloped as a mixed use site under the current M-RP zoning with 25% of units moderate-income and 75% above-

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<sup>1</sup> Government Code §65583.2(c)(3)(B)



moderate. No vacant or underutilized sites identified to accommodate lower-income housing in the current site analysis were identified for lower-income housing in a prior planning period; therefore, this requirement is not applicable.

**Table B-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)	-	-	-	79	79
Net Remaining RHNA	418		135	269	822
Vacant Sites (Table B-4)	-		13	5	18
Underutilized R Overlay Sites (Table B-5)	94		31	-	125
Other Underutilized Sites (Table B-6)	-		89	266	355
ADUs	96		10	54	160
Surplus (Shortfall)	(228)		7	56	(164)

Source: City of Carpinteria, 2023

#### **a. Completed, Approved, and Pending Projects**

Table B-3 shows: (1) residential units completed after June 30, 2022, (2) approved projects that are not yet completed, and (3) pending project currently under planning review. These units are all assigned to the above-moderate income category based on anticipated sales price or rent. Nine of the 15 projects were/are being developed at 100% or more of the maximum allowed density. Overall, these sites were/are being developed at an average of 88% of their maximum allowed densities.

Of the 15 projects listed in Table B-3, 6 have been completed or are under construction, 1 is currently in building permit review, and 3 have planning approvals and are pending building permit submittal. Given their stage in the entitlement process and the lack of any known barriers to development, the City expects all of the approved units to be completed within the planning period. In addition, 5 projects identified in Table B-3, totaling 8 units are currently pending planning review. These are all residential projects on residentially zoned sites with 1 to 3 net new units each. There are no known barriers to these projects being approved and constructed within the planning period.

#### **b. Vacant Sites**

Table B-4 lists vacant parcels where residential development is allowed. All of these sites allow 100% residential use, and only one of the sites (2 potential units) allows non-residential use. Sites allowing multi-family development at a density of 10 to 20 units/acre are assigned to the moderate-income category while single-family zoned sites are assigned to the above-moderate category. As indicated in the analysis of Completed, Approved and Pending Projects (Table B-3), sites are being developed on average at 88% of the maximum allowed density. For the purposes of calculating realistic development potential of vacant sites, the City conservatively assumed they would be developed at 80% of allowed density. While there are potential constraints on some of the vacant sites (e.g., possible environmentally sensitive habitat, easements over portions of the sites), given the low number of potential units on each of these sites, constraints are not anticipated to reduce the realistic development of the sites below the 80% of allowed density assumed in the analysis.

### c. Non-Vacant Underutilized Sites

The sites inventory evaluated 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. Non-residential zone districts allowing residential or mixed uses include the following:

- CPD – Commercial Planned Development. Primary uses in the CPD district include offices, retail stores, service establishments, and wholesale businesses. Dwelling units are also permitted at a density up to 20 units/acre when integrated as part of the overall commercial development.
- CB – Central Business. Primary uses in the CB district include offices, retail stores, service establishments, and wholesale businesses. Dwelling units are also permitted at a density up to 20 units/acre when integrated as part of the overall commercial development.
- M-RP – Industrial/Research Park. Primary uses in the M-RP district include light industry, technical research, and business offices and mixed residential/industrial uses. Housing at up to 20 units/acre is also permitted when integrated as part of the overall development.
- M – General Industrial. Primary uses in the M district include light industrial and mixed residential/industrial uses. Dwelling units at up to 20 units/acre are permitted when integrated as part of the overall development.

In each of these zones, stand-alone residential development at 20 units/acre is permitted with the application of the R-Overlay.

Underutilized non-vacant properties with potential for additional housing are shown in Tables B-5 and B-6. Table B-5 includes properties with the R Overlay designation allowing stand-alone residential use while sites with non-residential zoning allowing mixed uses are shown in Table B-6. Sites listed in Table B-6 are also candidates for rezoning to apply the R Overlay as discussed below and in Program 1 of the Housing Plan.

### Recent Development Trends

To estimate anticipated residential development on sites where 100 percent non-residential uses are permitted, the City examined development trends on all properties with non-residential zoning designations where residential is an allowed use during the prior housing element cycle to present (2015 to March 2023). 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 non-residentially zoned commercial sites with the R Overlay. A summary of the trends depicted in Table B-2 is provided in Table B-2a.

Between 2015 and March 2023, 65% of development on non-residentially zoned sites allowing residential included residential as stand-alone development or as part of a mixed use development. Stand-alone residential projects were developed at an average of 96% of the maximum allowed density while mixed use projects were developed at 62% of the maximum density on average. On sites with the R Overlay, 80% of projects have included residential development.

Conversations with local commercial property owners and real estate professionals indicate that 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 example of this market trend is illustrated by the Lagunitas project (6380 Via Real – Candidate Site 5 in Table B-6) where the property owner has recently submitted a preliminary application to significantly reduce previously entitled commercial square footage on the property in favor of more multi-family residential units. Rezoning to add the R Overlay to this site pursuant to Program 1 would allow stand-alone multi-family development at a density of 20 to 25 units/acre excluding any density bonus. The owner has expressed interest in pursuing a residential only project if the R Overlay was applied. As discussed in the Candidate Sites for Rezoning section below, other property owners have also interest in having the R Overlay applied to their non-residentially zoned sites. Letters from some of these property owners are included in Appendix C.

### Site Identification

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 its lower-income housing need. Substantial evidence that the existing uses on lower-income non-vacant sites listed in Tables B-5 and B-6 are likely to be discontinued and do not constitute an impediment to residential development include one or more of the following conditions, which are more specifically described for each site in Figures B-3 and B-4:

- Existing uses on many sites include older buildings that show signs of deferred maintenance or functional obsolescence, vacant space, or lower-value 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 Tables B-2 and B-2a, there is a history of residential and mixed-use development on underutilized sites in Carpinteria;
- Property owners expressions of interest in residential development;
- The City is unaware of existing leases or other encumbrances that would prevent development on underutilized sites during the planning period;
- Lack of substantial known environmental constraints; and
- Close proximity to amenities such as services, schools, recreation, employment and public transportation.

All identified sites are located in areas designated Moderate Resources on the TCAC/HCD Composite Opportunity Map to further fair housing objectives and avoid concentration of future housing in areas of lower opportunity. The only areas designated High Resources in the City contain Carpinteria High School and Sandpiper Mobile Home Park, and do not include land available for additional residential development. There are no designated Highest Resources areas in the City. See additional discussion of the Site Inventory Analysis relative to fair housing objectives in Appendix D.

**Table B-2**  
**Projects on Sites with Non-Residential Zoning, 2015 – 2023**

Project/Address	Parcel Size (acres)	Prior Use	Zoning/ Max Density (units/acre)	Project Type	Status	Project Density (units/ac)	Residential Units	% of Allowed Density
4295 Carpinteria Ave	0.31	Private tennis court	CPD/R Overlay (20)	Residential only	Completed	12.9	4	67%
4096 Via Real	2.68	Camper Park	CPD/R Overlay (20)	Residential only	Completed	16	43	80%
5585 Carpinteria Ave	0.97	Motel	CPD (20)	Motel Addition	Completed	n/a	0	n/a
5464 Carpinteria Ave	3.76	Office	CPD (20)	Senior Assisted Living	Completed	20.2	70	100%
6380 Via Real	25.3*	Vacant	M-RP (20)	Mixed use	Residential Portion Completed	5.6	73	28%
4819 Carpinteria Ave	0.22	Gas station	CB (20)	Mixed use	Building Permit Issued	9.1	2	50%
1222 Cravens Ln (Underutilized Site 1)	1.87	Storage	CPD/R Overlay (20)	Commercial addition	Approved	n/a	0	n/a
5464 Carpinteria Ave	1.81	Parking Lot	CPD (20)	Senior assisted living	Approved	27.6	50	138%
4675 Carpinteria Ave	0.11	Vacant	CPD (20)	Mixed use	Approved	18.2	2	100%
700 Linden Ave	0.69	Commercial	CB (20)	Commercial adaptive reuse/addition	Approved	n/a	0	n/a
6250 Via Real (Candidate Site 4)	8.47	Storage	M-RP (20)	Commercial addition	Approved	n/a	0	n/a
4253 Carpinteria Ave	0.26	2 SFDs	CPD/R Overlay (20)	Residential only	Pending	19.2	5 (3 net)	96%
4209 Carpinteria Ave	0.26	Outdoor Storage/Yard	CPD/R Overlay (20)	Mixed use	Pending	15.4	2	77%
6380 Via Real (Candidate Site 5)*	8.46	Vacant	M-RP (20)	Mixed use	Pending	13.1 – 21.2	111 – 179	65 – 106%
1135 Eugenia Pl (Candidate Site 13)	0.80	Commercial condos	CPD (20)	Mixed use (convert condos to residential)	Pending	2.5	2	16%



Project/Address	Parcel Size (acres)	Prior Use	Zoning/ Max Density (units/acre)	Project Type	Status	Project Density (units/ac)	Residential Units	% of Allowed Density
4110 Via Real	2.62	Church	CPD/R Overlay (20)	Hotel	Pending	n/a	0	n/a
499 Linden Ave	1.15	Parking Lot	CPD (20)	Hotel	Pending	n/a	0	n/a

Source: City of Carpinteria, 2023

\* The residential portion of 6380 Via Real was developed on 13 acres of the 25.3 acre site. The office portion of the approved project has not been completed and the property owner recently submitted a proposal for a new mixed use development on that portion of the site, identified as Candidate Site 5 in Table B-6 (see details in table above and Appendix B, Figure B-4).

**Table B-2a**  
**Development Trends on Sites with Non-Residential Zoning, 2015 – 2023**

Project Type	Number of Projects	% of Total Projects	Average % of Maximum Density
<b>All Projects on Non-Residential Zoned Sites</b>			
Residential Only	5	30%	96%
Mixed Use	6	35%	62%
Non-Residential	6	35%	n/a
<b>Total Projects</b>	<b>17</b>		
<b>Projects on Sites with R Overlay</b>			
Residential & Mixed Use	4	67%	80%
Non-Residential Only	2	33%	n/a
<b>Total Project on R Overlay Sites</b>	<b>6</b>		

### **R Overlay Sites (Table B-5)**

Sites listed in Table B-5 have zoning designations that allow either stand-alone residential or mixed uses. In addition to the factors discussed under Site Identification above, while there are many other non-vacant properties in the City with non-residential zoning that allow mixed use, only sites larger than ½ acre and allowing stand-alone residential use were included in Table B-5.

With the exception of Site 12, 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. Site 12 is zoned PUD which allows residential as well as non-residential uses. No density is specified for the PUD zone. The owner of Site 12 recently submitted an application for a resort development including a 41-unit lower-income affordable housing development to be leased to, and operated by People's Self Help Housing. For the purposes of the site inventory, these recently proposed units have not been included.

Several of the smaller sites listed in Table B-5 have existing older residential units that could be removed and replaced with an increased number of units based on the R Overlay zoning designation. Table B-5 identifies potential net new units for sites with existing residential units. As noted in Program 1 of the Housing Plan, any development that would demolish existing housing units shall be subject to the affordable housing replacement requirements of Government Code §65583.2(g)(3). Some of the underutilized sites have Flood Hazard and/or Coastal Appeals Overlays over all or a portion of the site as indicated in detail for each site in Figure B-3. However, neither of these overlay designations would preclude infill development or redevelopment at the maximum allowed density. The City also has policies that allow and encourage clustering of development on project sites to avoid impacts to resources or other site constraints.

The realistic density assumed for these parcels with the R Overlay is based upon development trends for similar sites. As shown in Table B-2a, there have been six projects on sites with the R Overlay between 2015 and March 2023. Four of those projects include residential or mixed use development at an average of 80% of the maximum allowed density of 20 units per acre. Therefore, the site inventory for sites with the R Overlay assumes development of the identified sites will occur at a density of 80% of the maximum density, 16 units per acre. Further, to account for sites that may not be developed with residential uses, the estimated number of units was reduced to 67% of the total possible, consistent with development trends. This resulted in a capacity of 125 units on the sites identified in Table B-5.

While all of the sites listed in Table B-5 are larger than ½ acre with allowed densities of 20 units per acre and are therefore considered suitable for lower-income housing based on the default density provisions of State law, the City has conservatively assigned all sites smaller than one acre to the moderate-income category for purposes of the sites inventory analysis.

#### **Other Underutilized Sites (Table B-6)**

Underutilized parcels allowing residential in combination with other uses and having potential for additional residential development are shown in Table B-6. Details for these sites are provided in Figure B-4. Because the current zoning designations do not allow stand-alone residential use, these parcels are also identified as candidate sites for rezoning to create additional incentives for residential development by applying the R Overlay, which would allow stand-alone residential use as an alternative to the uses allowed by the existing base zoning designation (see discussion of Candidate Sites for Rezoning below).

Sites in Table B-6 were selected from approximately 150 parcels with non-residential zoning that allow residential use based on factors including age of buildings, signs of deferred maintenance or functional obsolescence, lower-value uses, property owner interest, and close proximity to amenities such as services, schools, employment, and public transportation (see additional discussion in Site Identification above).

With the exception of two sites with agricultural zoning, all of the sites listed in Table B-6 currently allow multi-family residential use at a density of 20 units/acre mixed with non-residential uses. For the purposes of determining the number of units likely to be developed on these sites, the City assumed the sites would be redeveloped at 62% of the maximum allowed density based on recent development trends for mixed use development sites with non-residential zoning as shown in Tables B-2 and B-2a. The “Current Mixed Use Potential” column in Table B-6 lists the potential net new units for each site under existing zoning, 1,006 mixed use units total. As indicated by recent development trends, only 35% of sites that allow mixed uses including residential have been developed with residential units between 2015 and 2023. Therefore, the total Current Mixed Use Potential for the sites in Table B-6 was reduced to 35% of the total potential units for purposes of the RHNA analysis, that is a capacity of 355 units.

All of the sites listed in Table B-6 are larger than ½ acre and allow 20 units per acre. As such, they may be considered suitable for lower-income housing based on the default density provisions of State law. However, the City has conservatively assigned 25% of the predicted units to the moderate-income category and the remaining 75% to the above-moderate category for purposes of the RHNA sites inventory analysis.

Private real estate development decisions are based on a variety of financial and personal considerations including general economic and market conditions, expectations for future market conditions, current and projected costs (development cost, loan servicing, property taxes, assessments, insurance, maintenance, utilities, etc.), current and projected income (rent, appreciation), private lending institution policies, alternate investment options, perceived financial risk vs. expected return, and personal objectives, as well as the policies and actions of other governmental agencies over which the City has little or no control (e.g., the California Coastal Commission). The City's evaluation of residential development potential is based on available data, staff observations and reasonable assumptions regarding development trends, property characteristics, and input from property owners and knowledgeable real estate professionals. Inclusion of any property in this sites inventory should not be interpreted as the City's prediction regarding private development decisions or a City requirement for amortization of any existing uses. Actual development will depend on the individual decisions of private property owners.

Actions the City will take to encourage and facilitate development of these and other sites are described in detail in the Housing Plan, especially Program 1 (Adequate Site to Accommodate Regional Housing Needs), Program 5 (Affordable Rental Housing Development Assistance), Program 6 (Inclusionary Housing), Program 7 (Density Bonus), Program 8 (Facilitate Lot Consolidation or Subdivision), Program 9 (Regulatory Concessions and Incentives for Affordable Housing), Program 10 (Fee Mitigation), and Program 18 (Workforce Homebuyer Down Payment Loans).

#### **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 current ADU Ordinance was reviewed and approved by the California Coastal Commission in December 2022 and became effective in February 2023. As compared to the prior ADU Ordinance, the City's new ADU Ordinance incentivizes construction of ADUs by broadly expanding the number of parcels eligible for an ADU, easing applicable development standards for ADU construction, streamlining the ADU permit review process, and eliminating Development Impact Fees (DIFs) for ADUs smaller than 750 sq. ft. Based on the new standards and strong property owner interest, the City anticipates construction of approximately 20 ADUs per year during the planning period. ADU regulations are discussed in detail in Section III. Constraints and Program 2 in the Housing Plan describes actions the City will take to encourage ADU production. The program includes a commitment to monitor ADU production and affordability annually and implement additional actions or incentives if production is not meeting anticipated levels. Through the ADU program, the City will also provide two architect-designed ADU building plans specific for Carpinteria: (1) 400 square feet, one-bedroom / one bathroom; and (2) 480 square feet, one bedroom / one bathroom. These plans will be pre-approved by the City's Plans Examiner and available to residents by May 1, 2023 at no cost in order to facilitate additional ADU construction.

To estimate the income levels of future ADUs, the City reviewed a December 2020 analysis of ADU affordability prepared by the Southern California Association of Governments.<sup>2</sup> 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.

#### **e. Candidate Sites for Rezoning**

As noted above, the sites inventory analysis concluded that based on current land use regulations there is insufficient realistic potential capacity to fully accommodate the City's RHNA allocations in the lower income categories. Therefore, State law requires the City to take proactive steps to create

<sup>2</sup> [https://scag.ca.gov/sites/main/files/file-attachments/adu\\_affordability\\_analysis\\_120120v2.pdf?1606868527](https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527)



additional opportunities for affordable housing development commensurate with the RHNA. Based on staff analysis and extensive public outreach including a public workshop for property owners, a strategy was developed to revise the existing “R Overlay” zoning designation and apply the updated R Overlay to additional properties that may be suitable for residential-only development during the planning period.

Candidate sites for potential rezoning to add the R Overlay and provide additional opportunities for affordable housing are identified in Table B-6. As discussed above, candidate sites were identified based on a preliminary evaluation that included factors such as 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 Agriculture and a zoning amendment is proposed to add the Residential (R) Overlay designation to sufficient sites to allow new stand-alone housing development to accommodate the shortfall of potential lower-income sites compared to the RHNA allocation (see Program 1 in the Housing Plan). As noted in Table B-6, multi-family residential use is currently allowed on most of these parcels in combination with a non-residential use; however, the proposed R Overlay would expand the permitted uses to also allow stand-alone residential use to provide additional incentives for residential development.

Cumulatively, these sites have the potential capacity for over 2,000 new housing units; therefore, not all of the candidate sites are needed to fully accommodate the lower-income RHNA shortfall. It is expected that more detailed site analysis and California Environmental Quality Act (CEQA) review during implementation of the rezoning program may identify new opportunity sites while other sites may be deemed unsuitable or densities may be modified based on new information. The City may implement modified zoning strategies provided the total unmet RHNA need by income category is accommodated consistent with State-defined criteria.

As part of the rezoning program, the City will also review residential development standards in consultation with local architects and developers and amend standards as necessary to ensure that allowable densities can be achieved, including 3-story development in multi-family zones with appropriate affordability requirements, and ensure that standards do not pose unreasonable constraints on the cost and supply of housing.

Candidate site characteristics are summarized in Table B-6 and site locations are shown in Figure B-2a and Figure B-2b. Details and photos for each candidate site are provided in Figure B-4.

#### **f. Infrastructure Capacity**

As discussed previously in Section III.B.2, infrastructure capacity, including water, sewer and dry utilities, is expected to be adequate to serve the level of expected housing development during the planning period.

The Carpinteria Valley Water District (CVWD) provides the domestic water supply for the City. 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. According to CVWD, this water supply is expected to

be adequate to serve projected development during the 2023-2031 planning period for both the city and unincorporated areas.<sup>3</sup>

The Carpinteria Sanitary District (CSD) manages wastewater collection and treatment services in the City. The CSD 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.

#### **g. Environmental Constraints**

As discussed previously in Section III.B.1, there are no known environmental conditions that would preclude the level of housing development anticipated during the planning period. While portions of sites may not accommodate development due to environmental constraints, e.g., required watercourse or sensitive habitat setbacks, City policy encourages clustering development elsewhere on the site which would allow the estimated densities to be achieved.

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<sup>3</sup> <https://cvwd.net/doc/4371/>

**Table B-3**  
**Completed, Approved and Pending Projects**

Project/Address	APN	Parcel Size (acres)	Zoning	Project Type	Project Density (units/ac)	Units*	% of Max Density	Status
4285 Carpinteria Ave	003-212-030	0.31	CPD/R Overlay	Residential only	12.9	4	67%	Completed
1335 Vallecito Place	003-142-032	1.26	7- R-1	Residential only	4.0	5	100%	Completed
1112 Linden Avenue	004-041-001	0.25	PRD-20	Residential only	16.0	4 (2 net)	80%	Completed
650 Concha Loma Dr	003-340-008	0.43	6-R-1	Residential only	2.3	1	100%	Under construction
5567 Calle Arena	003-382-014	0.17	6-R-1	Residential only	5.9	1	100%	Under construction
4819 Carpinteria Ave	003-253-008	0.22	CB	Mixed use	9.1	2	50%	Building Permits issued**
4716 Seventh Street	003-301-020	0.25	PRD-15	Residential only	12.0	3 (2 net)	100%	In Building Permit review
4675 Carpinteria Ave	003-242-007	0.11	CPD	Mixed use	18.2	2	100%	Approved
4905 Eighth Street	003-311-001	0.19	PRD-20	Residential only	15.8	3 (2 net)	100%	Approved
5464 Carpinteria Ave	001-070-065 & 066	1.81	CPD	Senior assisted living	27.6	50	138%	Approved
4775 Seventh Street	003-303-018	0.17	PRD-20	Residential only	17.6	3 (2 net)	100%	Planning review pending
4253 Carpinteria Ave	003-212-029	0.26	CPD/R overlay	Residential only	19.2	5 (3 net)	96%	Planning review pending
4818 Dorrance Way	003-440-013	0.13	PRD-20	Residential only	7.7	1	50%	Planning review pending
5559 Calle Arena	003-382-012	0.17	6-R-1	Residential only	5.9	1	100%	Planning review pending
4610 Fourth Street	003-431-005	0.27	PRD-20	Residential only	7.4	2 (1 net)	40%	Planning review pending
<b>Totals</b>						<b>79 net units</b>	<b>88%</b>	

Source: City of Carpinteria, 2023

\*All units assumed to be above-moderate income category

\*\* Project revisions anticipated to replace 2nd floor office with additional residential units.

**Table B-4  
Vacant Sites**

Address	APN	Site Size (ac)	GP/ Zoning	Max. Density (units/acre)	Realistic Density*	Potential Units*	Constraints/Notes
<b>Moderate-Income Sites</b>							
Palm Avenue (no address)	004-047-043	0.16	MDR/ PRD-20	20	16	3	No constraints, Identified as lower-income site in two prior housing element cycles
Plum Street (no address)	003-210-005	0.13	CPD/ R Overlay	20	16	2	No constraints, Identified as lower-income site in 5 <sup>th</sup> housing element cycle
Olive Avenue (no address)	003-360-017	0.21	MDR/ PRD-10	10	8	1	Possible ESHA onsite
Olive Avenue (no address)	003-360-015	0.41	MDR/ PRD-10	10	8	3	Possible ESHA onsite
190 Holly Avenue	003-481-014	0.23	MDR/ PRD-20	20	16	2	Flood control channel on portion of site, Identified as lower-income site in 5 <sup>th</sup> housing element cycle
Eighth Street (no address)	003-252-021	0.17	MDR/ PRD-15	15	12	2	Vacant – no constraints, Identified as moderate-income site in 5 <sup>th</sup> housing element cycle
<b>Total – Moderate</b>						<b>13</b>	
<b>Above-Moderate-Income Sites</b>							
745 Oak Avenue	003-332-002	0.20	MDR 6-R-1	7	1	1	No constraints
Sixth Street (no address)	003-325-007	0.49	MDR/ 6-R-1	7	1	1	Possible ESHA onsite
447 Concha Loma Drive	003-370-005	4.89	LDR/ 20-R-1	2	1	1	Possible ESHA onsite Flood Hazard Overlay
Concha Loma Drive (no address)	003-370-010	0.78	LDR/ 20-R-1	2	1	1	Access easement onsite
4634 Ninth Street	003-242-018	0.11	LDR/ 4-R-1	10	1	1	No constraints
<b>Total – Above Moderate</b>						<b>5</b>	

Source: City of Carpinteria, 2023

\*Per Government Code §65583.2(c)(3)(B), 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- or above-moderate-income units. Sites allowing a density of less than 10 units/acre are considered suitable for above-moderate units. Potential capacity is based conservatively on 80% of allowable density for multi-family parcels and 1 unit per lot for single-family parcels.



**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 (29 net) lower	Lower value use Adjacent to MF Near transit
Site 3	004-013-017	0.80	GC/ CPD/R	Older motel; adjacent to Site 4	20	16	12 moderate	Older budget motel Lot consolidation potential Near transit
Site 4	004-013-015	1.48	VC/ CPD/R	Older multi-tenant commercial; adjacent to Sites 3 & 5	20	16	23 lower	Older buildings Lower-value use Lot consolidation potential Near transit
Site 5	004-013-016	1.98	VC/ CPD/R	Older 124-room motel w/large parking lot; adjacent to Site 4	20	32**	63 lower	Older budget motel Large parking lot 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	15 moderate	Lower-value use Older buildings Partially vacant
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	14 (6 net) moderate	Older buildings Deferred maintenance Adjacent to MF Near services
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 (15 net) lower	Older buildings Deferred maintenance 1 unimproved parcel Adjacent to MF Near services

Site #	APN	Site Size (ac)	GP/ Zoning	Existing Use	Max Density (units/acre)	Realistic Density	Potential Units*	Notes
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 (11 net) lower	Older buildings Deferred maintenance Adjacent to MF Near services
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 (3 net) moderate	Older buildings Adjacent to MF Near services
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	14 (10 net) moderate	Older buildings Deferred maintenance Adjacent to MF Near services
Site 12	001-170-010 001-170-130	27.53	PUD	Agriculture & Driving range	n/a	1.5	41 lower***	Pending application for resort development. Includes 41-unit lower-income affordable housing development to be leased to, and operated by People's Self Help Housing.
<b>Totals</b>		<b>39.59</b>					<b>182 net lower, 46 net moderate</b>	

Source: City of Carpinteria, 2023

\*Per Government Code §65583.2(c)(3)(B), sites allowing multi-family housing at a density of at least 20 units/acre and at least one-half acre are considered suitable for lower-income units. However, the City has conservatively assigned sites smaller than one acre to the moderate-income category.

\*\*Based on property owner interest and outreach to affordable housing provider.

\*\*\* Based on project description for submitted Development Plan application. These units are not included in the site inventory.

**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 with R Overlay*	Existing Use	Current Mixed Use Potential (units)**	Notes
Site 1												
No Address	001-080-040	4.54	AG, OSR	A-10	AG, OSR	R Overlay	20	25	90	Agriculture		No buildings
	001-080-002	8.24	AG	A-10	AG	R Overlay	20	25	164	Agriculture		Lot consolidation potential
	001-080-030	3.11	AG	A-10	AG	R Overlay	20	25	62	Agriculture		Near transit & services
Subtotal		15.81							316		0	Property owner interest Previously-approved by City for MFR
Site 2												
5800 Via Real	001-080-041	14.09	AG	A-10	AG	R Overlay	20	25	281	Agriculture		Low value buildings
	001-080-035	2.11	AG	A-10	AG	R Overlay	20	25	42	Agriculture		Lot consolidation potential
Subtotal		16.74							323		0	Near transit & services Previously-approved by City for MFR
Site 3												
1000 Bega Way	001-180-006	4.46	RDI	M-RP	RDI	R Overlay	20	25	89	Industrial Research		Lot consolidation potential
1010 Bega Way	001-180-041	4.47	RDI	M-RP	RDI	R Overlay	20	25	89	Industrial Research		Near transit & MF
Subtotal		9.68							178 (175 net)		120 (117 net)	
Site 4												
6250 Via Real	001-180-064	2.05	RDI	M-RP	RDI	R Overlay	20	25	41	Storage		Older, lower-value
6250 Via Real	001-180-065	2.14	RDI	M-RP	RDI	R Overlay	20	25	42	Storage		buildings
6250 Via Real	001-180-066	2.14	RDI	M-RP	RDI	R Overlay	20	25	42	Storage		Lot consolidation potential
6250 Via Real	001-180-067	2.14	RDI	M-RP	RDI	R Overlay	20	25	42	Storage		Near transit & MF
Subtotal		8.47							167 (166 net)		105 (104 net)	
Site 5												
6380 Via Real	001-190-097	8.46	RDI	M-RP	RDI	R Overlay	20	25	169	Vacant land		Near transit & MF
Subtotal		8.46							169***		105	Property owner interest Pending Mixed-Use Project Application
Site 6												
6385 Cindy Lane	001-190-025	4	RDI	M-RP	RDI	R Overlay	20	25	80	Industrial Research		Vacant buildings
1005 Mark Avenue	001-190-068	1.69	RDI	M-RP	RDI	R Overlay	20	25	33	Industrial Research		Older, lower-value
6388 Rose Lane	001-190-073	1.01	RDI	M-RP	RDI	R Overlay	20	25	20	Industrial Research		buildings

Map # Address	APN	Site Size (ac)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min. Density	Max. Density	Potential Units with R Overlay*	Existing Use	Current Mixed Use Potential (units)**	Notes
1013 Mark Avenue	001-190-084	1.24	RD1	M-RP	RD1	R Overlay	20	25	24	Industrial Research		Near transit Lot consolidation potential
6382 Rose Lane	001-190-086	2.67	RD1	M-RP	RD1	R Overlay	20	25	53	Industrial Research		
<b>Subtotal</b>		<b>10.58</b>							<b>210</b>		<b>131</b>	
<b>Site 7</b>												
6390 Cindy Lane	001-190-023	2.25	RD1	M-RP	RD1	R Overlay	20	25	45	Industrial Research		Vacant buildings Older, lower-value buildings Near transit Lot consolidation potential
6392 Via Real	001-190-091	1.25	RD1	M-RP	RD1	R Overlay	20	25	25	Industrial Research		
	001-190-092	1	RD1	M-RP	RD1	R Overlay	20	25	20	Industrial Research		
	001-190-093	1	RD1	M-RP	RD1	R Overlay	20	25	20	Industrial Research		
<b>Subtotal</b>		<b>5.51</b>							<b>110</b>		<b>65</b>	
<b>Site 8</b>												
1000 Mark Ave	001-190-099	1.28	RD1	M-RP	RD1	R Overlay	20	25	25	Industrial Research		Older buildings Near transit Under-utilized parking lot Lot consolidation potential
	001-190-100	1	RD1	M-RP	RD1	R Overlay	20	25	20	Industrial Research		
6402 Cindy Lane	001-190-101	1.23	RD1	M-RP	RD1	R Overlay	20	25	24	Industrial Research		
	001-430-011	6.51	RD1	M-RP	RD1	R Overlay	20	25	130	Industrial Research		
<b>Subtotal</b>		<b>10.02</b>							<b>199</b>		<b>124</b>	
<b>Site 9</b>												
	001-430-008	4.49	RD1	M-RP	RD1	R Overlay	20	25	89	Vacant		No buildings Near transit
<b>Subtotal</b>		<b>4.49</b>							<b>89</b>		<b>56</b>	
<b>Site 10</b>												
5320 Carpinteria Ave	001-070-058	1.08	GC	CPD	GC	R Overlay	20	25	21	Commercial		Older buildings Vacant space Near transit & services Adjacent to MF
<b>Subtotal</b>		<b>1.08</b>							<b>21</b>		<b>13</b>	
<b>Site 11</b>												
	003-280-005	0.03	GC	CPD	GC	R Overlay	20	25	0	Vacant		Older buildings Vacant parcel Lot consolidation potential Near transit & services Adjacent to MF Development interest
5437 Carpinteria Ave	003-280-017	1.95	GC	CPD	GC	R Overlay	20	25	39	Residential Apartments		
<b>Subtotal</b>		<b>1.98</b>							<b>39 (25 net)</b>		<b>24 (10 net)</b>	
<b>Site 12</b>												
1160 Eugenia Pl	003-162-009	1.93	GC	CPD	GC	R Overlay	20	25	38	Commercial		Older buildings Vacant buildings Lot consolidation potential Near transit & services Adjacent to residential
1145 Eugenia Pl	003-162-011	1.59	GC	CPD	GC	R Overlay	20	25	31	Commercial		
1155 Eugenia Pl	003-162-012	1.15	GC	CPD	GC	R Overlay	20	25	23	Commercial		
<b>Subtotal</b>		<b>4.66</b>							<b>92</b>		<b>58</b>	



Map #/ Address	APN	Site Size (ac)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min. Density	Max. Density	Potential Units with R Overlay*	Existing Use	Current Mixed Use Potential (units)**	Notes
												Development interest
<b>Site 13</b>												
1101 & 1135 Eugenia Pl	003-870-CA1	0.80	GC	CPD	GC	R Overlay	20	25	16	Commercial condos		Older buildings Near transit & services Interest in residential use
<b>Subtotal</b>		<b>0.80</b>							<b>16</b>		<b>10</b>	
<b>Site 14</b>												
	003-860-CA1	1	GC	CPD	GC	R Overlay	20	25	20	Commercial condos		Older buildings with vacancies Near transit & services
1065 Eugenia Pl	004-041-011	0.16	GC	CPD	GC	R Overlay	20	25	3	Commercial		
1056 Eugenia Pl	004-041-012	0.25	GC	CPD	GC	R Overlay	20	25	5	Commercial		
1090 Eugenia Pl	004-041-015	0.47	GC	CPD	GC	R Overlay	20	25	9	Commercial		
<b>Subtotal</b>		<b>1.88</b>							<b>37 (35 net)</b>		<b>23 (21 net)</b>	
<b>Site 15</b>												
4602 Carpinteria Ave	004-039-002	0.40	GC	CPD	GC	R Overlay	20	25	8	Commercial		Lower-value buildings Parcels for sale Lot consolidation potential Development interest Near transit & services
4610 Carpinteria Ave	004-039-009	1.14	GC	CPD	GC	R Overlay	20	25	22	Commercial		
4620 Carpinteria Ave	004-039-010	0.91	GC	CPD	GC	R Overlay	20	25	18	Commercial		
<b>Subtotal</b>		<b>2.45</b>							<b>48</b>		<b>30</b>	
<b>Site 16</b>												
4621 Carpinteria Ave	003-242-002	0.22	GC	CPD	GC	R Overlay	20	25	4	Commercial & Manufacturing		Older low-value buildings Near transit & services Parcel for sale
4631 Carpinteria Ave	003-242-003	0.33	GC	CPD	GC	R Overlay	20	25	6	Commercial & Residential		
4643 Carpinteria Ave	003-242-026	0.11	GC	CPD	GC	R Overlay	20	25	2	Residential-SFD		
<b>Subtotal</b>		<b>0.67</b>							<b>12 (9 net)</b>		<b>8 (5 net)</b>	
<b>Site 17</b>												
4745 Carpinteria Ave	003-251-021	0.93	VC/GC	CPD	VC/GC	R Overlay	20	25	18	Commercial		Older low-value buildings Near transit & services Development interest
<b>Subtotal</b>		<b>0.93</b>							<b>18</b>		<b>12</b>	
<b>Site 18</b>												

Map # Address	APN	Site Size (ac)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min. Density	Max. Density	Potential Units with R Overlay*	Existing Use	Current Mixed Use Potential (units)**	Notes
	003-151-017	0.16	GC	CPD	GC	R Overlay	20	25	3	Vacant & Residential		Lot consolidation potential Older low-value buildings Near transit & services Development interest
1095 Holly Avenue	003-151-018	0.20	GC	CPD	GC	R Overlay	20	25	4	Residential-SFD		
4760 Carpinteria Ave	004-039-007	1.10	GC	CPD	GC	R Overlay	20	25	22	Commercial		
<b>Subtotal</b>		<b>1.47</b>							<b>29 (28 net)</b>		<b>18 (17 net)</b>	
<b>Site 19</b>												
5201 Sixth Street	004-105-010	2.35	GI	M	GI	R Overlay	20	25	47	Industrial		Lot consolidation potential Older low-value buildings Pending vacancy Near transit & services
546 Walnut Street	004-105-006	0.94	GC	CPD	GC	R Overlay	20	25	18	Commercial		
<b>Subtotal</b>		<b>3.29</b>							<b>65</b>		<b>41</b>	
<b>Site 20</b>												
592 Palm Avenue	003-360-012	0.19	GC	CPD	GC	R Overlay	20	25	3	Commercial		Lot consolidation potential Older low-value buildings Near transit & services Adjacent to MF
586 Palm Avenue	003-360-013	0.23	GC	CPD	GC	R Overlay	20	25	4	Commercial		
510 Palm Avenue	003-360-016	0.35	GC	CPD	GC	R Overlay	20	25	7	Commercial		
<b>Subtotal</b>		<b>0.77</b>							<b>14 (11 net)</b>		<b>10 (7 net)</b>	
<b>Site 21</b>												
6155 Carpinteria Ave	001-180-040	2.94	RDI	M-RP	RDI	R Overlay	20	25	59	Industrial		Older low value building Vacant parcel Pending vacant building Near transit Development interest
6175 Carpinteria Ave	001-180-032	3.37	RDI	M-RP	RDI	R Overlay	20	25	67	Vacant		
<b>Subtotal</b>		<b>6.31</b>							<b>126</b>		<b>78</b>	
<b>TOTALS</b>		<b>116.04</b>							<b>2,278 (2,251 net)</b>		<b>1033 (1,006 net)</b>	

Source: City of Carpinteria, 2023

\*All sites are suitable for lower-income housing based on default density provisions of State law.

\*\*Current mixed use potential based on assumption sites would be developed at 62% of maximum allowed density based on recent trends for development on sites with non-residential zoning. See discussion in section c. Non-Vacant Underutilized Sites.

\*\*\*Pending application for Site 5 proposes two scenarios: Option 1 – 111 units, Option 2 – 179 units. Estimated density for this analysis is 169 units based on minimum density of 20 units/acre with R overlay. See additional site details in Figure B-4.



**Figure B-1**  
**Underutilized Sites Map**





**Figure B-2a**  
**Candidate Opportunity Sites Map**





**Figure B-2b**  
**Candidate Opportunity Sites Map**





**Figure B-3**  
**Underutilized Sites Details**

### Underutilized Site 1 – 1222 Cravens Lane



Source: Google Earth

#### Site Suitability

##### Site Details:

- 1.90 acre parcel
- Direct access to Via Real (major arterial) and Cravens Lane (secondary arterial)
- Served by all public utilities
- Adjacent land uses:
  - North: Multi-family Residential
  - East: Multi-family Residential
  - South: Via Real / U.S. Highway 101
  - West: Cravens Lane
- < 0.25 miles to transit (located on MTD Line 20 route)
- Approx. 0.25 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

#### Site Overview

Size:	1.90 ac
Potential Units:	28 (27 net)
Income Target:	Lower Income
Existing Use:	Self-storage
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

## Existing Use:

- Personal self-storage business. Operates under CUP.
- Comprised of six 2-story buildings & metal-framed warehouses (with mezzanines) totaling approx. 68,500 sq. ft. Includes 1 caretaker unit / manager's office.
- Built in 1980s with multiple additions built in 1990s
- Received approval in 2022 for 13,000 sq. ft. of mezzanine to be added within warehouse buildings. Not yet constructed.
- Improvement to Land Value (I/L) Ratio: 4.24

## Existing Zoning &amp; Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 28 units @ 75% of max density (27 net)

## Site Constraints:

- Adjacency to U.S. Highway 101<sup>4</sup>

## Owner Interest:

- Unknown at this time

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<sup>4</sup> Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details	
Address	1222 Cravens Lane
APN	004-013-027
Site Size (ac)	1.90
Existing Use	Self-storage
Current General Plan	GC
Current Zoning	CPD/R
Allowed Density	20 du/ac
Potential Units	28 (27 net)



Looking northeast from Via Real & Cravens Lane Source: Google Earth



Looking northwest from Vial Real Source: Google Earth



Source: Santa Barbara County ArcGIS



Underutilized Site 2 – Intentionally omitted

## Underutilized Site 3 – 4160 Via Real



Source: Google Earth

### Site Suitability

#### Site Details:

- 0.80 acre parcel
- Direct access to Via Real (major arterial)
- Served by all public utilities
- Adjacent land uses:
  - North: Single Family Residential
  - East: Commercial Office (see Underutilized Site 4)
  - South: Via Real / U.S. Highway 101
  - West: Single- and Multi-family Residential
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.50 miles to public park facility

#### Existing Use:

- Motel
- 2-story 52-room building built in 1960s
- Improvement to Land Value (I/L) Ratio: 2.7

### Site Overview

Size:	0.80 ac
Potential Units:	12
Income Target:	Moderate Income
Existing Use:	Motel
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

## Existing Zoning &amp; Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 12 units @ 75% of max density

## Site Constraints:

- Adjacency to U.S. Highway 101<sup>5</sup>

## Owner Interest:

- Unknown at this time

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<sup>5</sup> Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details	
Address	4160 Via Real
APN	004-013-017
Site Size (ac)	0.80
Existing Use	Motel
Current General Plan	GC
Current Zoning	CPD/R
Allowed Density	20 du/ac
Potential Units	12



Source: Santa Barbara County ArcGIS



Looking north from Via Real

Source: Google Earth



## Underutilized Site 4 – 4180 Via Real



Source: Google Earth

### Site Suitability

#### Site Details:

- 1.48 acre parcel
- Direct access to Via Real (major arterial)
- Served by all public utilities
- Adjacent land uses:
  - North: Single Family Residential
  - East: Motel (See Underutilized Site 5)
  - South: Via Real / U.S. Highway 101
  - West: Motel (See Underutilized Site 3)
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.50 miles to public park facility

#### Existing Use:

- Multi-tenant office building
- 1-story, approx. 22,000 sq. ft. built in 1989
- Current vacancies; listed for lease
- Improvement to Land Value (I/L) Ratio: 1.29

### Site Overview

Size:	1.48 ac
Potential Units:	22
Income Target:	Lower Income
Existing Use:	Commercial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

## Existing Zoning &amp; Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 22 units @ 75% of max density

## Site Constraints:

- Adjacency to U.S. Highway 101<sup>6</sup>

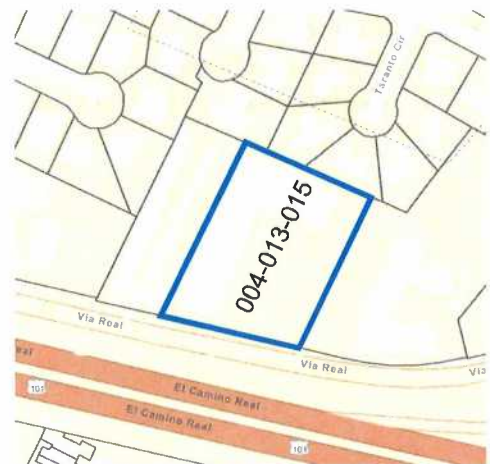
## Owner Interest:

- Unknown at this time
- Partially vacant / listed for lease

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<sup>6</sup> Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the “Casas de las Flores” 43-unit multi-family residential development located at 4090 Via Real and the “Klentner Condominiums” 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details	
Address	4180 Via Real
APN	004-013-015
Site Size (ac)	1.48
Existing Use	Multi-tenant commercial
Current General Plan	VC
Current Zoning	CPD/R
Allowed Density	20 du/ac
Potential Units	22



Source: Santa Barbara County ArcGIS



Looking north from Via Real

Source: Google Earth



## Underutilized Site 5 – 4200 Via Real



Source: Google Earth

### Site Suitability

#### Site Details:

- 1.98 acre parcel
- Direct access to Via Real (major arterial)
- Served by all public utilities
- Adjacent land uses:
  - North: Single Family Residential
  - East: Service Station
  - South: Via Real / U.S. Highway 101
  - West: Multi-tenant Office (See Underutilized Site 4)
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.50 miles to public park facility

#### Existing Use:

- 124-room motel
- 3-story, approx. 33,000 sq. ft. built in 1981
- Approx. ½ of site is devoted to parking lot
- Improvement to Land Value (I/L) Ratio: 1.23

### Site Overview

Size:	1.98 ac
Potential Units:	63
Income Target:	Lower Income
Existing Use:	Motel
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	No



## Existing Zoning &amp; Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 63 units based on property owner interest and outreach to affordable housing provider

## Site Constraints:

- Adjacency to U.S. Highway 101<sup>7</sup>

## Owner Interest:

- Owner has expressed interest in redevelopment or conversion for affordable housing
- Owner has contacted affordable housing provider

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<sup>7</sup> Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the “Casas de las Flores” 43-unit multi-family residential development located at 4090 Via Real and the “Klentner Condominiums” 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details	
Address	4200 Via Real
APN	004-013-016
Site Size (ac)	1.98
Existing Use	124-room motel
Current General Plan	VC
Current Zoning	CPD/R
Allowed Density	20 du/ac
Potential Units	63



Source: Santa Barbara County ArcGIS



Looking north from Via Real

Source: Google Earth

## Underutilized Site 6 – 4188 Carpinteria Avenue



Source: Google Earth

### Site Suitability

#### Site Details:

- 0.97 acres
- 2 parcels under common ownership
- Direct access to Carpinteria Avenue (major arterial)
- Served by all public utilities
- Adjacent land uses:
  - North: U.S. Highway 101
  - East: Multi-family Residential
  - South: Carpinteria Avenue
  - West: U.S. Highway 101
- Approx. 0.5 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 1 mile to public park facility

#### Existing Use:

- Multi-tenant commercial building
- 1-story, approx. 14,000 sq. ft., concrete tilt-up warehouse built in 1986
- Regular vacancies; listed for lease
- Improvement to Land Value (I/L) Ratio:
  - 004-031-018: 1.28
  - 004-031-019: 0.24

### Site Overview

Size:	0.97 ac
Potential Units:	14
Income Target:	Moderate Income
Existing Use:	Commercial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

## Existing Zoning &amp; Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 14 units @ 75% of max density

## Site Constraints:

- Adjacency to U.S. Highway 101<sup>8</sup>

## Owner Interest:

- Unknown at this time
- Partially vacant / listed for lease

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<sup>8</sup> Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the “Casas de las Flores” 43-unit multi-family residential development located at 4090 Via Real and the “Klentner Condominiums” 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.



Site Details		
Address	4188 Carpinteria Avenue	No address
APN	004-031-018	004-031-019
Site Size (ac)	0.84	0.13
Existing Use	Multi-tenant commercial	Parking lot
Current General Plan	GC	GC
Current Zoning	CPD/R	CPD/R
Allowed Density	20 du/ac	20 du/ac
Potential Units	12	2



Looking west from Carpinteria Avenue from east side of site Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking east from Carpinteria Avenue from west side of site Source: Google Earth

## Underutilized Site 7 – 1023, 1035, 1041 & 1043 Plum Street



Source: Google Earth

### Site Suitability

#### Site Details:

- 0.91 acres
- 5 parcels under separate ownership
  - Parcels 003-210-003 & -005 are under common ownership
- Direct access to Carpinteria Avenue (major arterial) & Plum Street
- Served by all public utilities
- Adjacent land uses:
  - North: U.S. Highway 101
  - East: Plum Street
  - South: Carpinteria Avenue
  - West: Multi-family Residential
- Approx. 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

### Site Overview

Size:	0.91 ac
Potential Units:	13 (5 net)
Income Target:	Moderate Income
Existing Use:	Single-family residential & vacant
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

---

Existing Use:

- Single & Multi-family Residential
  - 003-210-001: 1-story SFD approx. 1,300 sq. ft. built in 1950s
  - 003-210-002:
    - Partial 2-story SFD approx. 1,800 sq. ft. built pre-1960
    - 1-story SFD approx. 800 sq. ft. built pre-1960
  - 003-210-003:
    - 1-story SFD approx. 1,200 sq. ft. built pre-1960
    - 1-story SFD approx. 1,100 sq. ft. built pre-1960
  - 003-210-005: Vacant / undeveloped
  - 003-210-006: Three detached 1-story SFDs approx. 750 sq. ft. ea. built pre-1950 & 1965
- Improvement to Land Value (I/L) Ratio:
  - 003-210-001: 0.26
  - 003-210-002: 5.37
  - 003-210-003: 3.00
  - 003-210-005: 0
  - 003-210-006: 0.42

## Existing Zoning &amp; Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 13 units (5 net) @ 75% of max density

## Site Constraints:

- Adjacency to U.S. Highway 101<sup>9</sup>

## Owner Interest:

- Unknown at this time

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<sup>9</sup> Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.



Site Details					
Address	1043 Plum Street	1041 Plum Street	1035 Plum Street	No address	1023 Plum Street
APN	003-210-001	003-210-002	003-210-003	003-210-005	003-210-006
Site Size (ac)	0.17	0.17	0.24	0.13	0.20
Existing Use	SFD	2 SFDs	2 SFDs	Vacant	3 SFDs
Current General Plan	GC	GC	GC	GC	GC
Current Zoning	CPD/R	CPD/R	CPD/R	CPD/R	CPD/R
Allowed Density	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac
Potential Units	2 (1 net)	2 (0 net)	4 (2 net)	2	3 (0 net)



Looking southwest from north end of Plum Street

Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking northwest from Carpinteria Avenue & Plum Street

Source: Google Earth



Underutilized Site 8 – 4209, 4213, 4237, 4241 & 4253 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 1.27 acres
- 5 parcels under separate ownership
  - Parcels 003-212-025, -026, -029 & CA1 are under common ownership
- Direct access to Carpinteria Avenue (major arterial) & Estero Way
- Served by all public utilities
- Adjacent land uses:
  - North: Carpinteria Avenue
  - East: Multi-family Residential
  - South: UPRR Railroad / Carpinteria Salt Marsh
  - West: Estero Way
- Approx. 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

Site Overview	
Size:	1.27 ac
Potential Units:	19 (14 net)
Income Target:	Lower Income
Existing Use:	Residential & Light industrial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

## Existing Use:

- Single & Multi-family Residential, & Industrial / Commercial
  - 003-212-025: Industrial / Outdoor storage; no permanent structures
  - 003-212-026: Single Family Residence, 1-story, approx. 800 sq. ft. built in 1920
  - 003-212-028: 1-story 2-unit apartment built in 1964
  - 003-212-029:
    - 1-story SFD approx. 1,100 sq. ft. built early 1900s
    - 1-story SFD approx. 800 sq. ft. built pre-1960
  - 003-212-CA1: 5 commercial / industrial condominium units; 1-story concrete tilt-up warehouses, 720 sq. ft. ea. built in 1988.
- Improvement to Land Value (I/L) Ratio:
  - 003-212-025: 0
  - 003-212-026: 0.28
  - 003-212-028: 0.11
  - 003-212-029: 0.33
  - 003-212-CA1: 0.83

## Existing Zoning &amp; Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 19 units (14 net) @ 75% of max density

## Site Constraints:

- 20' sewer easement along rear of property

## Owner Interest:

- Owner support for residential infill
- Pending multi-family residential and mixed-use commercial / residential applications on multiple lots

Site Details					
Address	4209 Carpinteria Ave	4213 Carpinteria Ave	4241 Carpinteria Ave	4253 Carpinteria Ave	4237 Carpinteria Ave
APN	003-212-025	003-212-026	003-212-028	003-212-029	003-212-CA1
Site Size (ac)	0.26	0.24	0.26	0.26	0.25
Existing Use	Industrial/ Outdoor storage	SFD	2-Unit Apartment	2 SFDs	Commercial condos & warehouse
Current General Plan	GC	GC	GC	GC	GC
Current Zoning	CPD/R	CPD/R	CPD/R	CPD/R	CPD/R
Allowed Density	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac
Potential Units	4	3 (2 net)	4 (2 net)	4 (2 net)	4



Looking northeast from Estero Way

Source: Google Earth



All APNs 003-212-xxx

Source: Santa Barbara County ArcGIS



Looking southwest from Carpinteria Avenue

Source: Google Earth



## Underutilized Site 9 – 4311, 4315, 4327, 4337 & 4351 Carpinteria Avenue



Source: Google Earth

### Site Suitability

#### Site Details:

- 1.13 acres
- 5 parcels under separate ownership
- Direct access to Carpinteria Avenue (major arterial)
- Served by all public utilities
- Adjacent land uses:
  - North: Carpinteria Avenue
  - East: Multi-family Residential
  - South: UPRR Railroad / Carpinteria Salt Marsh
  - West: Multi-family Residential
- Approx. 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

#### Site Overview

Size:	1.13 ac
Potential Units:	16 (9 net)
Income Target:	Lower Income
Existing Use:	Residential & Commercial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No



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Existing Use:

- Single & Multi-family Residential, & Industrial / Commercial
  - 003-212-017: 2 detached 1-story SFDs built pre-1950s
  - 003-212-018: Mixed-Use Commercial / Residential; partial 2-story w/ approx. 1,050 sq. ft. apartment & 3,800 sq. ft. commercial, built in 1981
  - 003-212-019: 1-story SFD approx. 1,100 sq. ft. built in 1964
  - 003-212-038: 1-story SFD approx. 1,200 sq. ft. built in 1920
  - 003-212-039: 2-story 2-unit apartment, approx. 1,800 sq. ft. built in 1998
- Improvement to Land Value (I/L) Ratio:
  - 003-212-017: 3.05
  - 003-212-018: 2.79
  - 003-212-019: 2.50
  - 003-212-038: 0.22
  - 003-212-039: 23.17

## Existing Zoning &amp; Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 16 units (9 net) @ 75% of max density

## Site Constraints:

- 20' sewer easement along rear of property

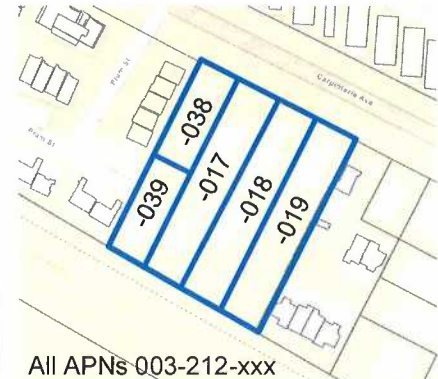
Owner Interest: Unknown at this time

Site Details					
Address	4311 Carpinteria Ave	4315 Carpinteria Ave	4327 Carpinteria Ave	4337 Carpinteria Ave	4351 Carpinteria Ave
APN	003-212-038	003-212-039	003-212-017	003-212-018	003-212-019
Site Size (ac)	0.14	0.14	0.29	0.29	0.29
Existing Use	SFD	Residential Apartment (2 units)	2 SFDs	Commercial, Residential Apartment (1 unit)	SFD
Current General Plan	GC	GC	GC	GC	GC
Current Zoning	CPD/R	CPD/R	CPD/R	CPD/R	CPD/R
Allowed Density	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac
Potential Units	2 (1 net)	2 (0 net)	4 (2 net)	4 (3 net)	4 (3 net)



Looking southwest from Carpinteria Avenue

Source: Google Earth



All APNs 003-212-xxx

Source: Santa Barbara County ArcGIS



Looking southeast from Carpinteria Avenue

Source: Google Earth

## Underutilized Site 10 – 4371, 4383 & 4399 Carpinteria Avenue & 917, 935 & 945 Pear Street



Source: Google Earth

### Site Suitability

#### Site Details:

- 0.69 acres
- 6 parcels under separate ownership
- Direct access to Carpinteria Avenue (major arterial) & Pear Street
- Served by all public utilities
- Adjacent land uses:
  - North: Carpinteria Avenue
  - East: Pear Street
  - South: UPRR Railroad / Carpinteria Salt Marsh
  - West: Multi-family Residential
- < 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

### Site Overview

Size:	0.69 ac
Potential Units:	10 (2 net)
Income Target:	Moderate Income
Existing Use:	Residential
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

## Existing Use:

- Single & Multi-family Residential
  - 003-212-011: 2-story 2-unit apartment approx. 3,180 sq. ft. built in 1993
  - 003-212-012: 2-story 2-unit apartment approx. 3,000 sq. ft. built in 1994
  - 003-212-013: 1-story SFD approx. 1,300 sq. ft. built in 1935
  - 003-212-021: 1-story SFD approx. 1,100 sq. ft. built in 1984
  - 003-212-022: 1-story SFD, approx. 1,200 sq. ft. built in 1967
  - 003-212-023: 1-story SFD, approx. 1,500 sq. ft. built in 1930
- Improvement to Land Value (I/L) Ratio:
  - 003-212-011: 18.13
  - 003-212-012: 1.43
  - 003-212-013: 2.20
  - 003-212-021: 0.48
  - 003-212-022: 0.55
  - 003-212-023: 2.02

## Existing Zoning &amp; Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 10 units (2 net) @ 75% of max density

## Site Constraints:

- 20' sewer easement along rear of property

Owner Interest: Unknown at this time



Site Details						
Address	945 Pear St	935 Pear St	917 Pear St	4371 Carpinteria Ave	4383 Carpinteria Ave	4399 Carpinteria Ave
APN	003-212-011	003-212-012	003-212-013	003-212-021	003-212-022	003-212-023
Site Size (ac)	0.11	0.12	0.19	0.09	0.09	0.09
Existing Use	2-Unit Apartments	2-Units Apartment	SFD	SFD	SFD	SFD
Current General Plan	GC	GC	GC	GC	GC	GC
Current Zoning	CPD/R	CPD/R	CPD/R	CPD/R	CPD/R	CPD/R
Allowed Density	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac
Potential Units	2 (0 net)	2 (0 net)	3 (2 net)	1 (0 net)	1 (0 net)	1 (0 net)



Looking northwest from south end of Pear Street

Source: Google Earth



All APNs 003-212-xxx

Source: Santa Barbara County ArcGIS



Looking southwest from Carpinteria Avenue & Pear Street

Source: Google Earth

## Underutilized Site 11 – 4401, 4415, 4425 & 4427 Carpinteria Avenue & 910, 934 & 948 Pear Street



Source: Google Earth

### Site Suitability

#### Site Details:

- 0.93 acres
- 7 parcels under separate ownership
  - Parcels 003-213-008 & -009 under common ownership
- Direct access to Carpinteria Avenue (major arterial) & Pear Street
- Served by all public utilities
- Adjacent land uses:
  - North: Carpinteria Avenue
  - East: Multi-family Residential
  - South: UPRR Railroad / Carpinteria Salt Marsh
  - West: Pear Street
- < 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

### Site Overview

Size:	0.93 ac
Potential Units:	13 (9 net)
Income Target:	Moderate Income
Existing Use:	Residential & commercial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

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Existing Use:

- Single Family Residential & Commercial
  - 003-213-005: 1-story SFD approx. 1,800 sq. ft. built in 1965
  - 003-213-006: 1-story SFD approx. 640 sq. ft. built in 1935
  - 003-213-007: 1-story SFD approx. 800 sq. ft. built in 1940
  - 003-213-008: no permanent structures
  - 003-213-009: 1-story commercial building approx. 5,000 sq. ft. built in 1965
  - 003-213-010: 1-story commercial office, approx. 1,000 sq. ft. built in 1941
  - 003-213-011: 1-story SFD approx. 1,000 sq. ft. built in 1930
- Improvement to Land Value (I/L) Ratio:
  - 003-213-005: 5.25
  - 003-213-006: 0.14
  - 003-213-007: 0.23
  - 003-213-008: 1.33
  - 003-213-009: 8.01
  - 003-213-010: 0.09
  - 003-213-011: 0.60

## Existing Zoning &amp; Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Residential (R) overlay applied to this property (allows for residential-only development of up to 20 units per acre density)
- Accommodate approx. 13 units (9 net) @ 75% of max density

## Site Constraints:

- 20' sewer easement along rear of property

Owner Interest: Unknown at this time



Site Details							
Address	4427 Carpinteria Ave	910 Pear St	934 Pear St	948 Pear St	4401 Carpinteria Ave	4415 Carpinteria Ave	4425 Carpinteria Ave
APN	003-213-005	003-213-006	003-213-007	003-213-008	003-213-009	003-213-010	003-213-011
Site Size (ac)	0.17	0.14	0.11	0.12	0.12	0.12	0.14
Existing Use	SFD	SFD	SFD	Vacant	Restaurant	Commercial office	SFD
Current General Plan	GC	GC	GC	GC	GC	GC	GC
Current Zoning	CPD/R	CPD/R	CPD/R	CPD/R	CPD/R	CPD/R	CPD/R
Allowed Density	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac	20 du/ac
Potential Units	3 (2 net)	2 (1 net)	1 (0 net)	2	2	1	2 (1 net)



Looking southwest from Carpinteria Avenue

Source: Google Earth



All APNs 003-213-xxx

Source: Santa Barbara County ArcGIS



Looking southeast from Carpinteria Avenue &amp; Pear Street

Source: Google Earth



Underutilized Site 12 – 5885 & 5669 Carpinteria Avenue



Source: Google Earth

Site Suitability

Site Details:

- 27.53 acres
- 2 parcels under common ownership
- Direct access to Carpinteria Avenue (major arterial)
- Served by all public utilities
  - Parcel 001-170-013 requires annexation into Carpinteria Sanitary District
- Adjacent land uses:
  - North: Carpinteria Avenue / U.S. Highway 101
  - East: Public Park / Open Space Preserve
  - South: UPRR Railroad / Pacific Ocean
  - West: Public Facility (City Hall) & (former) Oil & Gas Onshore Processing Facility
- < 0.25 miles to transit (located on MTD Line 20 route)
- Approx. 0.5 miles to shopping, dining & services
- < 0.25 miles to public park facility

Site Overview	
Size:	27.53 ac
Potential Units:	41
Income Target:	Lower Income
Existing Use:	Golf range, agricultural fields
Owner Interest:	Yes, application filed
Included in Prior Housing Element Cycle:	No

## Existing Use:

- Parcel 001-170-013: Golf Driving Range (operates under CUP) & Agriculture
- Parcel 001-170-010: vacant / undeveloped
- No permanent improvements / buildings onsite
- Improvement to Land Value (I/L) Ratio:
  - 001-170-013: 0
  - 001-170-010: 0

## Existing Zoning &amp; Potential Buildout:

- Planned Unit Development (PUD)
  - Allows for Residential, Recreation, Commercial & Open Space
- Mixed-use permissible (up to 20 units per acre density)

## Proposed Zoning &amp; Potential Buildout:

- Maintain PUD zoning designation
- Proposed Project: 41 units

## Site Constraints:

- Adjacency to U.S. Highway 101 & UPRR Railroad
- ESHA onsite (primarily Parcel 001-170-010)

## Owner Interest:

- Owner written support for hospitality / residential mixed-use project
- Project application submitted (02/03/23) for hospitality / residential mixed-use project
  - Residential portion to be leased to and operated by People's Self Help Housing
  - 40 units (+1 manager's unit); mix of 1, 2, & 3-bedroom units
  - Rentals restricted to households making 30% to 60% of AMI

Site Details		
Address	5885 Carpinteria Avenue	5669 Carpinteria Avenue
APN	001-170-013	001-170-010
Site Size (ac)	23.40 ac	4.13 ac
Existing Use	Golf range, Agricultural fields	Coastal bluff, public trail
Current General Plan	PUD	PUD
Current Zoning	PUD	PUD
Allowed Density	None specified	None specified
Potential Units	41	0



Looking southeast from Carpinteria Avenue

Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking southwest from Carpinteria Avenue

Source: Google Earth



**Figure B-4  
Candidate Sites Details**

### Candidate Site 1 – Via Real



Source: Google Earth

#### Site Suitability

##### Site Details:

- 15.81 acres
- 3 parcels under common ownership
- Direct access to Via Real (major arterial)
- Access to all public utilities
  - Requires annexation into Carpinteria Sanitary District
- Adjacent land uses:
  - North: Carpinteria Creek (ESHA)
  - East: Agriculture (See Candidate Site No. 2)
  - South: Via Real / U.S. Highway 101
  - West: Mobile Home Park
- Approx. 0.5 miles to transit (MTD Line 20)
- Approx. 0.5 miles to shopping, dining & services
- Approx. 0.25 miles to public park facility

##### Existing Use:

- Avocado farm
- No structures on site
- Improvement to Land Value (I/L) Ratio:
  - 001-080-040: 0.08

#### Site Overview

Size:	15.81 ac
Potential Units:	316
Income Target:	Lower Income
Existing Use:	Agriculture
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	No



- 001-080-002: 0.11
- 001-080-030: 0.11

Existing Zoning & Potential Buildout:

- Agriculture (AG-10)
- 1 residence per legal lot + limited employee (farmworker) housing

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 316 units

Site Constraints:

- Carpinteria Creek ESHA
  - Required min. 50-foot setback from edge of riparian corridor
- 100 year Floodplain (Zone AE)
  - Limited to northern edge of site, within creek corridor and protected buffer
- Coastal Act & LCP resource protection policies (agriculture / prime soils)
- Adjacent to U.S. Highway 101<sup>10</sup>
- Parcels combined are greater than 10 acres.
  - Housing Plan Program 8 is implemented which facilitates lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres are suitable for lower income housing development

Owner Interest:

- Letter of support from current owner for residential development
- Previously approved by City on 2 occasions for medium density multi-family residential development (with Candidate Site No. 2), but not certified by the California Coastal Commission

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<sup>10</sup> Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details			
Address	No address	No address	No address
APN	001-080-040	001-080-002	001-080-030
Site Size (ac)	4.54	8.24	3.11
Existing Use	Agriculture	Agriculture	Agriculture
Current General Plan	AG, OSR	AG	AG
Current Zoning	A-10	A-10	A-10
Proposed Zoning	AG-10/R	AG-10/R	AG-10/R
Minimum Density	20	20	20
Maximum Density	25	25	25
Potential Units	90	164	62



Site 1 looking west from Via Real

Source: Google Earth



Source: Santa Barbara County ArcGIS

## Candidate Site 2 – 5800 Via Real



Source: Google Earth

### Site Suitability

#### Site Details:

- 16.74 acres
- 2 parcels under common ownership
- Direct access to Via Real (major arterial)
- Access to all public utilities
  - Requires annexation into Carpinteria Sanitary District
- Adjacent land uses:
  - North: Carpinteria Creek (ESHA)
  - East: Agriculture (Unincorporated)
  - South: Via Real / U.S. Highway 101
  - West: Agriculture (see Candidate Site No. 1)
- Approx. 0.5 miles to transit (MTD Line 20)
- Approx. 0.5 miles to shopping, dining & services
- Approx. 0.25 miles to public park facility

#### Existing Use:

- Container plant nursery
- 4,000 square foot packing house (age unknown) & misc. temporary hoop houses
- Improvement to Land Value (I/L) Ratio:
  - 001-080-041: 0.18
  - 001-080-035: 0

### Site Overview

Size:	16.74 ac
Potential Units:	323
Income Target:	Lower Income
Existing Use:	Agriculture
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

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Existing Zoning & Potential Buildout:

- Agriculture (AG-10)
- 1 residence per legal lot + limited employee (farmworker) housing

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 323 units

Site Constraints:

- Carpinteria Creek ESHA
  - Required min. 50-foot setback from edge of riparian corridor
- 100 year Floodplain (Zone AE)
  - Limited to northern edge of site, within creek corridor and protected buffer
- Coastal Act & LCP resource protection policies (agriculture / prime soils)
- Adjacency to U.S. Highway 101<sup>11</sup>
- Site is larger than 10 acres
  - Housing Plan Program 8 is implemented which facilitates lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres are suitable for lower income housing development

Owner Interest:

- Unknown at this time
- Previously approved by City on 2 occasions for medium density multi-family residential development (with Candidate Site No. 1), but not certified by the California Coastal Commission

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<sup>11</sup> Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.



Site Details		
Address	5800 Via Real	No address
APN	001-080-041	001-080-035
Site Size (ac)	14.09	2.11
Existing Use	Agriculture	Agriculture
Current General Plan	AG	AG
Current Zoning	A-10	A-10
Proposed Zoning	AG-10/R	AG-10/R
Minimum Density	20	20
Maximum Density	25	25
Potential Units	281	42



Site 2 looking east from Via Real

Source: Google Earth



Source: Santa Barbara County ArcGIS

## Candidate Site 3 – 1000 & 1010 Bega Way



Source: Google Earth

### Site Suitability

#### Site Details:

- 9.68 acres
- 2 parcels under common ownership
- Access to Via Real (major arterial) via easement (~600 ft.)
- Served by all public utilities
- Adjacent land uses:
  - North: Rural Residential (Unincorporated)
  - East: Multi-family Residential
  - South: Self-Storage (Candidate Site No. 4)
  - West: Mobile Home Park
- < 0.25 miles to transit (~600 ft to MTD Line 20 route)
- Approx. 1.5 miles to shopping, dining & services
- Approx. 0.25 miles to public park facility

#### Existing Use:

- Office, warehousing & assembly facilities
- 2 buildings totaling 117,000 square feet, constructed over two phases in 1998 & 2009
- 2-story / mezzanine
- 3 employee apartment units (to provide temporary housing to visiting employees)
- Improvement to Land Value (I/L) Ratio:

### Site Overview

Size:	9.68 ac
Potential Units:	178 (175 net)
Income Target:	Lower Income
Existing Use:	Industrial Research; Temporary Employee Housing
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

- 001-180-006: 5.62
- 001-180-041: 3.61

Existing Zoning & Potential Buildout:

- Industrial / Research Park (M-RP)
  - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 178 units (175 net)

Site Constraints:

- Includes temporary housing units
  - Program 1 requires development that proposes to demolish existing housing units shall be subject to the requirement to replace affordable units as a condition of development pursuant to Government Code § 65583.2(g)(3). Replacement requirements shall be consistent with those set forth in § 65915(c)(3) and § 65590-65590.1 (the Mello Act).

Owner Interest:

- Unknown at this time

Site Details		
Address	1000 Bega Way	1010 Bega Way
APN	001-180-006	001-180-041
Site Size (ac)	4.46	4.47
Existing Use	Industrial Research	Industrial Research
Current General Plan	RDI	RDI
Current Zoning	M-RP	M-RP
Proposed Zoning	M-RP/R	M-RP/R
Minimum Density	20	20
Maximum Density	25	25
Potential Units	89 (86 net)	89



Looking southeast at 1000 Bega Way

Source: Bing Maps



Looking north at 1010 Bega Way

Source: Bing Maps



Source: Santa Barbara County ArcGIS



Candidate Site 4 – 6250 Via Real



Source: Google Earth

Site Suitability

Site Details:

- 8.47 acres
- 4 parcels under common ownership
- Direct access to Via Real (major arterial)
- Served by all public utilities
  - Parcels 001-180-064, -065 & -066 require annexation into Carpinteria Sanitary District
- Adjacent land uses:
  - North: Industrial / Research Park Facility (see Candidate Site No. 3)
  - East: Multi-family Residential
  - South: Via Real / U.S. Highway 101
  - West: Mobile Home Park
- < 0.25 miles to transit (located on MTD Line 20 route)
- Approx. 1.4 miles to shopping, dining & services
- < 0.25 miles to public park facility

Site Overview	
Size:	8.47 ac
Potential Units:	167 (166 net)
Income Target:	Lower Income
Existing Use:	Storage
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

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**Existing Use:**

- Personal self-storage business (operates under CUP)
- 16 buildings totaling 118,000 square feet, constructed over multiple phases from 1970s to 1990s
- 1- & 2-story construction
- 1 caretaker unit / manager's office onsite
- Approved for 3,000 square feet of temporary modular storage in 2022. Applicant has indicated project may not proceed due to improvement costs associated with project.
  - No building permits issued at this time
- Improvement to Land Value (I/L) Ratio:
  - 001-180-064: 8.42
  - 001-180-065: 19.80
  - 001-180-066: 6.79
  - 001-180-067: 5.69

**Existing Zoning & Potential Buildout:**

- Industrial / Research Park (M-RP)
  - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

**Proposed Zoning & Potential Buildout:**

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 167 units (166 net)

**Site Constraints:**

- Adjacent to U.S. Highway 101<sup>12</sup>
- Access easement along western boundary (for Candidate Site No. 3)

**Owner Interest:**

- Unknown at this time

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<sup>12</sup> Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details				
Address	6250 Via Real	6250 Via Real	6250 Via Real	6250 Via Real
APN	001-180-064	001-180-065	001-180-066	001-080-067
Site Size (ac)	2.05	2.14	2.14	2.14
Existing Use	Storage	Storage	Storage	Storage
Current General Plan	RDI	RDI	RDI	RDI
Current Zoning	M-RP	M-RP	M-RP	M-RP
Proposed Zoning	M-RP/R	M-RP/R	M-RP/R	M-RP/R
Minimum Density	20	20	20	20
Maximum Density	25	25	25	25
Potential Units	41	42	42 (41 net)	42



Looking east from Bega Way &amp; Via Real

Source: Google Earth



Looking north from Via Real

Source: Google Earth



Source: Santa Barbara County ArcGIS



## Candidate Site 5 – 6380 Via Real



Source: Google Earth

### Site Suitability

#### Site Details:

- 8.46 acres
- 1 parcel
- Direct access to Via Real (major arterial)
- Served by all public utilities
- Adjacent land uses:
  - North: Multi-family Residential
  - East: Industrial / Research Park Facilities (See Candidate Site Nos. 5 & 6)
  - South: Via Real / U.S. Highway 101
  - West: Multi-family Residential & Future Public Park Site
- < 0.25 miles to transit (located on MTD Line 20 route)
- Approx. 1.6 miles to shopping, dining & services
- Approx. 0.60 miles to public park facility
- Planned future public park site immediately adjacent to west

#### Existing Use:

- Vacant
- Approved for 85,000 square foot 2-story office park associated with adjacent multi-family residences as part of larger mixed-use project
  - No building permits issued for office as of this time

### Site Overview

Size:	8.46 ac
Potential Units:	169
Income Target:	Lower Income
Existing Use:	Vacant
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	No



- Financing unavailable for approved project
- Improvement to Land Value (I/L) Ratio: 0

Existing Zoning & Potential Buildout:

- Industrial / Research Park (M-RP)
  - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 169 units @ 20 units per acre

Site Constraints:

- Lagunitas Creek ESHA along western boundary
  - Required min. 50-foot setback from edge of riparian corridor
- Access easement along eastern boundary (for residences to north)
- Stormwater detention basin onsite
- Adjacent to U.S. Highway 101<sup>13</sup>

Owner Interest:

- Letter of support from current owner for residential development
- Submittal of conceptual application for revised mixed-use project to City:
  - Alternative 1: 111 residential apartments (density 13.1 units per acre); 9,981 square feet of office; 2,500 square feet for café/market
  - Alternative 2: 179 residential apartments (density 21.2 units per acre); 2,000 square feet for café/market

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<sup>13</sup> Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details	
Address	6380 Via Real
APN	001-190-097
Site Size (ac)	8.46
Existing Use	Vacant
Current General Plan	RDI
Current Zoning	M-RP
Proposed Zoning	M-RP/R
Minimum Density	20
Maximum Density	25
Potential Units	169



Birdseye view looking north at Site 5, Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking north from Via Real

Source: Google Earth

## Candidate Site 6 – 6385 Cindy Lane, 1005 & 1013 Mark Ave, 6388 & 6382 Rose Lane



Source: Google Earth

### Site Suitability

#### Site Details:

- 10.58 acres
- 5 parcels under separate ownership
- Direct access to Mark Avenue (secondary arterial), Cindy Lane and Rose Lane (local commercial / industrial streets)
- Served by all public utilities
- Adjacent land uses:
  - North: Industrial / Research Park Facilities
  - East: Industrial / Research Park Facilities
  - South: Industrial / Research Park Facilities (See Candidate Site No. 7)
  - West: Vacant (see Candidate Site No. 5)
- < 0.25 miles to transit (~500 ft. to MTD Line 20 route)
- Approx. 1.85 miles to shopping, dining & services
- Approx. 0.85 miles to public park facility

#### Existing Use:

- Warehouse, office, assembly & research facilities
  - 1 building presently vacant
- 1-story concrete tilt-up warehouse construction

### Site Overview

Size:	10.58 ac
Potential Units:	210
Income Target:	Lower Income
Existing Use:	Industrial Research
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

- 
- Buildings range from approx. 18,000 sq. ft. to 40,000 sq. ft. Buildings constructed in 1970s.
  - Improvement to Land Value (I/L) Ratio:
    - 001-190-025: 5.89
    - 001-190-068: 1.00
    - 001-190-073: 1.24
    - 001-190-084: 1.82
    - 001-190-086: 0.76

Existing Zoning & Potential Buildout:

- Industrial / Research Park (M-RP)
  - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 210 units
- Potential for redevelopment of individual parcels

Site Constraints:

- Site is larger than 10 acres
  - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

Owner Interest:

- Unknown at this time



Site Details					
Address	6385 Cindy Ln	1005 Mark Ave	6388 Rose Ln	1013 Mark Ave	6382 Rose Ln
APN	001-190-025	001-190-068	001-190-073	001-190-084	001-190-086
Site Size (ac)	4.00	1.69	1.01	1.24	2.67
Existing Use	Industrial Research	Industrial Research	Industrial Research	Industrial Research	Industrial Research
Current General Plan	RDI	RDI	RDI	RDI	RDI
Current Zoning	M-RP	M-RP	M-RP	M-RP	M-RP
Proposed Zoning	M-RP/R	M-RP/R	M-RP/R	M-RP/R	M-RP/R
Minimum Density	20	20	20	20	20
Maximum Density	25	25	25	25	25
Potential Units	80	33	20	24	53



Looking northwest from Cindy Ln &amp; Mark Ave

Source: Bing Maps



Looking west from Mark Avenue

Source: Bing Maps



Looking south from Rose Lane

Source: Bing Maps



Source: Santa Barbara County ArcGIS

## Candidate Site 7 – 6390 & 6398 Cindy Ln, 1001 Mark Ave, 6392 Via Real



Source: Google Earth

### Site Suitability

#### Site Details:

- 5.51 acres
- 4 parcels under separate ownership
- Direct access to Via Real (major arterial), Mark Avenue (secondary arterial), and Cindy Lane (local commercial/industrial street)
- Served by all public utilities
- Adjacent land uses:
  - North: Industrial / Research Park Facilities
  - East: Industrial / Research Park Facilities
  - South: Industrial / Research Park Facilities (See Candidate Site No. 7)
  - West: Vacant (see Candidate Site No. 5)
- < 0.25 miles to transit (located on MTD Line 20 route)
- Approx. 1.75 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

#### Existing Use:

- Warehouse, office, assembly & research facilities
  - 1 warehouse building presently vacant & listed for lease / sale
- 1-story concrete tilt-up warehouse construction & 2-story office buildings

### Site Overview

Size:	5.51 ac
Potential Units:	110
Income Target:	Lower Income
Existing Use:	Industrial Research
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

- Buildings range from approx. 20,000 sq. ft. to 25,000 sq. ft. Warehouse constructed in 1970s; offices constructed in 1980s.
- Improvement to Land Value (I/L) Ratio:
  - 001-190-023: 0.83
  - 001-190-091: 2.00
  - 001-190-092: 0.58
  - 001-190-093: 2.92

Existing Zoning & Potential Buildout:

- Industrial / Research Park (M-RP)
  - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 110 units
- Potential for redevelopment of individual parcels

Site Constraints:

- Adjacent to U.S. Highway 101<sup>14</sup>

Owner Interest:

- Unknown at this time
- Parcel 001-190-023 presently listed for lease / sale. City received inquiries from prospective buyers re: residential redevelopment potential

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<sup>14</sup> Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.



Site Details				
Address	6390 Cindy Ln	6398 Cindy Ln	1001 Mark Ave	6392 Via Real
APN	001-190-023	001-190-092	001-190-093	001-190-091
Site Size (ac)	2.25	1.00	1.00	1.25
Existing Use	Industrial Research	Industrial Research	Industrial Research	Industrial Research
Current General Plan	RDI	RDI	RDI	RDI
Current Zoning	M-RP	M-RP	M-RP	M-RP
Proposed Zoning	M-RP/R	M-RP/R	M-RP/R	M-RP/R
Minimum Density	20	20	20	20
Maximum Density	25	25	25	25
Potential Units	45	20	20	25



Looking northeast from Via Real &amp; Lomita Ln

Source: Bing Maps



Source: Santa Barbara County ArcGIS



Looking southwest from Mark Ave &amp; Cindy Ln

Source: Bing Maps



Looking east from west end of Cindy Ln

Source: Bing Maps



## Candidate Site 8 – 1000 Mark Ave & 6402 Cindy Lane, 6410-6460 Via Real



Source: Google Earth

### Site Suitability

#### Site Details:

- 10.02 acres
- 4 parcels under common ownership
- Direct access to Via Real (major arterial), Mark Avenue (secondary arterial), and Cindy Lane (local commercial / industrial street)
- Served by all public utilities
- Adjacent land uses:
  - North: Industrial / Research Park Facilities & vacant land (see Candidate Site No. 9)
  - East: Agriculture (Unincorporated)
  - South: Via Real / U.S. Highway 101
  - West: Industrial / Research Park Facilities (see Candidate Site No. 7)
- < 0.25 miles to transit (located on MTD Line 20 route)
- Approx. 1.85 miles to shopping, dining & services
- Approx. 0.65 miles to public park facility

#### Existing Use:

- Office / warehouse & surface parking lot
- Used as corporate satellite campus for large multinational tech firm
- Mix of 1-story warehouse & 1- and 2-story office buildings
  - 001-190-099: 1-story concrete tilt-up warehouse, approx. 26,000 sq. ft. & constructed in 1970s

### Site Overview

Size:	10.02 ac
Potential Units:	199
Income Target:	Lower Income
Existing Use:	Industrial Research
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

- 001-190-100: surface parking lot
- 001-190-101: 2-story office building, approx. 32,000 sq. ft., built in 1970s
- 001-430-011: campus setting of six 1- & 2-story buildings, ranging in size from 11,000 sq. ft. to 26,000 sq. ft.; built in 1980s and 90s
- Improvement to Land Value (I/L) Ratio:
  - 001-190-099: 5.12
  - 001-190-100: 0.16
  - 001-190-101: 4.27
  - 001-430-011: 2.94

Existing Zoning & Potential Buildout:

- Industrial / Research Park (M-RP)
  - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 199 units
- Potential for redevelopment of individual parcels
  - 1 parcel used as surface parking lot

Site Constraints:

- Adjacent to U.S. Highway 101<sup>15</sup>
- Site is larger than 10 acres
  - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

Owner Interest:

- Unknown at this time

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<sup>15</sup> Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details				
Address	1000 Mark Ave	No Address	6402 Cindy Ln	6410-6460 Via Real
APN	001-190-099	001-190-100	001-190-101	001-430-011
Site Size (ac)	1.28	1.00	1.23	6.51
Existing Use	Industrial Research	Industrial Research	Industrial Research	Industrial Research
Current General Plan	RDI	RDI	RDI	RDI
Current Zoning	M-RP	M-RP	M-RP	M-RP
Proposed Zoning	M-RP/R	M-RP/R	M-RP/R	M-RP/R
Minimum Density	20	20	20	20
Maximum Density	25	25	25	25
Potential Units	25	20	24	130



Looking southeast from Mark Ave &amp; Cindy Ln

Source: Bing Maps



Source: Santa Barbara County ArcGIS



Looking northeast from Via Real &amp; Mark Ave

Source: Google Earth



Looking northwest from Via Real

Source: Google Earth



## Candidate Site 9 – Cindy Lane



Source: Google Earth

### Site Suitability

#### Site Details:

- 4.49 acres
- 1 parcel under common ownership with Candidate Site No. 8
- Direct access to Cindy Lane (local commercial / industrial street)
- Direct access to all public utilities
- Adjacent land uses:
  - North: Industrial / Research Park Facilities
  - East: Agriculture (Unincorporated)
  - South: Industrial / Research Park Facilities (see Candidate Site No. 8)
  - West: Industrial / Research Park Facilities
- < 0.25 miles to transit (to MTD Line 20 route)
- Approx. 1.95 miles to shopping, dining & services
- Approx. 0.75 miles to public park facility

#### Existing Use:

- Vacant / undeveloped
- Originally constructed as detention basin to serve adjoining development. Santa Barbara County Flood Control District quitclaimed easement over site back to owner in approx. 2015
- Improvement to Land Value (I/L) Ratio: 0

### Site Overview

Size:	4.49 ac
Potential Units:	89
Income Target:	Lower Income
Existing Use:	Vacant
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No



## Existing Zoning &amp; Potential Buildout:

- Industrial / Research Park (M-RP)
  - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

## Proposed Zoning &amp; Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 89 units

## Site Constraints:

- None known
- Wetland habitat/ESHA may be present

## Owner Interest:

- Unknown at this time
- Site has been previously discussed by potential developers for residential development

Site Details	
Address	No address
APN	001-430-008
Site Size (ac)	4.49
Existing Use	Vacant
Current General Plan	RDI
Current Zoning	M-RP
Proposed Zoning	M-RP/R
Minimum Density	20
Maximum Density	25
Potential Units	89



Birdseye view looking west

Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking southeast from Cindy Lane

Source: Google Earth

## Candidate Site 10 – 5320 Carpinteria Avenue



Source: Google Earth

### Site Suitability

#### Site Details:

- 1.08 acre parcel
- Direct access to Carpinteria Avenue (major arterial); secondary access to private drive along eastern boundary
- Served by all public utilities
- Adjacent land uses:
  - North: Multi-family Residential (Age-restricted (55+) Apartments)
  - East: Shopping Center
  - South: Carpinteria Avenue
  - West: Multi-family Residential
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- < 0.25 miles to public park facility

#### Site Overview

Size:	1.08 ac
Potential Units:	21
Income Target:	Lower Income
Existing Use:	Commercial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Existing Use:

- 1-story office building approx. 11,000 sq. ft. constructed in 1970s
- Partially vacant; space available for lease
- Improvement to Land Value (I/L) Ratio: 1.68

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 21 units

Site Constraints:

- Access easement along eastern boundary

Owner Interest:

- Unknown at this time
- Property managed by entity that owns and operates multiple multi-family residential apartment developments in south coast region



Site Details	
Address	5320 Carpinteria Avenue
APN	001-070-058
Site Size (ac)	1.08
Existing Use	Commercial
Current General Plan	GC
Current Zoning	CPD
Proposed Zoning	CPD/R
Minimum Density	20
Maximum Density	25
Potential Units	21



Northeast corner of Site 10 looking southwest Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking northwest from Carpinteria Avenue Source: Google Earth

## Candidate Site 11 – 5437 Carpinteria Avenue



Source: Google Earth

### Site Suitability

#### Site Details:

- 1.98 acres
- 2 parcels under common ownership
- Direct access to Carpinteria Avenue (major arterial)
- Served by all public utilities
- Adjacent land uses:
  - North: Carpinteria Avenue
  - East: Carpinteria Creek (ESHA)
  - South: Multi-family Residential
  - West: Shopping Center
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- < 0.25 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

### Site Overview

Size:	1.98 ac
Potential Units:	39 (25 net)
Income Target:	Lower Income
Existing Use:	Residential & Vacant
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

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Existing Use:

- Mixed-use commercial / residential
- 1-story approx. 1,100 sq. ft. multi-tenant commercial building & seven 1-story buildings collectively totaling approx. 6,500 sq. ft. containing 14 apartment units
- Structures date to pre-1949 (originally constructed as motel)
- Improvement to Land Value (I/L) Ratio:
  - 003-280-005: 0
  - 003-280-017: 0.45

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 39 units (25 net)

Site Constraints:

- Carpinteria Creek ESHA
  - Required min. 50-foot setback from edge of riparian corridor
- 100 year Floodplain (Zone AE)
  - Affects easterly 1/3 of property
  - Approximately aligns with required 50-foot creek setback
- Existing residential units
  - Program 1 requires development that proposes to demolish existing housing units shall be subject to the requirement to replace affordable units as a condition of development pursuant to Government Code § 65583.2(g)(3). Replacement requirements shall be consistent with those set forth in § 65915(c)(3) and § 65590-65590.1 (the Mello Act).
- Includes a parcel that is less than 0.5 acres
  - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

Owner Interest:

- Unknown at this time
- Property previously listed for sale
- Owner and prospective buyers have inquired about residential redevelopment potential



Site Details		
Address	No address	5437 Carpinteria Ave
APN	003-280-005	003-280-017
Site Size (ac)	0.03	1.95
Existing Use	Vacant	Residential Apartments & Vacant
Current General Plan	GC	GC
Current Zoning	CPD	CPD
Proposed Zoning	CPD/R	CPD/R
Minimum Density	20	20
Maximum Density	25	25
Potential Units	0	39 (25 net)



Looking east at Site 11 from Carpinteria Avenue Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking west at Site 11 from Carpinteria Avenue Source: Google Earth



Candidate Site 12 – 1145, 1155, 1160 Eugenia Place



Source: Google Earth

Site Suitability

Site Details:

- 4.66 acres
- 3 parcels under separate ownership
- Direct access to Linden Avenue (major arterial) and Eugenia Place (local commercial street)
- Served by all public utilities
- Adjacent land uses:
  - North: U.S. Highway 101
  - East: Single Family Residential
  - South: Commercial Office Developments (see Candidate Site Nos. 13 and 14)
  - West: Linden Avenue
- < 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- 0.50 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Site Overview	
Size:	4.66 ac
Potential Units:	92
Income Target:	Lower Income
Existing Use:	Commercial - Office
Owner Interest:	Yes, for portion
Included in Prior Housing Element Cycle:	No

---

Existing Use:

- Four 2-story commercial office buildings ranging in size from approx. 11,000 sq. ft. to 25,000 sq. ft. and built in the 1980s
- Partial vacancies in all buildings; spaces available for lease
- Improvement to Land Value (I/L) Ratio:
  - 003-162-011: 0.80
  - 003-162-012: 1.87
  - 003-162-009: 3.11

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 92 units
- Potential for redevelopment of individual parcels

Site Constraints:

- 100 year Floodplain (Zone AE)
  - Affects northerly edge of site adjacent U.S. Highway 101
- Adjacent to U.S. Highway 101<sup>16</sup>

Owner Interest:

- Partial vacancies / leasable spaces available
- Parcel 003-162-011 recently sold. New owner has inquired about residential redevelopment potential.
- Unknown for other parcels

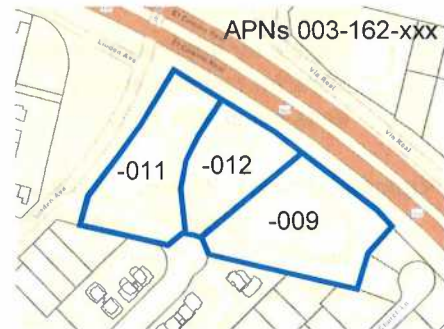
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<sup>16</sup> Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.

Site Details			
Address	1145 Eugenia Place	1155 Eugenia Place	1160 Eugenia Place
APN	003-162-011	003-162-012	003-162-009
Site Size (ac)	1.59	1.15	1.93
Existing Use	Commercial - Office	Commercial - Office	Commercial - Office
Current General Plan	GC	GC	GC
Current Zoning	CPD	CPD	CPD
Proposed Zoning	CPD/R	CPD/R	CPD/R
Minimum Density	20	20	20
Maximum Density	25	25	25
Potential Units	31	23	38



Looking south from Hwy 101 at 1145      Source: Google Earth  
& 1155 Eugenia Place



Source: Santa Barbara County ArcGIS



Looking northwest from Eugenia Place      Source: Google Earth  
at 1145 & 1155 Eugenia Place



Looking northeast from Eugenia Place      Source: Google Earth  
at 1160 Eugenia Place



## Candidate Site 13 – 1101 & 1135 Eugenia Place



Source: Google Earth

### Site Suitability

#### Site Details:

- 0.80 acres
- 1 parcel under shared common ownership as part of 9-unit commercial condominium
- Direct access to Eugenia Place (local commercial street)
- Served by all public utilities
- Adjacent land uses:
  - North: Commercial Office Developments (see Candidate Site No. 12)
  - East: Commercial Office Developments (see Candidate Site No. 14)
  - South: Multi-family Residential
  - West: Multi-family Residential
- < 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- 0.50 miles to public park facility

### Site Overview

Size:	0.80 ac
Potential Units:	16
Income Target:	Lower Income
Existing Use:	Commercial-Office
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No



- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Existing Use:

- Two 2-story commercial condominium buildings, totaling approx. 10,000 sq. ft. constructed in the 1980s
- Total of 9 units; current occupancy / vacancies unknown
- Improvement to Land Value (I/L) Ratio: 1.28
- Owner has a pending application to convert 2 of the existing commercial condos to residential condos

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 16 units
- Potential for redevelopment of individual condominium units

Site Constraints:

- Multiple owners in condominium subdivision

Owner Interest:

- Unknown at this time
- Owner of Parcels 003-870-009 & -010 has previously applied for permits to convert existing commercial condominiums units to residential units, however the application has not been approved and has been inactive since 2019.

Site Details	
Address	1101 & 1135 Eugenia Place
APN	003-870-CA1
Site Size (ac)	0.80
Existing Use	Commercial – Office condos
Current General Plan	GC
Current Zoning	CPD
Proposed Zoning	CPD/R
Minimum Density	20
Maximum Density	25
Potential Units	16



Looking northeast from Eugenia Place

Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking southwest from Eugenia Place

Source: Google Earth

## Candidate Site 14 – 1065, 1056, 1090, 1110 & 1140 Eugenia Place



Source: Google Earth

### Site Suitability

#### Site Details:

- 1.88 acres
- 4 parcels under separate ownership, including 1 parcel developed as a 8-unit commercial condominium
- Direct access to Eugenia Place (local commercial street)
- Served by all public utilities
- Adjacent land uses:
  - North: Commercial Office Developments (see Candidate Site No. 12)
  - East: Single Family Residential
  - South: Commercial Development
  - West: Commercial Office Developments (see Candidate Site No. 13)
- < 0.25 miles to transit (to MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- 0.50 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

### Site Overview

Size:	1.88 ac
Potential Units:	37 (35 net)
Income Target:	Lower Income
Existing Use:	Commercial/Office; Residential
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

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Existing Use:

- Mix of 1- & 2-story commercial office developments:
  - 044-041-012: 2-story approx. 5,000 sq. ft. building constructed in the 1970s
    - Includes 1 residential unit
  - 004-041-011: 1-story approx. 1,100 sq. ft. building constructed in the 1960s
  - 004-041-015: 2-story approx. 2,750 sq. ft. building constructed in the 1970s
  - 003-860-CA1: Two 2-story commercial condominium buildings containing combined total of 8 units
    - Includes 1 live / work unit
    - Partial vacancies; space available for lease
- Improvement to Land Value (I/L) Ratio:
  - 004-041-012: 2.98
  - 004-041-011: 1.27
  - 004-041-015: 6.29
  - 003-860-CA1: 1.16

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 37 units (35 net)
- Potential for redevelopment of individual condominium units

Site Constraints:

- Multiple owners in condominium subdivision
- Existing residential units
  - Program 1 requires development that proposes to demolish existing housing units shall be subject to the requirement to replace affordable units as a condition of development pursuant to Government Code § 65583.2(g)(3). Replacement requirements shall be consistent with those set forth in § 65915(c)(3) and § 65590-65590.1 (the Mello Act).
- Contains a parcel less than 0.5 acres in size
  - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

Owner Interest:

- Unknown at this time



Site Details				
Address	1056 Eugenia Place	1065 Eugenia Place	1090 Eugenia Place	1110, 1140 Eugenia Pl
APN	004-041-012	004-041-011	004-041-015	003-860-CA1
Site Size (ac)	0.25	0.16	0.47	1.00
Existing Use	Commercial-Office	Commercial-Office	Commercial-Office	Office condos
Current General Plan	GC	GC	GC	GC
Current Zoning	CPD	CPD	CPD	CPD
Proposed Zoning	CPD/R	CPD/R	CPD/R	CPD/R
Minimum Density	20	20	20	20
Maximum Density	25	25	25	25
Potential Units	5 (4 net)	3	9	20 (19 net)



Looking east at 1056 &amp; 1065 Eugenia Place

Source: Google Earth



Source: Santa Barbara County ArcGIS

Looking northeast at 1090, 1110 & 1140  
Eugenia Place

Source: Google Earth

## Candidate Site 15 – 4602, 4610, 4620 Carpinteria Avenue



Source: Google Earth

### Site Suitability

#### Site Details:

- 2.45 acres
- 3 parcels under separate ownership
  - Parcels 004-039-002 & -010 under common ownership
- Direct access to Carpinteria Avenue (major arterial) and Reynolds Avenue / U.S. Highway 101 on-ramp
- Served by all public utilities
- Adjacent land uses:
  - North: U.S. Highway 101
  - East: Mixed-use Development
  - South: Carpinteria Avenue
  - West: U.S. Highway 101 on-ramp
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- 0.50 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

### Site Overview

Size:	2.45 ac
Potential Units:	48
Income Target:	Lower Income
Existing Use:	Commercial
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	No

## Existing Use:

- Commercial retail & dining:
  - 004-039-002 & -010: Retail nursery, 1-story approx. 2,500 sq. ft. built in 1970s & approx. 7,700 sq. ft. of temporary greenhouse structures
    - Currently listed for sale
  - 004-039-009: Restaurant, 1-story approx. 4,400 sq. ft. built in 2000 & renovated in 2009
    - Previously listed for sale
    - Under-performing tenant / asset
- Improvement to Land Value (I/L) Ratio:
  - 004-039-002: 0.03
  - 004-039-009: 0.18
  - 004-039-010: 0.21

## Existing Zoning &amp; Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

## Proposed Zoning &amp; Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 48 units
- Potential for redevelopment of individual parcels

## Site Constraints:

- 100-year floodplain (Zone AE) (entire site)
- Adjacent to U.S. Highway 101<sup>17</sup>
- Includes a parcel less than 0.5 acres in size
  - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

## Owner Interest:

- Owner of Parcels 0004-039-002 & -010 provided letter of support for residential redevelopment
- All parcels listed for sale currently or recently
- Prospective buyers / developers have expressed interest in residential redevelopment potential

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<sup>17</sup> Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.



Site Details			
Address	4602 Carpinteria Avenue	4610 Carpinteria Avenue	4620 Carpinteria Avenue
APN	004-039-002	004-039-009	004-039-010
Site Size (ac)	0.40	1.14	0.91
Existing Use	Garden Center	Fast Food Restaurant	Garden Center
Current General Plan	GC	GC	GC
Current Zoning	CPD	CPD	CPD
Proposed Zoning	CPD/R	CPD/R	CPD/R
Minimum Density	20	20	20
Maximum Density	25	25	25
Potential Units	8	22	18



Looking south from Hwy 101

Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking northeast from Carpinteria Ave &amp; Reynolds Ave

Source: Google Earth



Looking northwest from Carpinteria Ave &amp; Lavender Ct

Source: Google Earth



## Candidate Site 16 – 4621, 4631 & 4643 Carpinteria Avenue



Source: Google Earth

### Site Suitability

#### Site Details:

- 0.67 acres
- 3 parcels under separate ownership
- Direct access to Carpinteria Avenue (major arterial)
- Served by all public utilities
- Adjacent land uses:
  - North: Carpinteria Avenue
  - East: Mixed-use Development
  - South: Single Family Residential
  - West: Mixed-use Development
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- 0.50 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

#### Existing Use:

- Commercial service, dining, & residential:
  - 003-242-002: 1-story commercial welding yard / retail built pre-1950s

### Site Overview

Size:	0.67 ac
Potential Units:	12 (9 net)
Income Target:	Lower Income
Existing Use:	Commercial & Residential
Owner Interest:	Yes, for portion
Included in Prior Housing Element Cycle:	No

- 003-242-003: 1-story restaurant approx. 1,900 sq. ft. & 1-story approx. 1,200 sq. ft. residential duplex (two 1-bedroom apartments)
  - Presently listed for sale
- 003-242-026: 1-story 887 sq. ft. single family residence built in 1953
- Improvement to Land Value (I/L) Ratio:
  - 003-242-002: 0.69
  - 003-242-003: 1.21
  - 003-242-026: 0.29

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 12 units (9 net)
- Potential for redevelopment of individual parcels

Site Constraints:

- 100-year floodplain (Zone AE) (entire site)
- Existing residential units
  - Program 1 requires development that proposes to demolish existing housing units shall be subject to the requirement to replace affordable units as a condition of development pursuant to Government Code § 65583.2(g)(3). Replacement requirements shall be consistent with those set forth in § 65915(c)(3) and § 65590-65590.1 (the Mello Act).
- Includes parcels that are less than 0.5 acres
  - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

Owner Interest:

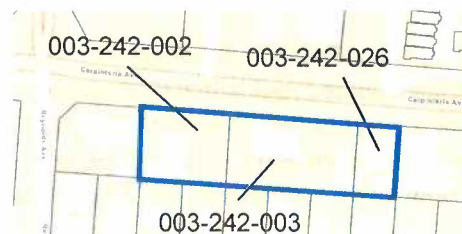
- Parcel 003-242-003 currently listed for sale, owner has expressed interest in redevelopment with housing if R Overlay applied to parcel

Site Details			
Address	4621 Carpinteria Avenue	4631 Carpinteria Avenue	4643 Carpinteria Avenue
APN	003-242-002	003-242-003	003-242-026
Site Size (ac)	0.22	0.33	0.11
Existing Use	Commercial & Manufacturing	Restaurant & Residential	Single Family Residential
Current General Plan	GC	GC	GC
Current Zoning	CPD	CPD	CPD
Proposed Zoning	CPD/R	CPD/R	CPD/R
Minimum Density	20	20	20
Maximum Density	25	25	25
Potential Units	4	6 (4 net)	2 (1 net)



Looking southeast from Carpinteria Avenue

Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking south at 4631 Carpinteria Avenue

Source: Google Earth

Looking southwest from Carpinteria Avenue  
& Lavender Court

Source: Google Earth



## Candidate Site 17 – 4745 Carpinteria Avenue



Source: Google Earth

### Site Suitability

#### Site Details:

- 0.93 acres
- Direct access to Carpinteria Avenue (major arterial) and Ninth Street
- Served by all public utilities
- Adjacent land uses:
  - North: Carpinteria Avenue
  - East: Commercial Development & Multi-family Residential
  - South: Ninth Street
  - West: Franklin Creek (ESHA)
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- 0.50 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

#### Existing Use:

- Equipment rental business & yard

### Site Overview

Size:	0.93 ac
Potential Units:	18
Income Target:	Lower Income
Existing Use:	Commercial
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	No



- 1-story approx. 850 sq. ft. metal-framed manufactured building built in 1970s & approx. 650 sq. ft. of accessory structures
- Property recently sold in 2022
- Improvement to Land Value (I/L) Ratio: 0.29

Existing Zoning & Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Visitor-serving Commercial (V) Overlay limits commercial to visitor-serving commercial uses
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

Proposed Zoning & Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 18 units

Site Constraints:

- Franklin Creek ESHA
  - Required min. 50-foot setback from edge of creek channel
- 100-year floodplain (Zone AE) (entire site)

Owner Interest:

- Letter of support from current owner for residential redevelopment
- Current owner submitted conceptual application to City for commercial / residential mixed-use development containing 24 apartment units (utilizing Density Bonus provisions) and 6,000 sq. ft. of commercial. Applicant preparing formal project application for submittal.

Site Details	
Address	4745 Carpinteria Avenue
APN	003-251-021
Site Size (ac)	0.93
Existing Use	Commercial – Equipment Rental
Current General Plan	VC/GC
Current Zoning	CPD
Proposed Zoning	CPD/R
Minimum Density	20
Maximum Density	25
Potential Units	18



Looking southeast from Carpinteria Avenue

Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking south from Carpinteria Avenue

Source: Google Earth

## Candidate Site 18 – 1095 Holly Avenue & 4760 Carpinteria Avenue



Source: Google Earth

### Site Suitability

#### Site Details:

- 1.47 acres
- 3 parcels under common ownership
- Vehicular access to Carpinteria Avenue (major arterial) via easement & direct access to Holly Avenue
- Served by all public utilities
- Adjacent land uses:
  - North: U.S. Highway 101
  - East: Multi-family Residential
  - South: Multi-family Residential
  - West: Franklin Creek (ESHA)
- < 0.25 miles to transit (located on MTD Line 20 route)
- < 0.25 miles to shopping, dining & services
- 0.50 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

#### Site Overview

Size:	1.47 ac
Potential Units:	29 (28 net)
Income Target:	Lower Income
Existing Use:	Commercial, Vacant & Residential
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	No

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Existing Use:

- Retail commercial & Single Family Residential:
  - 004-039-007: Retail landscape equipment & supply business and yard, 1-story approx. 4,800 sq. ft. building (age unknown) & misc. accessory structures
  - 003-151-017 and -018: 1-story single family residence built in 1955
- Improvement to Land Value (I/L) Ratio:
  - 004-039-007: 0.76
  - 003-151-017: 0
  - 003-151-018: 1.70

## Existing Zoning &amp; Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

## Proposed Zoning &amp; Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 29 units (28 net)

## Site Constraints:

- Franklin Creek ESHA
  - Required min. 50-foot setback from edge of creek channel
- 100-year floodplain (Zone AE) (entire site)
- Adjacent to U.S. Highway 101<sup>18</sup>
- Existing residential units
  - Program 1 requires development that proposes to demolish existing housing units shall be subject to the requirement to replace affordable units as a condition of development pursuant to Government Code § 65583.2(g)(3). Replacement requirements shall be consistent with those set forth in § 65915(c)(3) and § 65590-65590.1 (the Mello Act).
- Includes parcels that are less than 0.5 acres
  - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

## Owner Interest:

- Letter of support from current owner for residential redevelopment

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<sup>18</sup> Residential projects located adjacent U.S. Highway 101 may require noise attenuation / mitigation techniques to comply with interior noise standards for habitable areas. Numerous examples of residential projects built adjacent to the Highway demonstrate this is feasible, including but not limited to, the "Casas de las Flores" 43-unit multi-family residential development located at 4090 Via Real and the "Klentner Condominiums" 4-unit multi-family residential development located at 1077 – 1083 Cramer Road.



Site Details			
Address	4760 Carpinteria Avenue	No address	1095 Holly Avenue
APN	004-039-007	003-151-017	003-151-018
Site Size (ac)	1.10	0.16	0.20
Existing Use	Commercial	Vacant & Single Family Residential	Single Family Residential
Current General Plan	GC	GC	GC
Current Zoning	CPD	CPD	CPD
Proposed Zoning	CPD/R	CPD/R	CPD/R
Minimum Density	20	20	20
Maximum Density	25	25	25
Potential Units	22	3	4 (3 net)



Birdseye view of Site 18 looking south

Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking northwest at 1095 Holly Avenue

Source: Google Earth

## Candidate Site 19 – 5201 6<sup>th</sup> Street & 546 Walnut Avenue



Source: Google Earth

### Site Suitability

#### Site Details:

- 3.29 acres
- 2 parcels under common ownership
- Direct access to Palm Avenue (secondary arterial), Sixth Street (local commercial street) & Walnut Avenue
- Served by all public utilities
- Adjacent land uses:
  - North: Sixth Street
  - East: Palm Avenue
  - South: Union Pacific Railroad
  - West: Walnut Avenue
- < 0.25 miles to transit (to MTD Line 20 route / train station)
- < 0.25 miles to shopping, dining & services
- < 0.25 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

### Site Overview

Size:	3.29 ac
Potential Units:	65
Income Target:	Lower Income
Existing Use:	Industrial & Commercial
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

## Existing Use:

- Industrial Warehouse & Commercial Office:
  - 004-105-010: 1-story approx. 48,000 sq. ft. concrete tilt-up warehouse built in 1980s
    - Presently used for church & private storage. Church lease expires Q3 2023. Anticipated vacancy to revert to storage / warehousing.
  - 004-105-006: 1-story approx. 1,200 sq. ft. office building (age unknown)
- Improvement to Land Value (I/L) Ratio:
  - 004-105-010: 0.61
  - 004-105-006: 0.19

## Existing Zoning &amp; Potential Buildout:

- General Industry (M)
  - Allows for light industrial uses
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

## Proposed Zoning &amp; Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 65 units

## Site Constraints:

- Adjacent to UPRR tracks

## Owner Interest:

- Unknown at this time



Site Details		
Address	5201 6 <sup>th</sup> Street	546 Walnut Avenue
APN	004-105-010	004-105-006
Site Size (ac)	2.35	0.94
Existing Use	Industrial & Church	Commercial office
Current General Plan	GI	GC
Current Zoning	M	CPD
Proposed Zoning	M/R	CPD/R
Minimum Density	20	20
Maximum Density	25	25
Potential Units	47	18



Looking east from south end of Walnut Avenue

Source: Google Earth



Source: Santa Barbara County ArcGIS

Looking southeast from 6<sup>th</sup> Street & Walnut Ave

Source: Google Earth

Looking southwest from 6<sup>th</sup> Street & Palm Avenue

Source: Google Earth



Candidate Site 20 – 510, 586 & 592 Palm Avenue



Source: Google Earth

Site Suitability

Site Details:

- 0.77 acres
- 3 parcels under separate ownership
- Direct access to Palm Avenue (secondary arterial), & Sixth Street (local commercial street)
- Served by all public utilities
- Adjacent land uses:
  - North: Sixth Street
  - East: Multi-family Residential & Public Facility
  - South: Mixed-Use Development
  - West: Palm Avenue
- < 0.25 miles to transit (to MTD Line 20 route / train station)
- < 0.25 miles to shopping, dining & services
- < 0.25 miles to public park facility
- Site located in downtown Carpinteria with immediate access to shopping, dining, services & transit

Site Overview	
Size:	0.77 ac
Potential Units:	14 (11 net)
Income Target:	Lower Income
Existing Use:	Industrial & Residential
Owner Interest:	Unknown
Included in Prior Housing Element Cycle:	No

---

Existing Use:

- Industrial Warehouse & Residential:
  - 003-360-012: 1-story approx. 7,800 sq. ft. warehousing building (age unknown)
  - 003-360-013: 1-story single family residence built in early 1900s
    - Appears vacant / distressed
  - 003-360-016: 2-story multi-family residence (2-4 rental units) built in early 1900s
- Improvement to Land Value (I/L) Ratio:
  - 003-360-012: 1.01
  - 003-360-013: 0.41
  - 003-360-016: 2.26

## Existing Zoning &amp; Potential Buildout:

- Commercial Planned Development (CPD)
  - Allows for office, retail, service and wholesale establishments
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

## Proposed Zoning &amp; Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 14 units (11 net)

## Site Constraints:

- Possible historic building(s)<sup>19</sup>
- Includes parcels that are less than 0.5 acres
  - Housing Plan Program 8 implemented to help facilitate lot consolidation or subdivision to help ensure that parcels greater than 10 acres or less than 0.5 acres in size are suitable for lower income housing development.

## Owner Interest:

- Unknown at this time

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<sup>19</sup> The City has successfully completed a number of residential remodel or renovation projects involving structures found to be eligible for listing as a historical landmark. Recent examples include, but are not limited to, the "Sinclair Residence" located at 607 Walnut Avenue and the "Wells Residence" located at 924 Walnut Avenue, which involved the conversion of a former church building into a single family residence.

Site Details			
Address	592 Palm Avenue	586 Palm Avenue	510 Palm Avenue
APN	003-360-012	003-360-013	003-360-016
Site Size (ac)	0.19	0.23	0.35
Existing Use	Industrial warehouse	SFD	Multi-family residential
Current General Plan	GC	GC	GC
Current Zoning	CPD	CPD	CPD
Proposed Zoning	CPD/R	CPD/R	CPD/R
Minimum Density	20	20	20
Maximum Density	25	25	25
Potential Units	3	4 (3 net)	7 (5 net)



Looking northeast from Palm Avenue

Source: Google Earth



Source: Santa Barbara County ArcGIS

Looking southeast from Palm Avenue & 6<sup>th</sup> Street

Source: Google Earth



## Candidate Site 21 – 6155 & 6175 Carpinteria Avenue



Source: Google Earth

### Site Suitability

#### Site Details:

- 6.31 acres
- 2 parcels under common ownership
- Direct access to Carpinteria Avenue (major arterial)
- Served by all public utilities
  - Parcel 001-180-032 requires annexation into Carpinteria Sanitary District
- Adjacent land uses:
  - North: Carpinteria Avenue / U.S. Highway 101
  - East: Commercial Office
  - South: UPRR Railroad / Pacific Ocean
  - West: Public Park
- < 0.25 miles to transit (located on MTD Line 20 route)
- Approx. 1.25 miles to shopping, dining & services
- < 0.25 miles to public park facility

#### Site Overview

Size:	6.31 ac
Potential Units:	126
Income Target:	Lower Income
Existing Use:	Industrial
Owner Interest:	Yes
Included in Prior Housing Element Cycle:	Yes



## Existing Use:

- Parcel 001-180-032: Vacant / Undeveloped
- Parcel 001-180-040: 1-story concrete tilt-up office / warehouse approx. 43,500 sq. ft. built in 1962
- Improvement to Land Value (I/L) Ratio:
  - 001-180-032: 0
  - 001-180-040: 1.14

## Existing Zoning &amp; Potential Buildout:

- Industrial / Research Park (M-RP)
  - Allows for light industry, technical research & large business headquarters
- Mixed-use permissible (up to 20 units per acre density)
- Eligible for application of Residential (R) overlay (to allow for residential-only development of up to 20 units per acre density)

## Proposed Zoning &amp; Potential Buildout:

- Apply updated Residential (R) Overlay (required min. density of 20 units per acre up to max. density of 25 units per acre)
- Accommodate approx. 126 units

## Site Constraints:

- Adjacency to U.S. Highway 101
- ESHA (Lagunitas Creek & Coastal Sage Scrub)
- Bluff Face Retreat / Setback
- Public Trail Easement

## Owner Interest:

- Owner written support for residential redevelopment
- Existing office / warehouse lease expires in ~2 years
- Applicant submitted letter to City requesting inclusion of site for consideration of R Overlay
  - Included conceptual site plan to illustrate ~130-unit multi-family residential development potential (mix of 1, 2 & 3-bedroom units + min. 20% of total units to be affordable)

Site Details		
Address	6155 Carpinteria Avenue	6175 Carpinteria Avenue
APN	001-180-040	001-180-032
Site Size (ac)	2.94	3.37
Existing Use	Industrial warehouse	Vacant
Current General Plan	RDI	RDI
Current Zoning	M-RP	M-RP
Proposed Zoning	M-RP/R	M-RP/R
Minimum Density	20	20
Maximum Density	25	25
Potential Units	59	67



Looking southeast from 6155 Carpinteria Avenue

Source: Google Earth



Source: Santa Barbara County ArcGIS



Looking southwest from 6175 Carpinteria Avenue

Source: Google Earth

## 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. All materials published by the City were made available in both English and Spanish.


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 website<sup>1</sup> 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 six 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 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/>.

<sup>1</sup> <https://carpinteriaca.gov/city-hall/community-development/planning/housing-element-update/>



**SAVE THE DATE**






## South Coast Housing Workshop


**Wednesday • June 22, 2022 • 4-6pm**  
Santa Barbara Central Library • Faulkner Gallery  
40 East Anapamu Street

Come learn about the Housing Element process, regional needs, and local challenges. You will have the opportunity to discuss solutions to South Coast housing challenges with local representatives. This event will include a panel discussion and breakout groups for each jurisdiction.

Register now to be entered to win Amazon gift cards.

Register at [bit.ly/southcoasthousing](https://bit.ly/southcoasthousing)  
Livestream [bit.ly/housing-livestream](https://bit.ly/housing-livestream)



**RESERVE LA FECHA**






## Taller Sobre Vivienda en la Costa del Condado

**Miércoles • 22 de Junio, 2022 • 4-6pm**  
Biblioteca Central de Santa Bárbara • Galería Faulkner  
40 East Anapamu Street

Venga a aprender sobre el Proceso de Elemento de Vivienda, las necesidades regionales, y los desafíos locales. Tendrá la oportunidad de discutir soluciones a los retos de vivienda de la Costa Sur del Condado con representantes locales. Este evento incluirá un panel de discusión y grupos de trabajo para cada jurisdicción.

Regístrese ahora para participar en el sorteo de tarjetas de regalo de Amazon.

Regístrese en [bit.ly/southcoasthousing](https://bit.ly/southcoasthousing)  
Transmisión en vivo [bit.ly/housing-livestream](https://bit.ly/housing-livestream)

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 February 21, 2023.

After receiving HCD's review letter, a revised draft Housing Element was prepared and posted for public review on March 16, 2023. Notice of the availability of the revised Housing Element was sent to all parties on the stakeholder list (Table C-1).

On March 20, 2023 the Planning Commission conducted a public hearing to review the revised Housing Element and receive public comments. At the conclusion of the hearing, the Planning Commission recommended that the City Council approve the revised Housing Element and find the adoption of the Housing Element exempt from the California Environmental Quality Act (CEQA) Guideline Section 15061(b)(3), and directed staff to supplement, amend and revise the Housing Element further to clarify provisions of the revised Housing Element.



On April 10, 2023 the City Council conducted a public hearing to review the revised Housing Element, Planning Commission recommendations, and receive public comments. At the conclusion of the hearing the City Council

In addition to public comments offered at public meetings, the City received written comments from California YIMBY, the Grey Panthers Santa Barbara Network, the Carpinteria Valley Association, Peoples Self Help Housing, and several individuals. 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**

	Carpinteria 6th Housing Element Stakeholder List Master Mailing List	Coastal View News Attn: Debra Herrick 4856 Carpinteria Avenue Carpinteria, CA 93013
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	Transition House 425 E. Cota St. Santa Barbara, CA 93101	Peoples' Self Help Housing 26 E. Victoria St. Santa Barbara, CA 93101
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	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	Price Robert G/Lorraine M Trustees (for) Price Robert G/Lorraine M Fam Tr 2310 Nw Highland Dr Corvallis OR 97330
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	Sarah House P.O. Box 20031 Santa Barbara, CA 93120	Center for Successful Aging 228 E. Anapamu Street, Ste. 203 Santa Barbara, CA 93101
Santa Barbara Alliance for Community Transformation PO Box 217 Santa Barbara, CA 93102	Victor and Susan Schaff 2000 Cravens Lane Carpinteria, CA 93013	CA Coastal Commission Attn: San Fearer 89 S. California Street #200 Ventura, CA 93001-2801
Carpinteria Sanitary District Attn: Craig Murray 5300 Sixth Street Carpinteria, CA 93013	Carpinteria-Summerland Fire Protection District Attn: Todd Jenkins 1140 Eugenia Place, #A Carpinteria, CA 93013	Carpinteria Valley Water District Attn: Brian King 1301 Santa Ynez Avenue Carpinteria, CA 93013
Santa Barbara County Air Pollution Control District Attn: Land Use & Environmental Review Program 260 N. San Antonio Road, Suite A Santa Barbara, CA 93110-1315	Southern California Edison Attn: Rondi Guthrie, Government Relations Mgr. 10060 Telegraph Rd Ventura, CA 93004	Southern CA Gas Company Attn: Tim Mahoney 134 E. Victoria Street Santa Barbara, CA 93101-2047
E.J. Harrison & Sons Attn: Nan Drake PO Box 4144 Ventura, CA 93007	Santa Barbara County Planning and Development Attn: Daniel Klemann 123 E. Anapamu Street Santa Barbara, CA 93101	Congressman Salud Carbajal 24th Congressional District 360 S. Hope Ave, Suite C-301 Santa Barbara, CA 93101

Santa Barbara County  
Environmental Health Services  
Hazardous Mitigation Unit  
Attn: James Ray  
225 Camino del Remedio  
Santa Barbara, CA 93110

Santa Barbara County CEO Office  
Attn: Dennis Bozanich  
105 E. Anapamu Street, Rm 406  
Santa Barbara, CA 93101

Congresswoman Julia Brownley  
26th Congressional District  
300 E. Esplanade Drive, Suite 470  
Oxnard, CA 93036

Santa Barbara County LAFCO  
Attn: Paul Hood  
105 East Anapamu Street  
Santa Barbara, CA 93101

Santa Barbara MTD  
Attn: Steve Maas  
550 Olive Street  
Santa Barbara, CA 93101

Carpinteria Valley Association  
PO Box 27  
Carpinteria, CA 93014

Santa Barbara Association of  
Governments  
Attn: Marjie Kirn  
260 N. San Antonio Road, Suite B  
Santa Barbara, CA 93110-1315

Santa Barbara County  
Agricultural Commissioner  
Attn: Cathy Fisher  
263 Camino del Remedio  
Santa Barbara, CA 93110-1335

County of Santa Barbara  
Housing and Community Development  
Attn: Dinah Lockhart  
123 E. Anapamu Street  
Santa Barbara, CA 93101

Assemblymember Monique Limón  
37th District  
101 W. Anapamu Street, Suite A  
Santa Barbara, CA 93101

Honorable Hannah-Beth Jackson  
State Senator 19th District  
222 E. Carrillo Street, Suite 309  
Santa Barbara, CA 93101

Santa Barbara County  
1st District Supervisor Das Williams  
105 E Anapamu Street  
Santa Barbara, CA 93101

Linkedin Corporation  
C/O Legal Department  
1000 W Maude Ave  
Sunnyvale Ca 94085

Gonzalez, Jose E Trust 2/17/99  
Po Box 1136  
Carpinteria Ca 93014

6384 Via Real, LLC  
12100 Wilshire Blvd 320  
Los Angeles Ca 90025

Linkedin Corporation  
1000 W Maude Ave  
Sunnyvale Ca 94085

Caldwell Child's Trust  
C/O Cochrane Property Mgmt Inc  
102 W Arrellaga St  
Santa Barbara Ca 93101 2916

Logue Family Trust 6/3/08  
11322 Idaho Ave  
Los Angeles Ca 90025 3179

South Coast Business Park Owners  
Assoc  
Po Box 1275  
Carpinteria Ca 93014

Medel, William E  
1095 Holly Ave  
Carpinteria Ca 93013 1852

Zannon, Tristan Boyd  
Po Box 21957  
Santa Barbara Ca 93121

Rotz Roland N  
4675 Rice Pl  
Ventura Ca 93003

Freitas Family Trust 7/12/02  
4620 Carpinteria Ave  
Carpinteria Ca 93013

Reynolds Carpinteria LLC  
1933 Cliff Dr 2  
Santa Barbara Ca 93109 1585



Rpg Carpinteria LLC  
C/O Steven Leonard  
315 South Coast Highway 101 U-12  
Encinitas Ca 92024 3543

Crooks Patrick  
4643 Carpinteria Ave  
Carpinteria Ca 93013 1813

Bega/Us , Inc  
1000 Bega Way  
Carpinteria Ca 93013

Agilent Technologies Inc  
12100 Andrews Dr  
Plain City Oh 43064 9148

Times 2, LLC  
220 W Montecito St  
Santa Barbara Ca 93101

H & R Investments, Lp  
1187 Coast Village Rd 10j  
Santa Barbara Ca 93108

Norman, Charles R Trust  
8665 Duarte Rd  
San Gabriel Ca 91775

Broudy Cindy Lane, LLC  
Po Box 90111  
Santa Barbara Ca 93190

Park Lane Properties LLC  
1005 Mark Ave  
Carpinteria Ca 93013

Hdngr Grp Dac LLC  
1750 Nw Nato Pkwy 106  
Portland Or 97209 2532

Bve, LLC  
190 Serafin Way  
Carpinteria Ca 93013

Gigavac Building, LLC  
1332 Anacapa St 200  
Santa Barbara Ca 93101

Carpinteria Storage Place, Lp  
Po Box 5717  
Santa Barbara Ca 93150

Carpinteria Storage Place, Lp  
Po Box 5717  
Santa Barbara Ca 93150

Scheeff, D & C Family Trust 5/29/18  
820 Erhart Rd  
Arroyo Grande Ca 93420

Mimaki Properties Lp  
2329 Terra Bella Ln  
Camarillo Ca 93012

Norman, Charles R Family Trust  
8665 Duarte Rd  
San Gabriel Ca 91775

Ksa Coastal, LLC C/O Alexander C  
Deconde  
1465 Sycamore Cyn Rd  
Santa Barbara Ca 93108

Shepard Place Ltd  
Po Box 20130  
Santa Barbara Ca 93120

Delwiche Family Trust 6/17/10  
7032 Casitas Pass Rd  
Carpinteria Ca 93013

Berkenmeier, Robert J & Sugiyama,  
Janice M Family Living Trust 3/4/05  
1065 Eugenia Pl  
Carpinteria Ca 93013

Godfrey, James E Trustee  
(For) Godfrey Fam Trust  
317 Silverado Ave  
Santa Maria Ca 93455 1699

Eugenia Associates Co Robert J Godfrey  
1090 Eugenia Pl 101  
Carpinteria Ca 93013 2011

Gallant, Philip A  
1140 Eugenia Pl 8  
Carpinteria Ca 93013

Hanrahan Residual Trust 9/28/89  
111 Calle Bello  
Santa Barbara Ca 93108

003-870-001  
Desandre Living Trust 7/9/15  
1101 Eugenia Pl A  
Carpinteria Ca 93013

Lizarraga, John Peter & Patricia Trust B  
8/17/98  
412 S K  
Lompoc Ca 93436

Svb Properties  
165 Olive Mill Ln  
Montecito Ca 93108

Eugenia Spaces, LLC  
2886 East Valley Rd  
Santa Barbara Ca 93108 1612

Mallard Partners, LLC  
Po Box 249  
Nipomo Ca 93444

Meister, Craig & Sharon Family Trust  
3165 Serena Ave  
Carpinteria Ca 93013

Brand Assest Management LLC  
Po Box 250  
Carpinteria Ca 93014 0250

Paderno Holding Co  
1101 Eugenia Pl C  
Carpinteria Ca 93013

Brand Assest Management LLC  
Po Box 250  
Carpinteria Ca 93014 0250

## Figure C-1 Housing Element FAQ



# Frequently Asked Questions

## 2023-2031 Housing Element Update

### 1. What is a Housing Element?

State law<sup>1</sup> 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 Plan<sup>2</sup> 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 "5<sup>th</sup> 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 6<sup>th</sup> planning cycle, which spans the 2023-2031 period.

State law<sup>3</sup> 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.*

<sup>1</sup> California Government Code Sec. 65300 et seq.

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

<sup>3</sup> 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 law<sup>4</sup> 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 law<sup>5</sup> 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)

<sup>4</sup> California Government Code Sec. 65583

<sup>5</sup> 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 law<sup>6</sup> 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.<sup>7</sup>

In January 2021 HCD determined that the total new housing need for the SBCAG region in the 6<sup>th</sup> 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.<sup>8</sup> Table 3 shows the RHNA allocations for Carpinteria and the SBCAG region.

**Table 3. 6<sup>th</sup> 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 6<sup>th</sup> cycle RHNA allocation for Carpinteria by income category is shown in Table 4.

<sup>6</sup> California Government Code Sec. 65584 et seq.

<sup>7</sup> California Government Code Sec. 65584(d)

<sup>8</sup> <http://www.sbcag.org/rhna.html>



## 2023 Housing Element FAQ

**Table 4. 6<sup>th</sup> 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.<sup>9</sup> 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.

<sup>9</sup> 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.<sup>10</sup> 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.<sup>11</sup>
- **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 6<sup>th</sup> 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

<sup>10</sup> California Government Code Sec. 65585

<sup>11</sup> 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.

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**Table C-2  
Housing Element Public Comment Summary**

Commenter	Comment	How this comment has been addressed
General Public Comments	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.
General Public Comments	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. The Housing Element describes these constraints in Section III of the Technical Report and proposes program to address constraints to the extent feasible in Section II of the Housing Element.
General Public Comments	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, and for what income categories, subject to any City inclusionary requirements. The City or the State cannot force property owners to develop their property for housing.
General Public Comments	Lower-income sites should be located in high opportunity areas to affirmatively further fair housing.	As noted in Appendix D of the Technical Report, most of the City is designated as a moderate resource area per State TCAC/HCD Composite Opportunity Maps. While there are two small areas at the edge of the city designated high resource areas, these areas are developed with Carpinteria High School and the Sandpiper Mobile Home Park. There is no opportunity for additional residential development in the foreseeable future in these areas.
General Public Comments	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	Program 1 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

Commenter	Comment	How this comment has been addressed
	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.	new developments in accordance with applicable law. The majority of the sites identified in the sites inventory do not include existing residential units.
General Public Comments	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 18), Inclusionary Housing requirements (Program 6), as well as through the expansion of housing development opportunities (Program 1).
General Public Comments	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 floor area ratio (FAR) to facilitate development at the assumed densities. In addition, Program 1 stipulates minimum densities for candidate opportunity sites and the development of land use controls to achieve those standards.
General Public Comments	Allow residential to be built in areas that are zoned for commercial use.	The City zoning code presently allows for residential on all sites zoned for commercial and industrial uses as "mixed use" development which includes parcels with present commercial uses. Some sites zoned for commercial have a Residential Overlay applied to them which allows for residential-only development on commercial properties. As described in Program 1 and Appendix B (Sites Inventory) the proposed candidate opportunity sites include areas that are currently zoned for commercial or industrial use that are being considered for application of the Residential Overlay.
General Public Comments	Support for R-Overlay to allow additional housing in the downtown commercial core and commercial/industrial areas	Program 1 in the Housing Plan includes a zoning amendment on sufficient sites to create additional opportunities for new housing commensurate with the RHNA allocation. The Housing Element also describes that the City's zoning allows residential use on all commercial and industrial zoned parcels through mixed use development and/or residential-only development.

Commenter	Comment	How this comment has been addressed
YIMBY Law (Feb. 28, 2022)	<p>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.</p>	<p>The Technical Report contains an analysis of the issue areas identified in the letter. The Technical Report analysis was used to inform and craft the City's Policies and Programs specified in the Housing Policy Plan (Section II of the Housing Element).</p>
	<p><b>Affirmatively Furthering Fair Housing</b></p> <p>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.</p> <p>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 &amp; commercial uses over those with existing rent-controlled apartments or other rental housing with lower income residents.</p> <p>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.</p>	<p>1. As noted in Appendix D of the Technical Report, most of the City is designated as a moderate resource area per State TCAC/HCD Composite Opportunity Maps. While there are two small areas at the edge of the city designated high resource areas, these areas are already developed areas and there is no opportunity for additional residential development in the foreseeable future. The Housing Element identifies Candidate Sites throughout the City in moderate resource areas to provide for the option for property owners to develop affordable housing under existing mixed-use provisions or under the proposed residential overlay throughout the City. All identified sites are located near services, jobs, recreation and transit.</p> <p>2. Program 1 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 in accordance with applicable law. The Site Inventory and Candidate Site Inventory generally prioritize owner-occupied housing and commercial uses and parcels with additional capacity for residential development.</p> <p>3. Program 6 (Inclusionary Housing) and 18 (Workforce Homebuyer Down</p>



Commenter	Comment	How this comment has been addressed
		<p>Payment Loans) promote homeownership opportunities for low and moderate income households and families, including but not limited to historically excluded groups. The Housing Element further supports home ownership through the expansion of housing development opportunities (Program 1).</p>
	<p><b>Site Capacity</b></p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>4. As described in Appendix B (Sites Inventory) the analysis of realistic capacity considers development standards such as height and floor area ratio (FAR) to facilitate development at the assumed densities. In addition, Program 1 stipulates minimum densities for candidate opportunity sites and the development of land use controls to achieve those standards.</p> <p>5. Program 1 in the Housing Plan addresses Not Net Loss requirements of state law. The Site Inventory analysis and Candidate Site Inventory also include conservative assumptions regarding density of development based on development trends in the city during the last housing element cycle. The Candidate Sites list (Table B-6) identifies potential sites for more than 10 times the number of lower-income housing units required to be accommodated per the City's RHNA allocation.</p> <p>6. The Housing Element relies on data from development patterns within the City, including data from the 5<sup>th</sup> Cycle in the Site Inventory and Candidate Site Inventory. Technical Report, Appendix B describes all of the assumptions used in developing the site inventories.</p>
	<p><b>Accessory Dwelling Units</b></p> <p>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</p>	<p>7. Program 2 describes the City's efforts to support the development of accessory dwelling units (ADUs) during the 6<sup>th</sup> Cycle. The City further commits to annual review of ADU regulations and to take</p>



Commenter	Comment	How this comment has been addressed
	<p>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.</p> <p>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.</p>	<p>additional actions if production is not meeting the Housing Element objectives by the mid-point in the planning period (2027).</p> <p>8. See response above. Program 2 also includes the development of two standardized pre-approved ADU designs to reduce costs and facilitate the streamlined approval and construction of ADUs anticipated to be affordable to moderate and low income households.</p>
	<p>Zoning</p> <p>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.</p> <p>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.</p>	<p>9. The City zoning code presently allows for residential on all sites zoned for commercial and industrial uses through mixed use development and/or residential-only development. As described in Program 1 and Appendix B (Sites Inventory) the proposed candidate opportunity sites include areas that are currently zoned for commercial use and that are considered for additional residential-only opportunities.</p> <p>10. Program 6 promotes the development of inclusionary housing in for-sale developments in the City. Program 1 describes the City's process to develop parameters for its residential overlay to provide sufficient flexibility for developers.</p>
	<p>Better Entitlement Process &amp; Reducing Barriers to Development</p> <p>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</p>	<p>11. The Housing Element describes the City's permit process for a variety of types of residential development. The City is located entirely within the California Coastal Zone and processes some development (e.g., ADUs) through administrative coastal development permits consistent with applicable law. Program 11 includes a commitment to</p>

Commenter	Comment	How this comment has been addressed
	<p>unique and extraordinary concessions. Right-sizing governmental constraints, entitlement processes, and impact fees will help the city successfully meet its RHNA.</p> <p>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 &amp; other spatially constrained sites. Consider adopting a parking maximum.</p> <p>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.</p> <p>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.</p>	<p>eliminate the CUP requirement for SRO housing.</p> <p>12. The Technical Report (Section III.A) evaluates governmental constraints on residential development including parking requirements. Programs 3, 5, 6 and 9 address reducing parking requirements to accommodate residential development consistent with applicable law.</p> <p>13. Programs 1, 2 5, and 10 contemplate reductions of development fees for residential projects consistent with the City's goals to promote affordable housing and maintain its existing facilities.</p> <p>14. Programs 4, 5, 15, 16, 18 include commitments to facilitate local funding and secure state and federal funding to support the development of housing.</p>
Gray Panthers Santa Barbara Network (July 31, 2022)	<p>We ask you to prioritize older adults as a specific goal in your Housing Element planning.</p> <ul style="list-style-type: none"> <li>• Define "senior housing" more clearly to include requirements for accessibility and access to services.</li> <li>• Zone for more senior housing options to meet senior needs as they progress through the senior housing care continuum.</li> </ul>	<p>The City evaluates the needs of seniors in Section I.E.2 of the Technical Report and addresses the needs of seniors in a variety of ways, including compliance with building code accessibility requirements (Municipal Code Title 15); zoning regulations to streamline and encourage senior housing, assisted living and residential care facilities; and provide</p>

Commenter	Comment	How this comment has been addressed
	<ul style="list-style-type: none"> <li>Expand "by right" zones in which senior housing with services is permitted.</li> <li>In commercial zones, expand permitted uses for licensed residential care, with conditional use permits for independent living as a "by right" use.</li> <li>Provide regulatory incentives for builders by adding a regulatory "fast track" incentive for builders on senior housing projects.</li> <li>Assure needed senior housing is located appropriately to transportation options.</li> </ul> <p>Older Adults need housing that is accessible and built according to ADA and applicable housing legislation/regulations &amp; specifications. Countywide, 31% aged 60 and over identify as having a disability.</p>	reasonable accommodation for persons with disabilities (Program 11).
Russell Ruiz (Oct. 14, 2022)	<p>I hope you direct Staff to compromise our parking requirement 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 not required parking for those units. In my opinion, a very bad idea.</p>	Section III of the Technical Report analyzes parking as a zoning constraint on the development of housing within the City. The Housing Element also includes programs to address parking requirements for residential projects.
Eddie Seigel (Oct. 16, 2022)	<p>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.</p> <p>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.</p> <p>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.</p>	<p>The Housing Element includes an analysis of housing costs within the City in Section I.D.3 of the Technical Report and acknowledges that housing costs within the City have risen based on a variety of factors.</p> <p>The Site Inventory conservatively estimates the potential residential units that can be constructed under existing zoning. The Candidate Site Inventory also contains a preliminary list of sites that the City will consider rezoning with a residential overlay to promote affordable housing developments within the City and conservative estimates of the potential number of units that could be constructed</p>



Commenter	Comment	How this comment has been addressed
		under the residential overlay. The Housing Element commits to refining Candidate Sites, the parameters of the residential overlay and other zoning changes to create sufficient capacity for residential development with a buffer. (See Program 1.)
	<p>Problems with the R-Overlay</p> <p>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.</p> <p>The chosen area is far from downtown and is primarily commercial office space. This is problematic:</p> <ul style="list-style-type: none"> <li>• 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 .</li> <li>• The city might not be Affirmatively Furthering Fair Housing by sequestering nearly all its planned higher density low income housing away from \$1 m 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 \$1 m+ in the rest of the city</li> <li>• Tearing down in-use commercial for an out-of-the way development next to a freeway is a risky proposition.</li> <li>• 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.</li> </ul>	<p>The Housing Element proposes to consider rezoning of the Candidate Sites with a residential overlay based on the analysis in the Technical Report. The analysis suggests that the Candidate Sites are the most likely to have a realistic possibility of redevelopment based on, among other factors, the site conditions, existing uses, and property owner interest. The Candidate Sites Inventory further includes sites identified throughout the City, however, Candidate Sites in the areas proposed by the commenter are generally smaller in size to accommodate sufficient density to support affordable housing development. Moreover, the Housing Element explains that existing zoning presently allows for residential uses on all commercial and industrial zoned parcels with mixed use developments and in some cases residential-only development; thus many of the parcels in the downtown area of the City may be redeveloped with housing under existing zoning. The Housing Element further provides a conservative estimate of each parcel's development potential in the Site Inventory and Candidate Site Inventory based on past residential development patterns in the City.</p>
	<p>Unclear zoning guidance for the R-Overlay and Multifamily</p> <p>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</p>	<p>The Housing Element describes the City's permit process for a variety of types of residential development. The City is located entirely within the California Coastal Zone and processes some development (e.g., ADUs) through administrative coastal development permits consistent with applicable law.</p>



Commenter	Comment	How this comment has been addressed
	<p>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.</p> <p>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.</p> <p>The city could provide minimum guarantees with density bonuses, and allow developers to negotiate above and beyond that for especially high-quality projects.</p>	<p>The Housing Element commits to evaluating development standards that promote the development of affordable housing. (See Program 1.)</p> <p>Further Program 6 commits the City to updating its local density bonus regulations to provide further certainty to developers.</p>
	<p><b>Reduce Parking and Height Restrictions</b></p> <p>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 .</p> <p>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.</p> <p>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.</p>	<p>Program 1 commits to an evaluation of the appropriate building height limit to facilitate the construction of affordable housing at the densities needed to create the capacity for lower income housing development.</p> <p>The Technical Report (Section III.A) evaluates governmental constraints on residential development including parking requirements. Programs 3, 5, 6 and 9 address reducing parking requirements to accommodate residential development consistent with applicable law.</p>
	<p><b>Broaden to Downtown and RH-1 zones</b></p> <p>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</p>	<p>The Site Inventory identifies that these sites near Linden and Carpinteria Avenues presently are zoned as commercial or industrial development with mixed use development to allow for residential use. The 77 in-progress units near the downtown commercial core and adjacent RH-1 areas further indicates that these types of sites presently have the capacity for residential development. The City considers preserving commercial uses as well as the</p>

Commenter	Comment	How this comment has been addressed
	<p>explore zoning incentives for denser housing near Linden Ave and Carp Ave.</p> <p>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.</p>	<p>development of residential uses in the downtown area through existing zoning; thus, the Candidate Site Inventory generally prioritizes other parcels for affordable housing.</p> <p>The City prepared the Housing Element through a public process consistent with the procedural requirements in state law. The remainder does not comment on the substantive aspects of the Housing Element.</p>
Carpinteria Valley Association (Oct. 17, 2022)	<p>In the draft update, under Program Category #1, the second goal listed is:</p> <p>"Maintain a jobs-housing balance or ratio within 0.75 to 1.25 range suggested by the Santa Barbara Association of Governments"</p> <p>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 where work somewhere, not the number of jobs in the City.</p> <p>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.</p> <p>Further, without information about the jobs-housing balance, critical information is missing for making the</p>	<p>Table I-9 presents the Employment by Industry in Carpinteria and Santa Barbara County. The Santa Barbara Association of Governments set the allocation of residential units assigned to the City of Carpinteria through the regional housing needs assessment (RHNA) process, which considered, in part, the regional and local jobs-housing balance as a factor in allocating residential units. The "Candidate Opportunity Sites" in Table B-5 are included as potential sites to include in a residential overlay for affordable housing. The residential overlay would provide property owners with the option of constructing residential units on their property or continuing existing commercial and industrial uses. The City plans to further evaluate the Candidate Opportunity Sites through its rezone process and consider potential impacts to the City's jobs-housing balance, among other factors. The</p>

Commenter	Comment	How this comment has been addressed
	<p>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.</p> <p>If we are short on jobs, we must be very careful what commercial or industrial parcels we add a residential overlay to.</p> <p>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.</p> <p>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.</p>	<p>Candidate Sites Inventory further considers existing land uses, such as industrial and agricultural parcels, to identify and evaluate the viability of these potential sites for residential development by reviewing the relative age of the structure and considering vacancy rates and owner interest.</p>
<p>Eye of the Day, Inc. (Oct. 28, 2022)</p>	<p>We certainly support your efforts to overlay our property with high density residential use. What is of importance is the densities that will be allowed which I'm sure you understand. We don't want to get stuck or penalized for moving forward with an alternative development if mixed use residential does not work financially. We look forward to moving forward and communicating with your and Planning.</p>	<p>The proposed residential overlay in the Housing Element provides the opportunity for the development of higher density residential units. The criteria for higher residential use projects will be further evaluated as part of the rezone process for the residential overlay. Property owners also will continue to have the option to develop their property under existing or future zoning for their respective zone district.</p>
<p>RPG Pacifica (Nov. 15, 2022)</p>	<p>RPG Pacifica is the property owner of the vacant 8.46-acre lot located at 6380 Via Real, Carpinteria, CA, otherwise known as the Lagunitas property. As you are aware, we recently had been pursuing the construction of an entitled office project on the property. With the demand for office space continuing to evolve in a post-COVID world, it does not appear that there will be sufficient demand from the market to justify the development of the current entitled office project. We were excited, therefore, to learn of the City of Carpinteria' recent efforts to introduce a Housing Overlay for our property as well as other commercial/industrial areas within the City as part of its Housing Element Update.</p> <p>We wish to express support for the proposed Housing Overlay at densities of 20-24 units /acre or</p>	<p>The Housing Element was updated to reflect the property owner's interest in residential development for this site.</p>



Commenter	Comment	How this comment has been addressed
	greater. We appreciate that the Overlay is not a mandate and would not result in any legal nonconforming issues for either existing or proposed commercial developments, but would allow a property owner the op to consider housing as a potential use of his or her property in support of the City's and State's goals to provide additional residential opportunities within the City of Carpinteria	
Bryan Mimaki (Nov. 18, 2022)	I am the owner of your Draft Housing Element Candidate Opportunity Site # 1, APNs 001-080-040, -002, and -030. My three parcels total approximately 15.8 acres, and are currently in avocado production. I appreciate your reaching out to inform me of the October 13 <sup>th</sup> ZOOM webinar and the October 17 <sup>th</sup> Special Joint Meeting of the Planning Commission and City Council. I wholeheartedly support the City's efforts to apply a residential only overlay on my property as it would allow a high density residential use should my agricultural operations cease to make sense financially. I look forward to continued communication as this process moves ahead.	The Housing Element was updated to reflect the property owner's interest in residential development for this site.
Justin Klentner (Nov. 18, 2022)	I am the owner of the Draft Housing Element Candidate Opportunity Site #17, APN 003-251-021, a nearly one acre parcel with a mixed commercial and low density residential split zoning designations. The site is currently used as an equipment rental yard, although I am exploring the potential of a mixed use residential and commercial redevelopment of the entire site. I totally support the City's efforts to apply a residential only overlay on my property as it would allow a much needed high density residential use in Carpinteria's downtown district.  Without this overlay I don't see how we can ever get the housing needs that our community so desperately needs.	The Housing Element was updated to reflect the property owner's interest in residential development for this site.
Bill Medel (Nov. 20, 2022)	I have been following and have attended workshops for the proposed residential overlay zones for the City's housing update in the General Plan. My family has owned APN's: 004-039-007, 003-151-017 and 003-151-018 since the 1950's. The property is currently zoned commercial but is surrounded by residential neighborhoods which makes these parcels prime candidates for the proposed residential overlay zone. APN 004-039-007 is currently leased to an irrigation and landscape service company and APN's 003-151-017 & 003-151-018 contain our family home since 1955. While APN 004-039-007	The Housing Element was updated to reflect the property owner's interest in residential development for this site.



Commenter	Comment	How this comment has been addressed
	<p>allows for a mixed use residential and commercial development, the overlay residential zone would allow several options to create more downtown residential units.</p> <p>I strongly support the City's draft housing element to apply an overlay to those properties in the City's downtown commercial zone.</p>	
<p>Californians for Homeownership, YIMBY Law, California Housing Defense Fund (Jan. 20, 2023)</p>	<p>We are writing to express serious concerns about the City's failure to timely engage in the process of developing its revised housing element. Because the City cannot legally meet the deadline for adopting its sixth cycle housing element update, we may initiate litigation against the City on or shortly after February 16, 2023 to compel the City to comply with housing element law.</p> <p>We want to ensure that the City understands its obligations under state law. The City is required to adopt its sixth cycle housing element update by February 15, 2023. The City must also submit an initial draft to the Department of Housing and Community Development (HCD) "at least 90 days prior to adoption." Thus, in order to timely adopt a sixth cycle housing element, the City was required to submit a draft housing element to HCD by November 17, 2022. It did not do so.</p> <p>Because the City will not be able to lawfully adopt a sixth cycle housing element update by February 15, 2023, it will be immediately subject to litigation under Government Code Section 65750 et seq. Housing element litigation is given near-complete priority in the court system. If we are forced to litigate, in addition to being ordered to adopt a housing element on a short timeline,<sup>4</sup> the City could also face a number of serious penalties. For example, the court could suspend permitting in the City,<sup>5</sup> and it could judicially approve housing development projects within the City.<sup>6</sup> The court could impose these penalties while the litigation is pending, even before reaching a final decision.<sup>7</sup> And a successful plaintiff can obtain attorneys' fees under Code of Civil Procedure Section 1021.5.</p> <p>[Continued – see complete letter below.]</p>	<p>The City prepared the Housing Element through a public process consistent with the procedural requirements in state law. The remainder does not comment on the substantive aspects of the Housing Element.</p>
<p>People's Self-Help Housing (Jan. 30, 2023)</p>	<p>I wanted to let you know how much we continue to appreciate you, your planning staff, the City Manager's leadership and the City's elected officials' support for affordable housing developed and operated by People's Self-Help Housing. Of all the</p>	<p>The City appreciates PSHH support and looks forward to continuing our mutual successful efforts to produce affordable housing in Carpinteria.</p>

Commenter	Comment	How this comment has been addressed
	<p>30+ jurisdictions we work with along the Central Coast region, the City of Carpinteria is a standout, when it comes to championing projects and supporting our residents' success. I was reflecting how the City has provided our multiple properties developed in the Carpinteria so many keys to their success. Most helpful have been development impact fees relief, processing our entitlement approvals in an expedited manner, supporting projects with permanent soft loans, passing through the City's CDBG and HOME allocations, and even donated surplus City land to develop additional units. We so appreciate your and the City's sincere and meaningful contributions to affordable housing!</p> <p>When you recently invited me to speak to your City Council on identifying the most critical aspects for promoting more affordable housing, including on which sites within the City could best accompany potential projects, it was clearly very impactful on the decision makers, as evidenced by their engagement and even recommendations for further sites they felt could be potentially added to your inventory. I was so impressed and grateful to be a part of that process. Thanks again for reaching out to us for that purpose.</p>	
<p>Victor and Susan Schaff (Mar. 6, 2023)</p>	<p>I am Victor Schaff, resident of the City of Carpinteria and owner of the above referenced properties. The 6155 site is currently leased to S &amp; S Seed Company which I founded and recently sold, and the 6175 site is vacant land Per the attached more detailed presentation, I hereby request that these properties be added to those included in the Residential Overlay of the City of Carpinteria (2023-2031) Draft Housing Element.</p> <p>While this specific request is directly related to and intended to enhance the Draft Housing Element, of significance is the fact that the current housing rental vacancy rate in Santa Barbara is a tight 1.7%, compelling evidence of an imbalance between supply and demand. This imbalance caused 2022 rental rates to increase by 9% with pressure for an even greater increase in 2023. Home sale prices increased by 13.2%, driven by a similar imbalance in supply and demand.</p> <p>As a long standing member of our community, I personally favor mandated construction of "affordable" housing as defined by the state, and will</p>	<p>The Housing Element was updated to include this site in the Candidate Site Inventory based on the property owner's interest in residential development for this site and, in part, the property owner's development proposal. The Housing Element Technical Report further analyzes housing vacancy in Section I.B.2 and presents vacancy information in Table I-5.</p>

Commenter	Comment	How this comment has been addressed
	<p>commit to a minimum of 20% "affordable" for any project we develop. Still a primary driving force to achieve general housing affordability is far supply to be in balance with demand.</p> <p>In contrast, as discussed in greater detail in the accompanying presentation, there is no demand in the market area for additional business park space. This will cause the 6175 site to remain vacant land, and when the S &amp; S lease expires in two years on the 6155 site for it to potentially be empty buildings. I respectfully request your positive consideration of the above.</p> <p>[Continued – see complete letter below.]</p>	
<p>TK Consulting (Mar. 20, 2023)</p>	<p><b>City Housing Element</b></p> <p>Separate and apart from the County's housing need, the City must identify over 800 units of housing inside the city boundary. In a City that is mostly built-out, this is a challenge. However, opportunities do exist and should be encouraged.</p> <p>The City has proposed placing a residential overlay (R Overlay) across numerous parcels identified as underutilized. Unfortunately, the density range and realistic density range do not provide enough monetary value to encourage redevelopment of these properties. A calculation should be made on each identified parcel to demonstrate that the proposed density is economically feasible. This is especially true when considering affordable housing, which typically needs some sort of subsidy to exist.</p> <p>The City should also consider a wider range of densities and reduction in standards to allow those densities to be achievable.</p> <p>An example of a standard that effectively reduces density is the proposed 30' building height limitation. It is very difficult to achieve three story housing at a 30' height limitation. With 1' between floors and a ceiling height of 9', the roof could only be 1' high, which is impractical. We suggest a minimum of 36' building height.</p> <p>Lastly and possibly most important, placing an R overlay is a good important first step, but it does not remove the discretionary requirements of the City. These mostly notably include a Development Plan and General Plan Amendment. By not amending the General Plan's Land Use Element for the identified properties, a substantially higher bar is placed on the</p>	<p>The Housing Element proposes to further refine the residential overlay as part of the rezone process to evaluate the potential range of densities and affordability requirements that would make use of the residential overlay feasible to construct affordable housing on the selected Candidate Sites (Program 1).</p> <p>Program 1 further contains a commitment to study the appropriate building height limit for the residential overlay to ensure that the selected Candidate Sites can construct housing development projects at sufficient densities to achieve the City's RHNA unit allocation.</p> <p>The proposed residential overlay is not anticipated to require a rezone or General Plan Amendment for housing development projects. The City's current residential overlay does not require a rezone or General Plan Amendment for projects within the overlay to develop residential units. The City will ensure that the proposed residential overlay does not require a General Plan Amendment and will amend other elements of its General Plan to ensure consistency, if required.</p> <p>The remaining letter does not comment on the substance of the City's Housing Element.</p>

Commenter	Comment	How this comment has been addressed
	development of these properties. Furthermore, it would negate the opportunity to process an SB330 application. [See complete letter below.]	



**YIMBY  
LAW**

*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](mailto:sonja@yimbylaw.org)

## Gray Panthers Santa Barbara Network



July 31, 2022

To Whom It May Concern:

**Officers**President  
Richard SolomonMembership V.P.  
Janice KellerSecretary  
Gail MarshallTreasurer  
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](mailto: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\*\***

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## 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\*\***

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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:

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- 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.
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- 
- 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.
- 
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- 
- 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](http://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](mailto:mwondo@cox.net)



**Steve Goggia**

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**From:** Brent Freitas <bbf@eyeofthedaydc.com>  
**Sent:** Friday, October 28, 2022 11:39 AM  
**To:** Steve Goggia  
**Cc:** Jon Friedman  
**Subject:** 4620 Carpinteria Avenue

**\*\*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.

Hi Steve. We certainly support your efforts to overlay our property with high density residential use. What is of importance is the densities that will be allowed which I'm sure you understand. We don't want to get stuck or penalized moving forward with an alternative development if mixed use residential does not work financially. We look forward to moving forward and communicating with you and Planning. Regards, Brent

Brent Freitas  
President  
Eye of the Day, Inc.

4620 Carpinteria Avenue  
Carpinteria, Ca 903013

Phone: 805-566-6500 ext. 100  
Cell: 805-895-3007



November 15, 2022

Steve Goggia  
Community Development Director  
City of Carpinteria  
5775 Carpinteria Avenue  
Carpinteria, CA, 93013

Via email: [SteveG@carpinteriaca.gov](mailto:SteveG@carpinteriaca.gov)

SUBJECT: 2023-2031 Draft Housing Element – Proposed Housing Overlay  
Letter of Support (6380 Via Real, Carpinteria, CA)

Dear Mr. Goggia:

RPG Pacifica is the property owner of the vacant 8.46-acre lot located at 6380 Via Real, Carpinteria, CA, otherwise known as the Lagunitas property. As you are aware, we recently had been pursuing the construction of an entitled office project on the property. With the demand for office space continuing to evolve in a post-COVID world, it does not appear that there will be sufficient demand from the market to justify the development of the current entitled office project. We were excited, therefore, to learn of the City of Carpinteria's recent efforts to introduce a Housing Overlay for our property as well as other commercial/ industrial areas within the City as part of its Housing Element Update.

We wish to express our support of the proposed Housing Overlay at densities of 20-24 units/acre or greater. We appreciate that the Overlay is not a mandate and would not result in any legal non-conforming issues for either existing or proposed commercial developments, but would allow a property owner the option to consider housing as a potential use of his or her property in support of the City's and State's goals to provide additional residential opportunities within the City of Carpinteria.

Please let this letter serve as an indication of our support for the City's efforts to have its Housing Element (with the Housing Overlay) be certified by the California Department of Housing and Community Development as well as its implementation of any related Local Coastal Plan/ zoning changes.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Leonard', is written over a light blue horizontal line.

Steve Leonard  
President

Cc: Troy White, *TW Land Planning & Development, LLC*

315 S. Coast Hwy 101, Ste U-12, Encinitas, CA 92024  
[www.rafpg.com](http://www.rafpg.com)

**Steve Goggia**

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**Subject:** Carpinteria Candidate Site No. 1

**From:** bryan <ikamim@hotmail.com>  
**Sent:** Friday, November 18, 2022 8:45 AM  
**To:** Steve Goggia <steveg@carpinteriaca.gov>  
**Subject:** Re: Carpinteria Candidate Site No. 1

Sent from my iPhone

Dear Mr. Goggia,

I am the owner of your Draft Housing Element Candidate Opportunity Site # 1, APNs 001-080-040, -002, and -030. My three parcels total approximately 15.8 acres, and are currently in avocado production. I appreciate your reaching out to inform me of the October 13<sup>th</sup> ZOOM webinar and the October 17<sup>th</sup> Special Joint Meeting of the Planning Commission and City Council. I wholeheartedly support the City's efforts to apply a residential only overlay on my property as it would allow a high density residential use should my agricultural operations cease to make sense financially. I look forward to continued communication as this process moves ahead.

Yours,

Bryan Mimaki

---

**Steve Goggia**

---

**Subject:** FW: Could you please forward this to the appropriate channels

**From:** Justin Klentner <justin@westernbuiltconstruction.com>

**Sent:** Friday, November 18, 2022 12:59 PM

**To:** Steve Goggia <steveg@ci.carpinteria.ca.us>

**Subject:** Could you please forward this to the appropriate channels

**\*\*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 Mr. Goggia,

I am the owner of the Draft Housing Element Candidate Opportunity Site #17, APN [003-251-021](#), a nearly one acre parcel with a mixed commercial and low density residential split zoning designations. The site is currently used as an equipment rental yard, although I am exploring the potential of a mixed use residential and commercial redevelopment of the entire site. I totally support the City's efforts to apply a residential only overlay on my property as it would allow a much needed high density residential use in Carpinteria's downtown district.

Without this overlay I don't see how we can ever get the housing needs that our community so desperately needs.

Thank you for your time.

Justin Klentner



November 20, 2022

Mr. Steve Goggia  
Community Development Director  
City of Carpinteria  
5775 Carpinteria Avenue  
Carpinteria, Ca. 93013

Via email: [steveg@carpinteriaca.gov](mailto:steveg@carpinteriaca.gov)

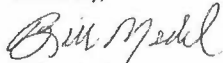
Re: Carpinteria Housing Element Candidate Opportunity Site #18

Dear Mr. Goggia:

I have been following and have attended workshops for the proposed residential overlay zones for the City's housing update in the General Plan. My family has owned APN's: 004-039-007, 003-151-017 and 003-151-018 since the 1950's. The property is currently zoned commercial but is surrounded by residential neighborhoods which makes these parcels prime candidates for the proposed residential overlay zone. APN 004-039-007 is currently leased to an irrigation and landscape service company and APN's 003-151-017 & 003-151-018 contain our family home since 1955. While APN 004-039-007 allows for a mixed use residential and commercial development, the overlay residential zone would allow several options to create more downtown residential units.

I strongly support the City's draft housing element to apply an overlay residential zone to those properties in the City's downtown commercial zone.

Sincerely,



Bill Medel  
1095 Holly Avenue  
Carpinteria, Ca. 93013  
[wemedelco@verizon.net](mailto:wemedelco@verizon.net)



January 20, 2023

Dave Durflinger  
City Manager, City of Carpinteria  
Email: daved@carpinteriaca.gov

RE: Failure to Timely Engage in the Sixth Cycle Housing Element Process

Dear Mr. Durflinger:

YIMBY Law, Californians for Homeownership, and the California Housing Defense Fund are 501(c)(3) organizations devoted to using impact litigation and other legal tools to address California's housing crisis. We are writing to express serious concerns about the City's failure to timely engage in the process of developing its revised housing element. Because the City cannot legally meet the deadline for adopting its sixth cycle housing element update, we may initiate litigation against the City on or shortly after February 16, 2023 to compel the City to comply with housing element law.

We want to ensure that the City understands its obligations under state law. The City is required to adopt its sixth cycle housing element update by February 15, 2023.<sup>1</sup> The City must also submit an initial draft to the Department of Housing and Community Development (HCD) "at least 90 days prior to adoption."<sup>2</sup> Thus, in order to timely adopt a sixth cycle housing element, the City was required to submit a draft housing element to HCD by November 17, 2022. It did not do so.

Because the City will not be able to lawfully adopt a sixth cycle housing element update by February 15, 2023, it will be immediately subject to litigation under Government Code Section 65750 *et seq.* Housing element litigation is given near-complete priority in the court system.<sup>3</sup> If we are forced to litigate, in addition to being ordered to adopt a housing element on a short timeline,<sup>4</sup> the City could also face a number of serious penalties. For example, the court could suspend permitting in the City,<sup>5</sup> and it could judicially approve housing development projects within the City.<sup>6</sup> The court could impose these penalties while the litigation is pending, even before reaching a final decision.<sup>7</sup> And a successful plaintiff can obtain attorneys' fees under Code of Civil Procedure Section 1021.5.

<sup>1</sup> Gov. Code § 65588(e)(3)(A).

<sup>2</sup> Gov. Code § 65585(b)(1).

<sup>3</sup> Gov. Code § 65752.

<sup>4</sup> Gov. Code § 65754.

<sup>5</sup> Gov. Code § 65755(a)(1).

<sup>6</sup> Gov. Code § 65755(a)(4).

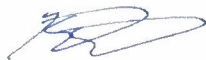
<sup>7</sup> Gov. Code § 65757.

Each of our organizations has a long track record of successful litigation against local agencies that violate state housing laws. Californians for Homeownership, in particular, has filed ten lawsuits in Southern California this year over violations of housing element law, including lawsuits against eight cities for failing to timely adopt housing elements. And all three organizations intend to seek strict enforcement of the deadlines for housing element adoption in the Bay Area, including through litigation if necessary. We assure you: this is not an empty threat.

But we are writing to offer the City an alternative to litigation. Our organizations will forego immediate litigation against the City if the City signs the acknowledgement provided below, without modification. If the City would like to take advantage of this compromise offer, please send the signed acknowledgement to [housingelements@yimbylaw.org](mailto:housingelements@yimbylaw.org) by February 14, 2023. Please do not respond with a summary of the reasons the City's housing element will be tardy; we are familiar with the full range of explanations, having engaged in this process for over a year in Southern California. If the City would like to avoid litigation, it can do so by providing a signed acknowledgement, not a letter explaining why its process has taken so long.

If you have any questions, please do not hesitate to reach out to us by sending an email to [keith@yimbylaw.org](mailto:keith@yimbylaw.org), [matt@caforhomes.org](mailto:matt@caforhomes.org), and [dylan@calhdf.org](mailto:dylan@calhdf.org).

Sincerely,



Keith Diggs  
*YIMBY Law*



Matthew Gelfand  
*Californians for  
Homeownership*



Dylan Casey  
*California Housing  
Defense Fund*

cc: Steve Goggia, Comm. Dev. Dir. (by email to [steveg@carpinteriaca.gov](mailto:steveg@carpinteriaca.gov))  
Jena Shoaf Acos, Esq., City Attorney (by email to [jacos@bhfs.com](mailto:jacos@bhfs.com))  
City Council (by email to Brian Barrett, City Clerk, [brianb@carpinteriaca.gov](mailto:brianb@carpinteriaca.gov))

### ACKNOWLEDGMENT

The City of Carpinteria hereby acknowledges that it cannot timely adopt a sixth cycle revised housing element of its general plan within the deadline set forth in Government Code Section 65588, and that its housing element will therefore not be in substantial compliance with Article 10.6 of Chapter 3 of Division 1 of Title 7 of the Government Code, starting on February 16, 2023.

As a result, the City acknowledges that, starting February 16, 2023 and until such time as the City adopts a housing element that is substantially compliant with Article 10.6, it will be prohibited from rejecting any housing development project based on subdivision (d)(1) or (d)(5) of the Housing Accountability Act (HAA), Government Code Section 65589.5. The City acknowledges that this means that, unless another exception within subdivision (d) applies, the City is prohibited from using its general plan and zoning standards to reject an application that meets the affordability requirements described in subdivision (h)(3) of the HAA.

The public, including without limitation any applicant to develop any project involving residential units, may rely on this Acknowledgment as the City's binding commitment to comply with the provisions of state law described above. The City agrees that, should litigation arise regarding the City's decision on any such project that is the subject of an application or preliminary application submitted between February 16, 2023 and the City's adoption of a substantially compliant housing element, the City will be estopped from relying on subdivision (d)(1) or (d)(5) of the HAA.

DATED: \_\_\_\_\_, 2023

CITY OF CARPINTERIA

By: \_\_\_\_\_

[Signature]

\_\_\_\_\_  
[Name]

Its: \_\_\_\_\_

[Title]



**From:** Kenneth Trigueiro <kennethtrigueiro@pshhc.org>

**Sent:** Monday, January 30, 2023 4:39 PM

**To:** Steve Goggia <steveg@carpinteriaca.gov>

**Subject:** PSHH appreciates City of Carpinteria's ongoing support of affordable housing!

Hi Steve,

It was great to see you in the Joint Cities-County of Santa Barbara Affordable Housing Task Force Group last week. I wanted to let you know how much we continue to appreciate you, your planning staff, the City Manager's leadership and the City's elected officials' support for affordable housing developed and operated by People's Self-Help Housing. Of all the 30+ jurisdictions we work with along the Central Coast region, the City of Carpinteria is a standout, when it comes to championing projects and supporting our residents' success. I was reflecting how the City has provided our multiple properties developed in the Carpinteria so many keys to their success. Most helpful have been development impact fees relief, processing our entitlement approvals in an expedited manner, supporting projects with permanent soft loans, passing through the City's CDBG and HOME allocations, and even donated surplus City land to develop additional units. We so appreciate your and the City's sincere and meaningful contributions to affordable housing!

I wanted to update you too, on recent conversations we have had with the commercial developer who is proposing a new tourist serving project in the City. Though they had not contemplated providing any housing, much less onsite deed restricted affordable housing to serve lower-income earning households, they have now reached out to us for that purpose. We are now negotiating an agreement with them to develop a project on land they intend to carve out for that purpose. It's our understanding that this is a direct response to your encouragement of them to consider including affordable housing in their proposal,

though there is no housing requirement for them to do so! I think that's a testament to the City's intent to do all you can to encourage more affordable housing.

I'm also writing to you at this time since I know you are working on your Housing Element. When you recently invited me to speak to your City Council on identifying the most critical aspects for promoting more affordable housing, including on which sites within the City could best accompany potential projects, it was clearly very impactful on the decision makers, as evidenced by their engagement and even recommendations for further sites they felt could be potentially added to your inventory. I was so impressed and grateful to be a part of that process. Thanks again for reaching out to us for that purpose. As you continue your Housing Element update, perhaps it would be of value to share these comments with HCD reviewers. If so, please feel free to! I know Paul McDougall at HCD is familiar with our work, since we have been very active in the Central Coast region for over 50 years, developing over 3,000 affordable units for lower-income earning households over the years. We try to let HCD know who the model jurisdictions are who support affordable housing, whenever we have the opportunity. And the City of Carpinteria is definitely exemplary.



Kenneth Trigueiro  
CEO & President  
1060 Kendall Rd  
San Luis Obispo, CA 93401  
Office (805) 540-2453

We build affordable homes with site-based services that offer opportunities to change lives and strengthen communities on the Central Coast of California.

Victor and Susan Schaff  
2000 Cravens Lane  
Carpinteria, CA 93013  
805.331.4808



March 6, 2023

Planning Commission and City Council  
City of Carpinteria  
5775 Carpinteria Avenue  
Carpinteria, CA 93013  
Attn: Steve Goggia, Nick Bobroff

**Re: 6155 and 6175 Carpinteria Avenue**

Ladies and Gentleman:

I am Victor Schaff, resident of the City of Carpinteria and owner of the above referenced properties. The 6155 site is currently leased to S & S Seed Company which I founded and recently sold, and the 6175 site is vacant land. Per the attached more detailed presentation, I hereby request that these properties be added to those included in the Residential Overlay of the City of Carpinteria (2023-2031) Draft Housing Element.

While this specific request is directly related to and intended to enhance the Draft Housing Element, of significance is the fact that the current housing rental vacancy rate in Santa Barbara is a tight 1.7%, compelling evidence of an imbalance between supply and demand. This imbalance caused 2022 rental rates to increase by 9% with pressure for an even greater increase in 2023. Home sale prices increased by 13.2%, driven by a similar imbalance in supply and demand.

As a long standing member of our community, I personally favor mandated construction of "affordable" housing as defined by the state, and will commit to a minimum of 20% "affordable" for any project we develop. Still a primary driving force to achieve general housing affordability is for supply to be in balance with demand.

In contrast, as discussed in greater detail in the accompanying presentation, there is no demand in the market area for additional business park space. This will cause the 6175 site to remain vacant land, and when the S & S lease expires in two years on the 6155 site for it to potentially be empty buildings.

I respectfully request your positive consideration of the above.

Sincerely,

A handwritten signature in blue ink, appearing to read "Victor Schaff", with a stylized flourish at the end.

Victor Schaff

## **RESIDENTIAL OVERLAY PRESENTATION- 6155, 6175 CARPINTERIA AVENUE**

On behalf of Victor Schaff, owner of 6155 and 6175 Carpinteria Avenue in the city of Carpinteria, the undersigned proposes that these two properties be included among those designated within the city's HCD proposed Housing Element to be rezoned with a residential overlay zone.

### **The Properties**

The two referenced properties are currently zoned M-RP, and are part of Bluffs Area II within the City of Carpinteria General Plan and Local Coastal Plan. 6175 Carpinteria Avenue is vacant and is 3.62 gross acres. It has never had structures built upon it. 6155 Carpinteria Avenue is 2.94 gross acres and contains approximately 48,000 square feet of structures which house the office and warehouse facilities of S&S Seed Company.

Victor Schaff, the owner of both properties, is a long-time resident of Carpinteria. He is the founder of S&S Seed Company. Within the last year he has sold the company to a third party and no longer has a role in the



company. The company now leases 6155 Carpinteria Avenue from Mr. Schaff, but will likely vacate the property in the near future.

### **City of Carpinteria Housing Element**

The City of Carpinteria is in the process of seeking certification of its 2023-2031 State of California Housing Element. A first draft of the Housing Element has been submitted to State HCD, and the city is awaiting response. The city anticipates that it will not receive certification with this first draft, but rather will be required to make certain additions, modifications, and edits, and then submit a second draft for review.

One of the components of the current draft is a proposal that certain specific parcels within the city become the subject of a multi-family residential overlay zone (Residential Overlay). Several of these parcels are currently zoned M-RP, the same as the two subject properties. The owner of the two subject parcels hereby requests that the two subject parcels be included among those to be rezoned by adding them to the Residential Overlay.

## **Conceptual Project Diagram and Site Plan**

As a tool for the city decision making bodies and for them to visualize the type of residential project which might be realized on these properties we have included herewith a diagrammatic site plan illustrating the possible site usage. We wish to emphasize that this site plan is not intended to be in any way architectural design or a proposed project, but simply to assist in the evaluation of the two sites becoming appropriate for the Residential Overlay.

The site plan illustrates a potential 130 residential units comprised of studio, 1 bedroom, 2 bedroom, and 3-4 bedroom townhome units. The intent is that all city zoning codes would be adhered to. In addition, a minimum 20% of the units will be affordable.

As illustrated on the site plan, one characteristic which is included, and we would welcome as a condition of the residential overlay zone, is significant photovoltaic solar generation. With relatively low two to three story structures considerable roof area as a percentage of building area can be achieved. Coupling this with west/southwest sloping roofs, much power generating

capacity is possible. The project could be a model example.

Please see the site diagram, axonometric, and cross sections for further detail.

### **Rationale for These Sites Becoming Residential**

The City of Carpinteria is in the midst of the process of obtaining certification of its 2023-2031 Housing Element as mandated by the state. Inclusion of these two sites in the list of residential overlay sites could become a significant positive to the Housing Element.

The owner of the sites is a long-time local resident, has the financial capacity to embark on development of the sites, and, in principle, wishes to do so. He has complete individual authority regarding all actions taken regarding them.

The 6175 Carpinteria Avenue site was recently acquired by Victor Schaff. In recent years, and under previous ownership, considerable preliminary entitlement work was performed by various survey, geologic, environmental, traffic, etc. consultants per the direction

of Barton Myers Associates, architect, and The McGregor Company, developer, and in communication and cooperation with city staff. Much of this preliminary work might be applicable to future projects, both on this site and 6155, thus potentially saving future time and effort. Mr. Schaff has access to all this work and may choose to utilize these entities related to a future project.

The sites are ideally located for residential development. They are in Bluffs Area II of the city's Local Coastal Plan. They are immediately adjacent to the 53 acre Carpinteria Bluffs Nature Park offering a variety of recreational uses for residents, thus offering an ideal adjacency for residential use.

The sites benefit from highly desirable accessibility and transportation infrastructure to serve the local community and more regional workforce. Bus service along Carpinteria Avenue, dedicated bike lanes, and the immediately adjacent highway 101/1 corridor exist and are regularly being improved.

Currently, the two sites are the only missing links to the Carpinteria Bluffs Trail, forcing users to detour, having to walk along the edge of Carpinteria Avenue and across the



unimproved site. Any development of the sites would assure the inclusion of the trail in these locations, thus making the trail continuous.

The sites, being located on the bluffs, are well above sea level, and as such will never be subject to the potential impacts of rising sea level.

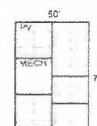
Given the immediate adjacency to the park, we would like to explore including within any development a community building which would be shared by the new residents and the community at large.

The to-date envisioned usage of these sites would have been “business park” similar to the existing buildings to the east. However, with major reduction in demand for such uses, partly driven by the pandemic, and with numerous companies now realizing their need for space has considerably lessened due to a much larger percentage of at-home and other out-of-office work, there is no need for additional business park space. Procore is a typical example, which continues to be a growing company, but rather than needing more space as they thought they would a few years ago, they now actually have had sub-lease space available.

Respectfully submitted,  
The McGregor Company  
By William T. McGregor

-Block Diagram Study

Land Area  
 Parcel 40 - 2.94 acres  
 Parcel 32 - 3.62 acres  
 TOTAL: 6.56 acres  
 20 units/acres yields 131 units



Apartment Block

Studio - 400SF  
 1 Bedroom - 600SF  
 2 Bedroom - 900SF  
 2-Story Building  
 11 Units per Building Average  
 Approx. 110 Apartment Units - 64,000SF



Townhome Block

3-4 Bedroom - 2,000SF  
 2-Story + Basement Garage Level  
 1 Unit per Building  
 20 Townhome Units - 40,000SF

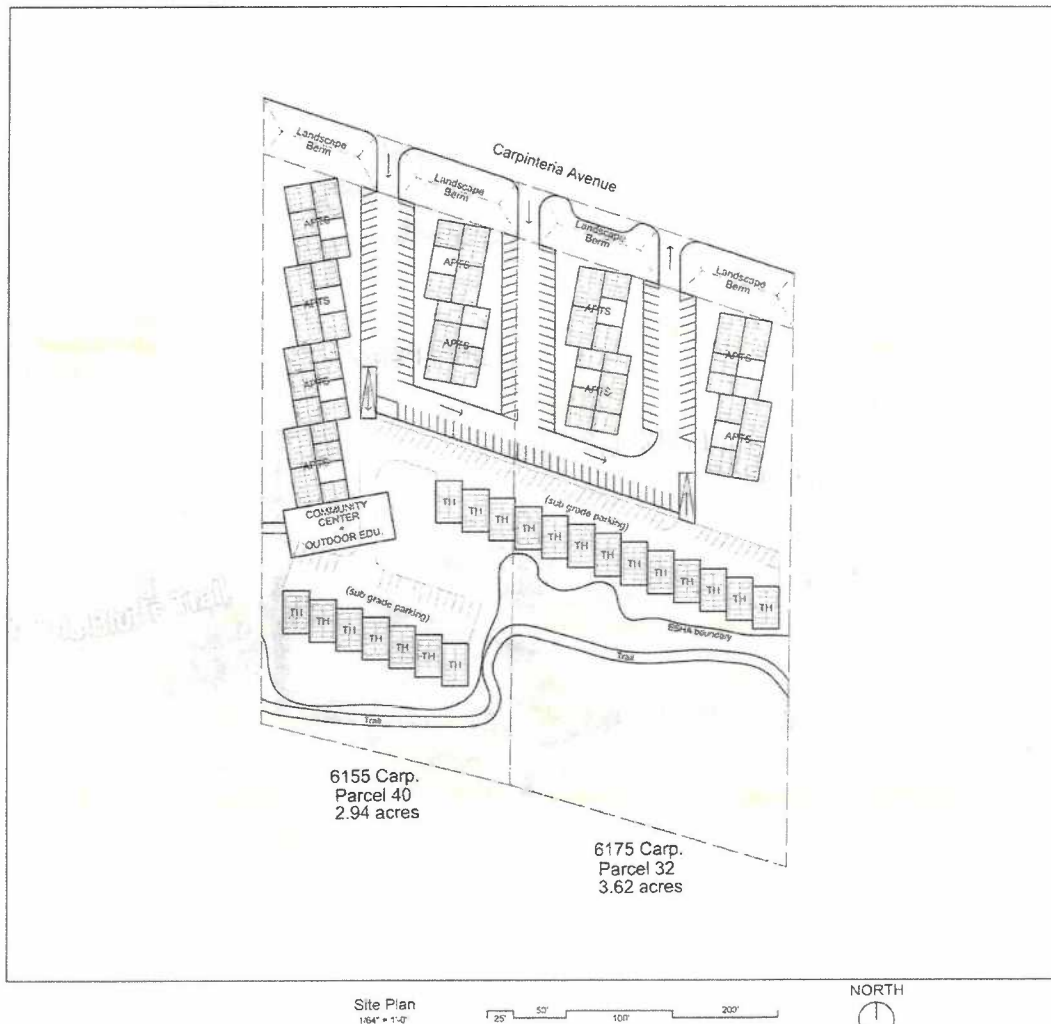
Approx. 130 Units Total - 104,000SF Total

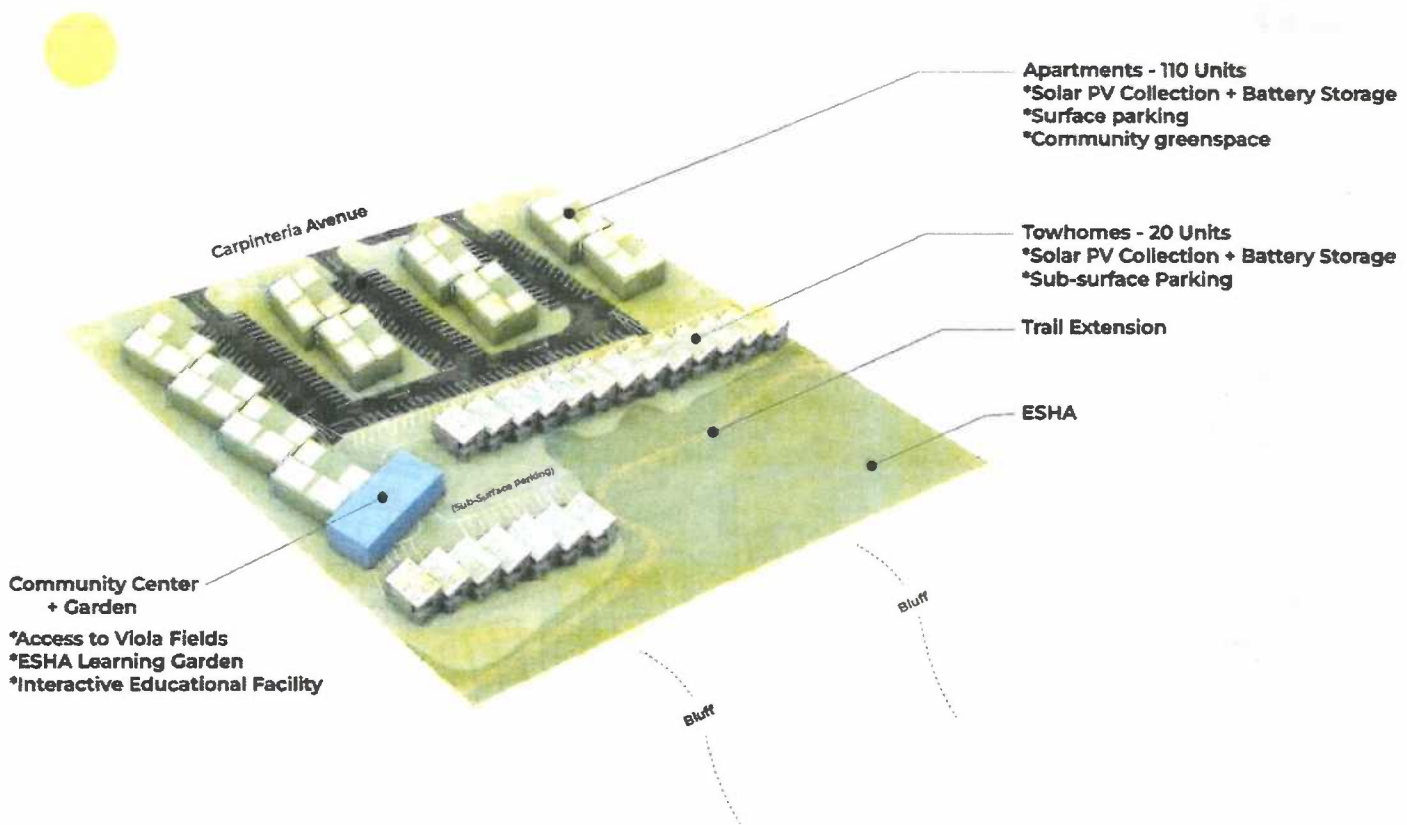


Community Center

Approx. 8,000SF Total

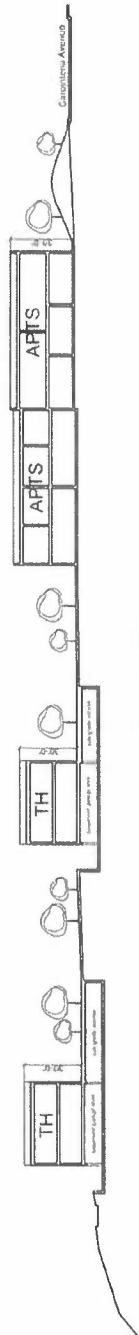
Carpinteria Avenue  
 A1.0 - Block Study  
 Diagram scale: 1/8" = 1'-0" (Formatted 22x11)  
  
 012243



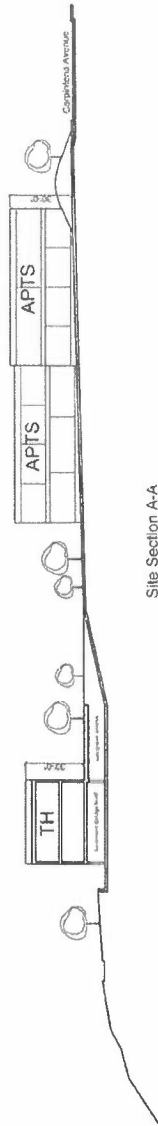


Carpinteria Avenue  
 A2.0 - Block Study 3D Diagram  
 Diagram scale: 1/8" = 1'-0" (printed 22x11)  
 The McGraw-Hill Companies  
 6/2/2023





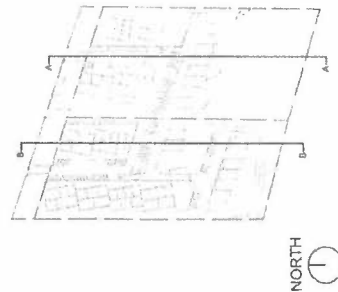
Site Section B-B



Site Section A-A

Site Sections  
1/8" = 1'-0"

25' 50' 100'





March 20, 2023

VIA EMAIL

Chairwoman Benefield & Planning Commissioners  
5775 Carpinteria Ave.  
Carpinteria, CA 93013

**Re: Carpinteria Housing Element & Bailard Affordable and Workforce Housing**

Dear Chairwoman and Planning Commissioners,

I am writing you on behalf of the Housing Authority of the County of Santa Barbara and Red Tail Multifamily Land Development, LLC. Our organizations have formed a public-private partnership to develop the property owned by the Carpinteria Unified School District at the end of Bailard and west of the Monte Vista Park site.

#### **Background**

The property was first considered for development over twenty years ago and was studied according to the CEQA requirements at the time. An EIR was prepared and certified for the development of a school site. Due to declining enrollment, it was determined the site was not needed and accordingly, the school site was deemed surplus. The school district is required by law to offer the property for sale via the Surplus Land Act to affordable housing concerns.

The property is currently zoned and land use designated for low density residential development. It is outside the urban rural limit line and within an EDRN area. Although the property is being farmed, the current planting of row crops only dates to the mid-1980s and most of the property is outside the Prime Farmland designation. Furthermore, we have completed a study utilizing the County's Thresholds of Significance and determine there would be a less than significant impact on farmland by developing this site.

We have collaborated with the County on the design and development. The plan has been presented to the Board of Architectural Review and Planning Commission. However, we still anticipate further interaction with County staff and various official bodies.

#### **County Housing Need**

The region's housing needs are real and well documented. Employers struggle to find workers and housing costs force employees to spend hours commuting from great distances. The unaffordability and lack of housing also has a dramatic impact on existing households. Without affordable entry level housing, young families are pushed from the area or forced to double up in multigenerational households. Moreover, the most recent Point In Time Count identified 22 individuals experiencing homelessness in Carpinteria.

The County has identify sites for nearly 4,400 units of housing in the South Coast region within this housing cycle. As the entirety of County property surrounding the City of Carpinteria is outside of the urban rural boundary, there are no opportunities for the County to identify residential development land in the Carpinteria area without impacting agricultural land.

Project opponents hold the urban rural boundary as a firm line that must never be crossed. This is unrealistic as there are no alternative developable properties to place the housing requirement.

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**City Housing Element**

Separate and apart from the County's housing need, the City must identify over 800 units of housing inside the city boundary. In a City that is mostly built-out, this is a challenge. However, opportunities do exist and should be encouraged.

The City has proposed placing a residential overlay (R Overlay) across numerous parcels identified as underutilized. Unfortunately, the density range and realistic density range do not provide enough monetary value to encourage redevelopment of these properties. A calculation should be made on each identified parcel to demonstrate that the proposed density is economically feasible. This is especially true when considering affordable housing, which typically needs some sort of subsidy to exist.

The City should also consider a wider range of densities and reduction in standards to allow those densities to be achievable.

An example of a standard that effectively reduces density is the proposed 30' building height limitation. It is very difficult to achieve three story housing at a 30' height limitation. With 1' between floors and a ceiling height of 9', the roof could only be 1' high, which is impractical. We suggest a minimum of 36' building height.

Lastly and possibly most important, placing an R overlay is a good important first step, but it does not remove the discretionary requirements of the City. These mostly notably include a Development Plan and General Plan Amendment. By not amending the General Plan's Land Use Element for the identified properties, a substantially higher bar is placed on the development of these properties. Furthermore, it would negate the opportunity to process an SB330 application.

**Conclusion**

The Ballard Affordable and Workforce Housing property is important and necessary for the County. This need is in addition to what the City is proposing to provide. Although some might argue better locations exists, a survey of available land, utilities and County planning requirements shows that no better locations are readily available. Attached is an aerial map of the City and its surroundings showing the relatively few units the County has placed adjoining the City of Carpinteria.

We are committed to continued pursuit of our SB330 Builder's Remedy application for the development of this property, but it is our sincere desire to incorporate the City of Carpinteria and local community in this process. We hope the City will engage our team in meaningful dialog on this project.

Should you have any questions, please feel free to call or email me at your convenience.

Sincerely,

*Brent Little*

Brent Little  
Project Manager

CC: John Polanskey – Housing Authority of the County of Santa Barbara  
Bob Havlicek - Housing Authority of the County of Santa Barbara  
Ron Wu – Red Tail Multifamily Land Development, LLC  
Tyler White – Red Tail Multifamily Land Development, LLC

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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 Housing<sup>1</sup> 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). All materials published on the City website were available in both English and Spanish.

#### 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 five census tracts: 16.01, 16.04, 17.04, 17.06 and 9900, although tract 9900 is offshore and contains no population or land area suitable for development. The majority of the city is within tracts 16.01, 16.04, 17.04. Tract 17.06 only includes two small areas of Carpinteria, one north of Foothill Road encompassing Carpinteria High School, and the other at

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<sup>1</sup> [http://countyofsb.org/uploadedFiles/housing/Content/Affordable\\_Housing/2020%20Analysis%20of%20Impediments%20to%20Fair%20Housing%20Choice.pdf](http://countyofsb.org/uploadedFiles/housing/Content/Affordable_Housing/2020%20Analysis%20of%20Impediments%20to%20Fair%20Housing%20Choice.pdf)

the western edge of the city north of Via Real, east of Sunset Drive and west of Cravens Lane. Most of tract 17.06 is within unincorporated county territory to the north and west of the city.

**Figure D-1**  
**Census Tract Map – Carpinteria**



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

## **1. Historic Development Patterns, Local Data and Knowledge, and Current Fair Housing Initiatives**

### Historical Context

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.<sup>2</sup>

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.

#### Local Knowledge and Current Fair Housing Initiatives

In response to the recent unjustified killing of George Floyd (as well as countless others) and the subsequent protests across the nation, the City of Carpinteria adopted Resolution No. 5981 (see Attachment D-1) condemning the unjustified use of force and brutality against Black people, people of color and all marginalized communities including LGBTQ+ individuals by law enforcement and to stand in solidarity with protestors of systemic racism in our country.

By adopting Resolution No. 5981, the City has joined municipalities and local governments across the country in recognizing, and focusing on community engagement around racial equity issues, including intentional policy-making that reduces racial inequities and promotes community transparency and trust. The City's action also aligns with state and nationwide focus on these critical issues which are detrimental not only to particular racial groups, but also to the broader economic and social well-being of the entire community. On June 15, 2020 Gov. Gavin Newsom's Task Force on Business and Jobs Recovery issued an open letter, noting the effects of structural racism on society, including the economy, and urging action for a more inclusive and resilient economy. The letter outlines how people of color are disproportionately impacted by economic uncertainty, unemployment, and racism in policing, and highlights the income gaps across ethnicity, gender and ability that persist in our state. It notes, "taking a stand against racism is not just a moral imperative for our collective future, but an economic one. The discrimination inflicted upon Black Americans has entrenched discrimination that harms other people of color leaving them, and our entire economy, vulnerable to a shock like the COVID-19 crisis." Moreover, "recovering from COVID-19 also presents an opportunity to re-imagine our society and economy by striking out against injustice."

Carpinteria is home to many minorities, indigenous people, and people of color, including a vibrant Hispanic and Latino community comprising approximately 45% of the population. As memorialized in Resolution No. 5981, the City itself is not immune from a history of injustice

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<sup>2</sup> San Buenaventura Research Associates, (2005)

[https://carpinteria.granicus.com/MetaViewer.php?view\\_id=2&clip\\_id=349&meta\\_id=32083](https://carpinteria.granicus.com/MetaViewer.php?view_id=2&clip_id=349&meta_id=32083)



towards racial minorities and commits to engage in a process that actively promotes racial equity within the City's population by reviewing and improving existing policies and subsequently revising and/or implementing new policies, actions, and programs to combat identified sources of injustice. Specifically, through its adoption of Resolution No. 5981, the City made several key commitments which can be organized into the following three general categories: (1) committing to collaborate with law enforcement to further community-oriented policing, build trust with the community and ensure the safety of all community members; (2) committing to review and revise City policies to incorporate antiracist policies into City government and ensure the equitable distribution of resources and public services; and (3) collaborating with, supporting, and amplifying minority-owned businesses, community groups and non-profit organizations within the City and broader community.

City staff and the City Council recognize that confronting the legacy of racial injustice and actively promoting racial equity within our community (as well as across the nation) is both challenging and highly important work. These efforts will be an ongoing, long-term process that will require sustained effort, and openness to learning from and engaging with experts and minority community leaders in enacting research-based, community-tailored, anti-racist policies. Although the City's commitments all share the same goal of ensuring and facilitating racial equity and justice, the City's role in implementation of specific policies, initiatives, and programs will depend on the situation. For example, while the City will likely take a lead role in reviewing City policies and programs for inequities, it may make more sense for the City to take a more collaborative approach and coordinate with existing governmental and/or community organizations to ensure the equitable provision of non-City based services. Similarly, it will be important for City staff and the City Council to collaborate with and continue to learn from leaders of minority and social justice groups. The City is lucky to be home to a number of community groups and organizations actively working to combat inequities within the Carpinteria community; in some instances, therefore, it may be most effective for the City to partner with these existing organizations to further the commitments outlined in Resolution No. 5981.

For example, the City's Mission Statement recognizes the right of community members to influence decisions that affect their well-being and create forums for meaningful citizen participation, ensuring equitable regulation and service delivery. The City's Mission Statement also recognizes that needs and expectations may vary throughout the community, and the rights of our community members to take action to ensure diverse opportunities in housing, employment, and cultural activity in the community. The City's Sustainable Community Policy is also drafted to promote well-being and health, and ensure all community members have opportunities to contribute to a productive community. The following ideas and proposals are meant to build on the City's existing policies and to ensure that, going forward, policy-making is undertaken with intention to combat inequities and support racial justice and the equitable provision of public services across the City's diverse demographics.

At its public meeting on August 10, 2020 the City Council adopted Resolution No. 6001 (Attachment D-2) establishing as City policy the intention to continue to research example policies, initiatives and actions, and collaborate with local community groups to build a robust process to implement Resolution No. 5981. Resolution No. 6001 established the following policies, initiatives, and programs around the three commitments highlighted in Resolution No. 5981: (1) collaboration with law enforcement, (2) review of City policies, and (3) engagement with community groups and leaders.

## **1. Collaboration with Law Enforcement**

The City will continue to work collaboratively with our local law enforcement to build community trust and legitimacy, implement community-oriented policing, and maintain a safe community as exemplified in specific provisions in the City's law enforcement contract.

The issues raised on a national level concerning police brutality and unjustified use of force by law enforcement are important, valid and have implications for our local law enforcement. The City's contract with Santa Barbara County for law enforcement services creates a somewhat unique situation where many of the decisions to change trainings and/or protocols are not within the City Council's direct control, nor scope of work. The City can, however, review its contract with County law enforcement to ensure services are deployed in a manner consistent with the needs and priorities of our community and as determined necessary, begin the process of identifying areas for improvement that may be discussed during contract renegotiation. To this end, the City Council could consider directing staff to review the City's current contract with the County Sheriff's Office with the following concepts (and the goal of ensuring racial justice) in mind:

**A. Racial Sensitivity Trainings for Officers.** The City could request the County Sheriff's Office to consider implementing and requiring officers-particularly those stationed in the City-to undergo special racial sensitivity trainings.

**B. Community Representation.** Although nature of the City's contractual relationship with the County Sheriff's Office for law enforcement services means that the City is not involved in hiring practices, the results of these practices are critical in ensuring that, over time, the Sheriff's Office is able to deliver adequate services within the City. For example, the City may want to consider working with the County Sheriff's Office with the goal of ensuring that the officers stationed within the City are representative of City demographics, including ensuring that officers have adequate Spanish and other language fluency skills to appropriately communicate with the City's residents.

**C. Data Sharing to Improve Transparency.** A key aspect of pursuing the City's commitments outlined above will be reviewing and understanding data in an attempt to identify opportunities for improvement. To this end, the City could work with the County Sheriff's Department to ensure that both the Sheriff's Office and the City have adequate systems and personnel in place to collect and share data and information on how law enforcement services are being provided within the City.

**D. Review of Patterns and Trends in Service Calls.** The City may also want to collaborate with the Sheriff's Office to review patterns and trends in (1) local calls for service (location, type, etc.) and (2) the outcome of those calls (contact, citation, arrest, follow-up action, etc.) in order to better understand how local law enforcement services are being used across demographics within the City and identify areas for improvement.

**E. Review of City Code Enforcement Policy.** The City may also want to review specific aspects of the City's Code Enforcement policy - including policies,

regulations, and practices - pertaining to minor crimes and infractions that may disproportionately burden and/or impact low-income and minority individuals. For example, various aspects of the City's parking enforcement program (and resulting violations) may disproportionately impact lower-income and/or minority residents and households.

**F. Development of Action Plan.** Because of the contractual nature of the City's law enforcement, the City may want to coordinate and engage with the Sheriff's Office in how to best facilitate initiating a process for determining and prioritizing opportunities for the improvement of local law enforcement services to ensure that these services align with the City's values, such as transparency, accountability, community trust building, and are equitably delivered to all City residents.

## **2. Review of City Policies**

The City recognizes that as a community we have to actively work to be antiracist, including educating ourselves, better supporting leaders and institutions who are working to combat injustice and systematic racism, and working together toward the more equitable distribution of resources and public services. We commit to continuing to learn about, reflect on, and incorporate antiracist policies into City government, and strengthen a climate incompatible with racism in our community and nation.

To begin implementing the above commitment, one option is for the Council to request City staff to review and audit its policies and programs within the various City departments (Community Development; Public Works; Parks, Recreation and Public Facilities; community communication; City staffing; volunteer services; and Emergency Services) to better understand usage, equity of benefits across the spectrum of economic, social and racial groups within our community. This work will help to first identify how the City's services are used by and benefit various groups within our community, where inequities exist in opportunities and services, inequities in community representation and how inequities can subsequently be improved, including:

**A. District Elections.** Moving from the City's current at-large election process to district elections could improve the equity of representation across various racial and economic groups within the community on the City Council. Note that the City currently employs an at-large method of elections where each City Councilmember is elected by registered voters of the entire City instead of district elections. After the 2020 Census, the City is planning to begin the process of forming electoral districts, through a public process, for the City to implement district-based elections by 2021.

**B. City Staffing and Hiring.** To improve the demographic representation of City staff (from Management down to front-line workers), the City could explore opportunities to increase diversity in the applicant pool for open positions and ensure existing diverse City staff members are appropriately supported in their positions to promote retention and promotion.

**C. Appointment to Boards, Commission and Committees.** In making appointments to various City boards, commissions, and committee, the City Council could consider reviewing and revamping its outreach, advertisement and

nomination process to ensure that it is reaching diverse segments of the City's population and residents and/or incentivize youth and broader community involvement.

**D. Parks and Open Space.** The City could audit the City's policies on providing recreation services, with a focus on locations, improvements, and types of facilities that actively promote diverse interaction and community building. For example, recent studies have found that skateboarding and skateparks facilitate a sense of community. The City is currently in the process of permitting a skate park to be located near City Hall.

**E. Transportation.** The City could audit its transportation goals and policies (pedestrian, bicycle, other public transit, etc.) in order to ensure that services are equitably benefitting all City residents and collaborate with SBCAG and MTD to improve outreach and participation for local dialogue regarding the adequacy/equity of service within the City.

**F. Housing.** The City could review its housing policies and regulations through the lens of understanding the racially disparate patterns of homeownership, rent burden and homelessness. As your Council is aware, the area of housing policy has received a lot of interest and attention in the state legislature over the past several years and, as a result, the City has been engaged in a lot of policy work on this matter.

**G. Implementing Trainings and Policies within City Administration.** The City could develop and implement internal programs and training focused on City staff and administration (including hiring practices) for addressing bias, racism and fostering a climate within our City government that helps serve as a model for the broader community of an antiracist and inclusive climate.

**H. Engagement with other Local Governments.** To support the development of antiracist policies and regulations, the City could consider engaging other municipalities with shared goals by becoming a member of Government Alliance for Race and Equality (GARE).

### **3. Engagement with Community Groups and Leaders**

To accomplish the goals of this Resolution, the City will highlight and collaborate with minority leadership and social justice groups. The City commits to developing resources that support and amplify minority-owned businesses, community groups and non-profit organizations within our City and broader community.

The City is home to many minorities and recognizes the important contribution of all groups to our community including many social, racial and environmental justice groups that have long been working on issues of equity and inclusion. The City's work, to be effective, will need to reflect community values and to be a part of a sustained and coordinated effort with the local community and community groups. The goal to such coordination is to help ensure that the process to further articulate and define goals and specific actions reflects a diverse range of perspectives and appropriately prioritizes the community's needs and actions for the greatest benefit.



**A. Community Survey.** In order to develop resources that support and amplify minority-owned businesses, community groups and non-profit organizations, as an initial step the City could consider implementing a survey to gather community input and identifying community needs and interests. Such a survey could also be used to track community perception of racial inequality and promote community buy in. For example, the City of Seattle conducts an internal survey of all city employees every two years as well as a regular survey of city residents. These surveys allow Seattle to track the progress of the city as a whole, as well as individual departments, in terms of employee understanding of institutional and structural racism, and understanding of how departments are building racial equity into programs, policies, initiatives and budget decisions. Continued deployment of the survey allows Seattle to track progress through time and evaluate the efficacy of programs at addressing racial equity and justice.

**B. Support of Minority-Owned Businesses and Groups.** The City could develop policies and programs to support existing local minority-owned small businesses. Further, the City could request targeted community feedback to understand what, if any, impediments at the City level exist to growing the number of locally-owned small businesses by diverse entrepreneurs.

**C. Collaboration with Existing Community Leaders and Groups.** The City could also choose to collaborate with existing Community organizations and institutions - including the Carpinteria Unified School District, the Boys' and Girls' Club, Girls, Inc., the Family Resource Center, among others - to support and implement the City's commitments and further actions. These existing organizations could play an important role in bridging the relationship between local government and individual community members, specifically with issues related to educational opportunities.

**D. Creation of Racial Equity/Justice Position.** One potential approach could be for the City to review best practices and resources to memorialize job functions within the existing City structure and/or create new position(s) that improve community involvement and collaboration with minority leaders, as well as build capacity within underserved groups in our community.

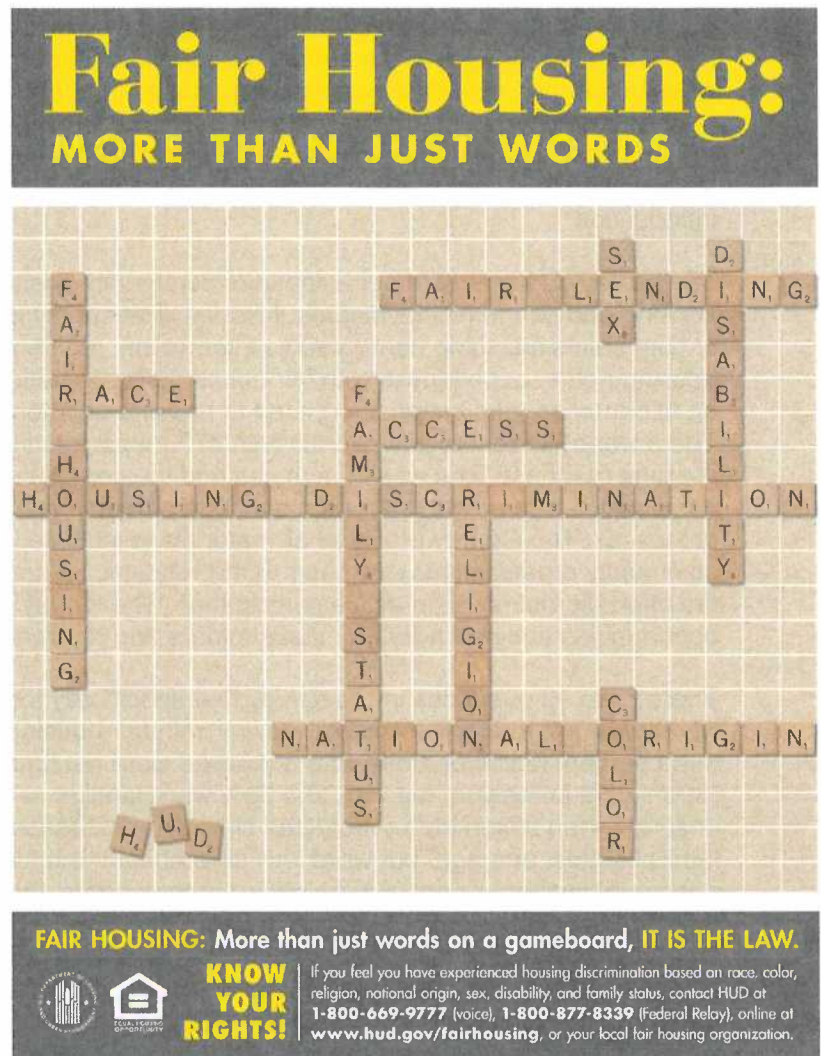
## 2. Outreach

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 website<sup>3</sup> 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



<sup>3</sup> <https://carpinteriaca.gov/city-hall/community-development/housing/>

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.

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 17 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**

Fair housing enforcement and outreach capacity relates to the ability of a local jurisdiction and

fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are informed of fair housing laws and tenants' rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.



Findings, Lawsuits, Enforcement Actions, Settlements or Judgments Related to Fair Housing and Civil Rights

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 (RHMP<sup>4</sup>), which provides information on fair housing laws and tenant-landlord mediation services. The City of Carpinteria website<sup>5</sup> 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 County<sup>6</sup> 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.

<sup>4</sup> <https://www.santabarbaraca.gov/services/home/rhm/default.asp>

<sup>5</sup> <https://carpinteriacity.gov/city-hall/community-development/housing/>

<sup>6</sup> <https://www.lafsb.org/>



## Rental Housing Mediation

(805) 564-5420

Provides free, bilingual, confidential information on rights and responsibilities to landlords and tenants. Provides free mediation to resolve disputes out of court.

### Who Contacts the Program

**Tenants:**


- Any person living in a rental housing situation.


**Landlords:**

- Property owners and managers.

### Types of Disputes

• Termination of Tenancy Notices	• Invasion of Privacy
• Habitability and Repair	• Discrimination
• Red Tag Enforcement	• Security Deposit
• Rent Increase	• <b>Servicios disponibles en Español</b>





Visit us online at  
[www.santabarbaraca.gov/rhm](https://www.santabarbaraca.gov/rhm)

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.

These organizations have the capacity to provide fair housing enforcement, such as the ability to investigate or refer fair housing complaints, obtain remedies, and/or engage in fair housing testing. Specifically, the RHMP has three full-time staff and a board of 15 trained community volunteers with capacity to provide mediation services aimed at resolving rental housing disputes as well as providing information on landlord-tenant rights and responsibilities.<sup>7</sup> The Legal Aid Foundation of Santa Barbara County has a membership of approximately 600 attorneys, judges, legal administrators, paralegals, law students, and members of various other professions. Legal Aid offers services to both low-income renters and homeowners in obtaining remedies to fair housing issues and conducts fair housing testing.<sup>8</sup> Data regarding fair housing complaints and enforcement actions is provided in the following section.

## 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.



<sup>7</sup> <https://santabarbaraca.gov/services/housing-human-services/rental-housing-mediation-program>

<sup>8</sup> 2020 County AI

**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](http://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

# 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 Carpinteria

**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](http://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 Barbara.  
630 Garden Street  
Santa Barbara, CA 93101

FILED 01/25/16

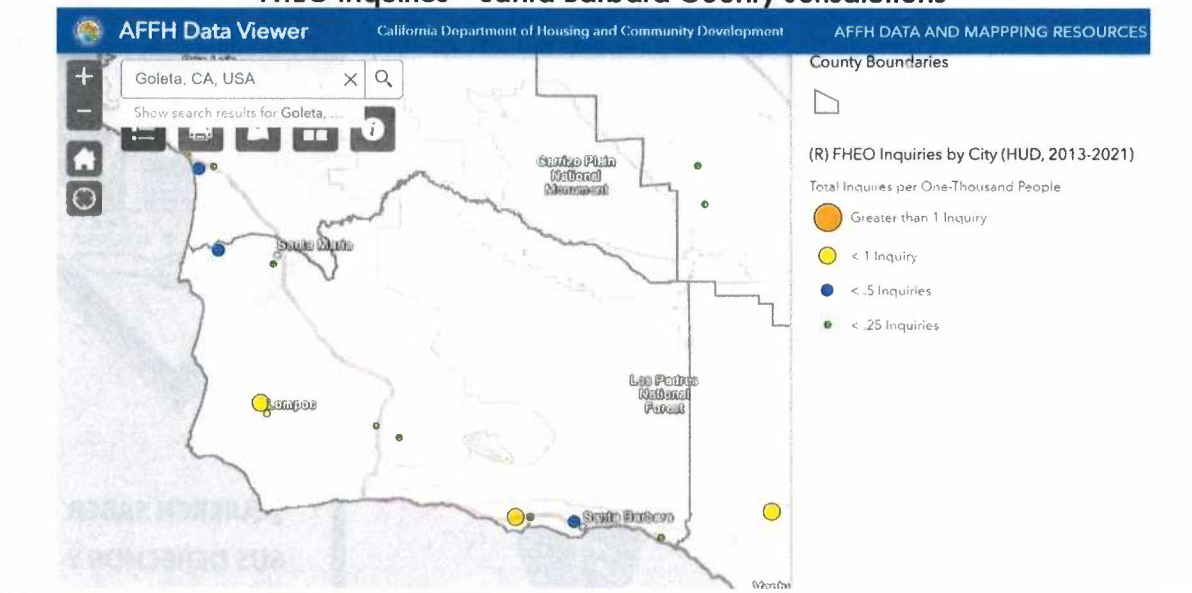
### ¡PROPIETARIOS! ¡INQUILINOS! ¿TIENEN PROBLEMAS?



**¿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**

	<b>Total Cases Filed</b>	<b>Disability</b>	<b>Familial Status</b>	<b>National Origin</b>	<b>Race</b>	<b>Sex</b>	<b>Religion</b>	<b>Retaliatio n</b>
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.

**c. Compliance with Existing Fair Housing Laws and Regulations**

The Housing Element AFFH analysis should include a description of state and local fair housing laws and how the locality complies with those laws. State fair housing laws are summarized in the previous section and include:

- California Fair Employment and Housing Act (FEHA) (Part 2.8 (commencing with §12900) of Division 3 of Title 2) and FEHA Regulations (California Code of Regulations (CCR), title 2, §§12005-12271)
- Government Code §65008, which prohibits any local government agency from taking any action that denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. For example, a violation under Government Code §65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.
- Government Code §8899.50 requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.
- Government Code §11135 et seq. requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.
- Density Bonus Law (Gov. Code, §65915.)
- Housing Accountability Act (Gov. Code, §65589.5.)
- No-Net-Loss Law (Gov. Code, §65863)

The Constraints chapter of this Housing Element describes the City's compliance with fair housing laws, including ways the City works to address potential impediments to fair housing choice, such as through reasonable accommodation procedures (Program 11), density bonus



(Program 7) 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 (Program 17). Compliance with No Net Loss requirements is included in Program 1, and ongoing City policies and procedures are in place consistent with the Housing Accountability Act.

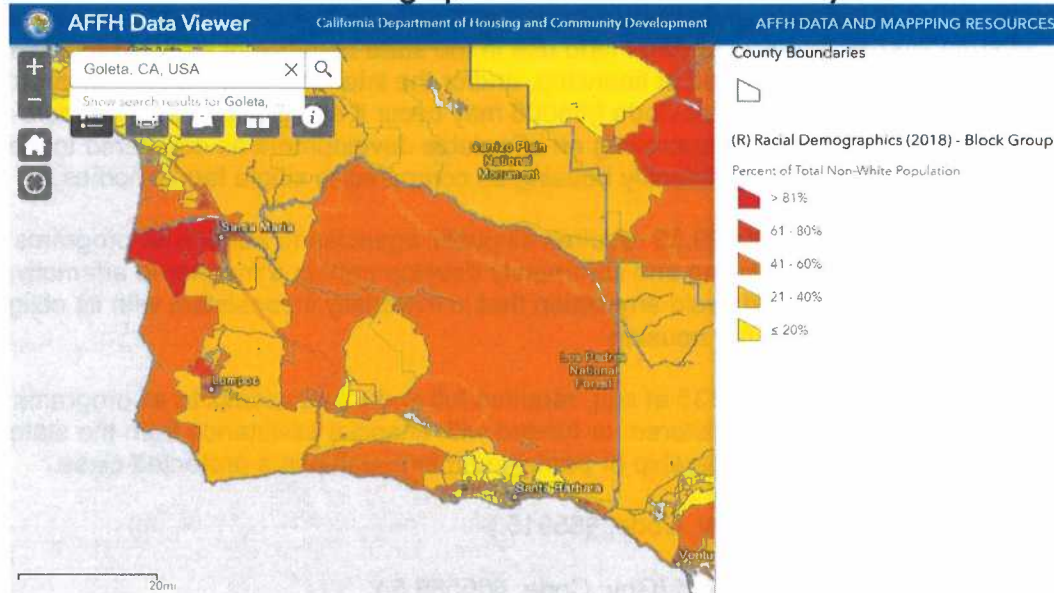
#### 4. Patterns of Integration and Segregation

##### a. Race and Ethnicity

###### Regional Trends

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. Since 2010, the County as a whole has become a little less diverse. Countywide, Hispanic residents comprise the largest population group (46.4% as reported in the 2021 5-year ACS), a slight increase compared to 43.7% reported in the 2014 5-year ACS. The non-Hispanic white population declined slightly from 46.8% to 43.0% during this time period.

**Figure D-3**  
**Racial Demographics – Santa Barbara County**

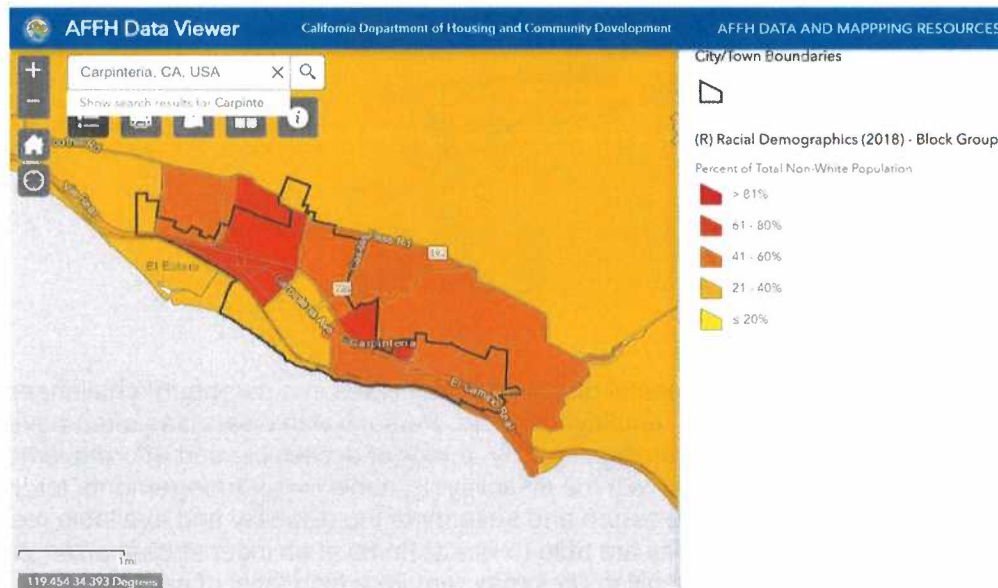


###### Local Trends

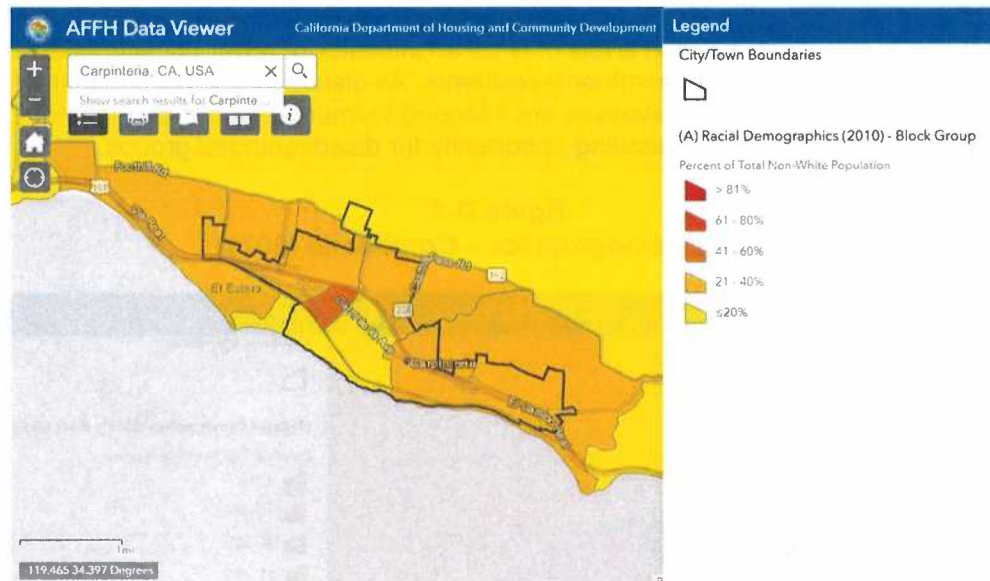
The racial/ethnic makeup of Carpinteria is very similar to the county as a whole, with Hispanics representing 45.6% of the city's population compared to 45.7% countywide. Comparison of Figure D-4 and Figure D-5 shows the City has become more diverse over the past decade with

the non-white population percentage increasing in most block groups. Non-Hispanic whites are the largest group in Carpinteria (48.6% compared to 43.9% countywide). 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, with some block groups containing 61-80% non-white population. Higher concentrations of minorities in those areas may be an indicator of fewer housing choices and other opportunities compared to nonminority residents. As discussed above and in the Program 17 of the Housing Plan, new City initiatives are intended to improve public engagement of these neighborhoods with the goal of expanding opportunity for disadvantaged groups.

**Figure D-4**  
**Racial Demographics – Carpinteria (2018)**



**Figure D-5**  
**Racial Demographics – Carpinteria (2010)**



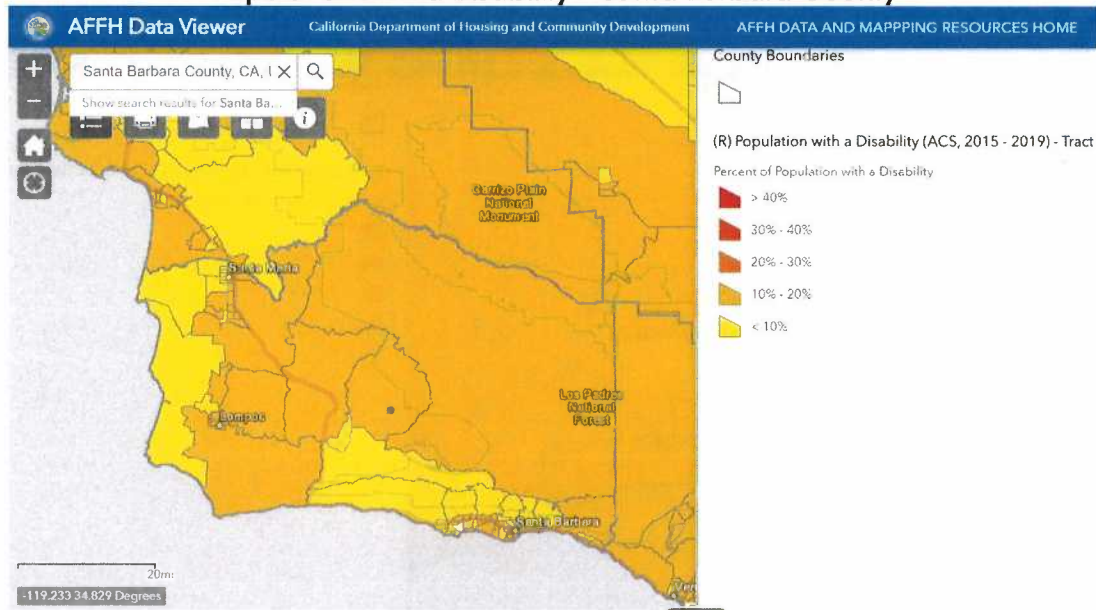
**b. Persons with Disabilities**

Physical, mental, and/or developmental disabilities may result in a number of challenges related to mobility, health care, education, employment, etc. Persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with the disability. Suitable living arrangements for those with a disability are affected by the nature and severity of the disability and available resources. While many persons with a disability are able to live at home in an independent arrangement or with other family members, severe disabilities may require a high level of care in a structured environment.

Regional Trends

According to the County AI, approximately 9.4% of the total population of the Consortium had a disability of some sort. 2014 5-year ACS estimates indicate that the disability rate for the county as a whole has remained fairly constant over the past decade, with an estimated 10% of the population reporting some type of disability during 2010-2014. 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-6).

**Figure D-6**  
**Population with a Disability – Santa Barbara County**



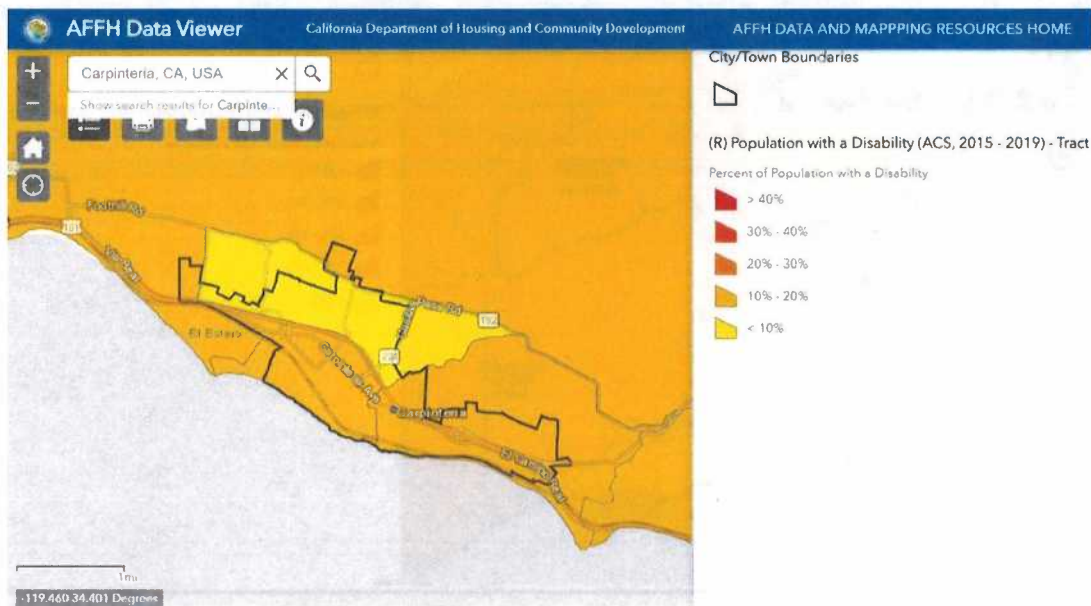
### Local Trends

As shown in Figure D-7, 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%. Figure D-8 shows that disability rates in Carpinteria have remained fairly constant over the past decade while the incidence of disabilities has increased in the surrounding unincorporated areas.

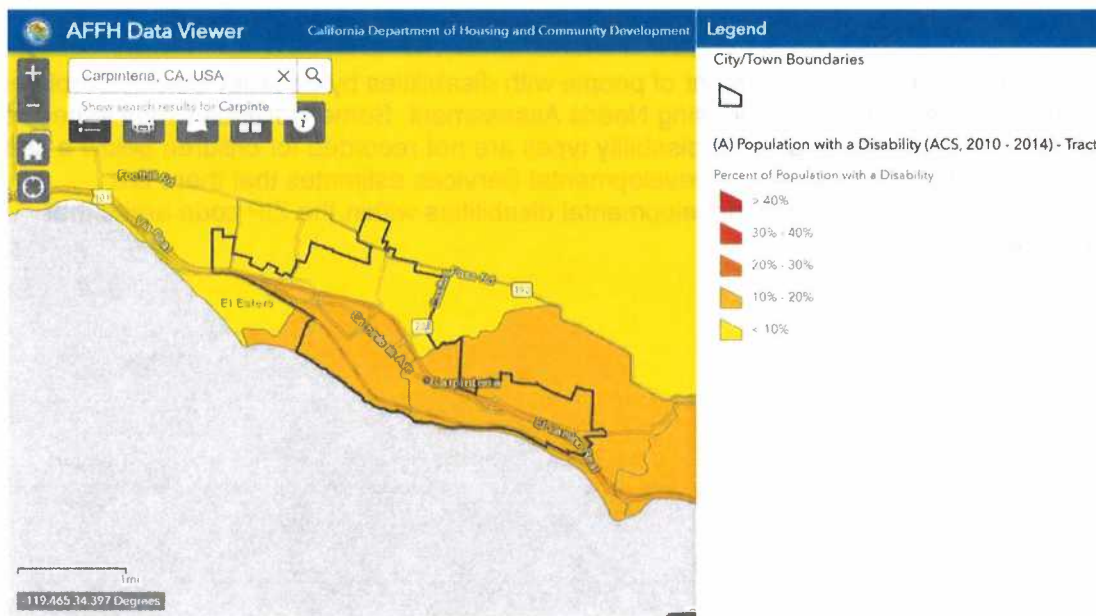
Additional data regarding the number of people with disabilities by disability type in Carpinteria is provided in Table I-13 of the Housing Needs Assessment. Some individuals may experience more than one disability, and some disability types are not recorded for children below a certain age. The California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



**Figure D-7**  
**Population with a Disability – Carpinteria (2019)**



**Figure D-8**  
**Population with a Disability – Carpinteria (2014)**



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 lower rates of persons with disabilities in the northern portion of the City may be due to the lack of availability of housing that is both affordable and accessible and well as there being fewer public transit options in this area. The City facilitates housing for persons with disabilities through its Reasonable Accommodation procedures and regulations to encourage production of supportive housing.

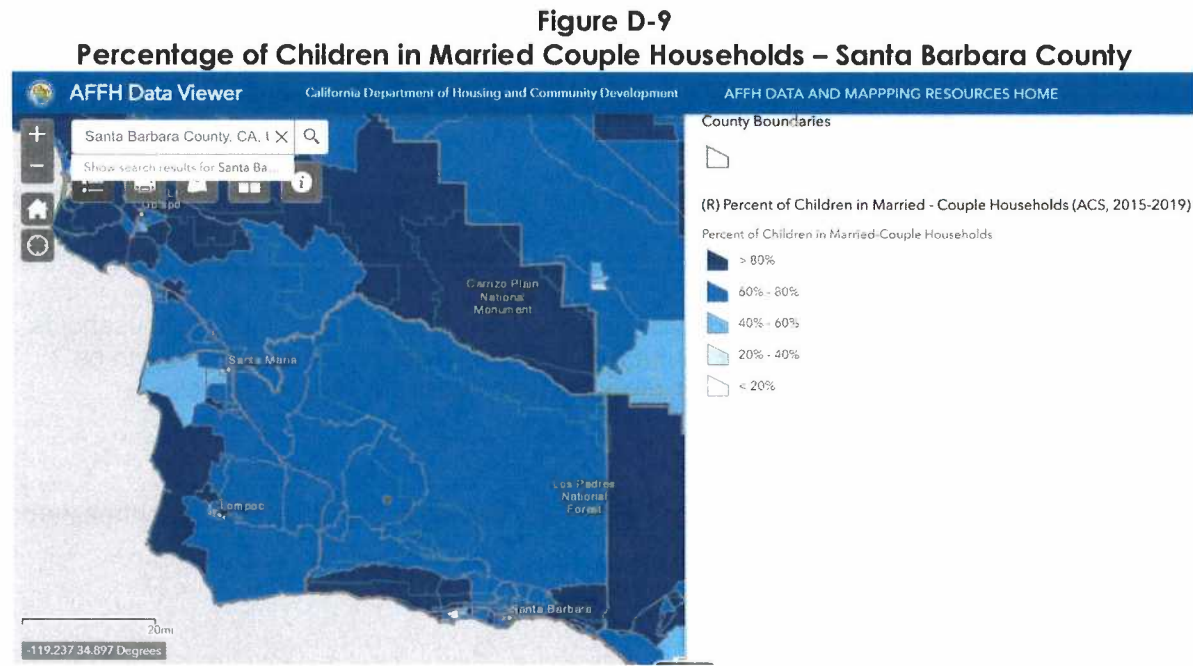
### c. Familial Status

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.

### Regional Trends

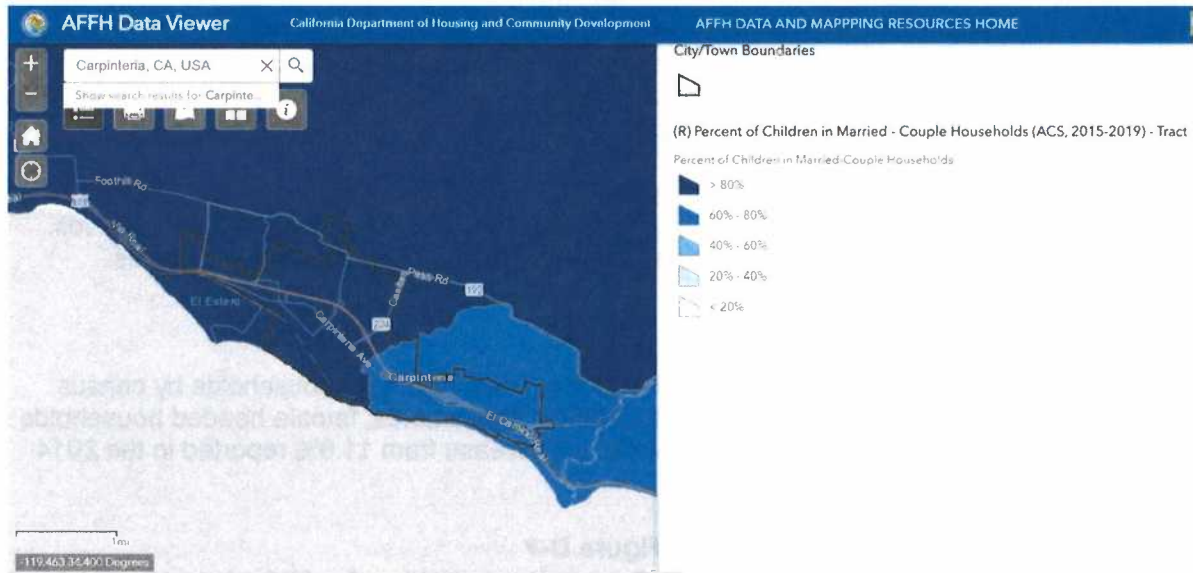
Figure D-9 shows the percentage of children living in married couple households by census tract for the County as a whole. According to 2020 ACS estimates, female-headed households comprised 16.8% of all households countywide, an increase from 11.6% reported in the 2014 ACS.



### Local Trends

Figure D-10 shows the percentage of children living in married couple households by census tract for Carpinteria based on recent ACS data. As seen in this map, married couple households comprise a higher proportion of households in the northwestern portion of the city, although the percentage of children living in married couple households is still relatively high (60-80%) in the southeastern portions of the city. According to 5-year ACS estimates, the percentage of female-headed households in Carpinteria declined from 15.2% of households during 2010-2014 to 10.6% during 2016-2020, the reverse of the countywide trend.

**Figure D-10**  
**Percentage of Children in Married Couple Households – Carpinteria (2019)**



### 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).

Household income affects a household's ability to pay for housing. Higher-income households are more likely to own rather than rent, and lower-income households are more likely to be "cost-burdened" and overcrowded (see analysis of these issues in Section D.7 below).

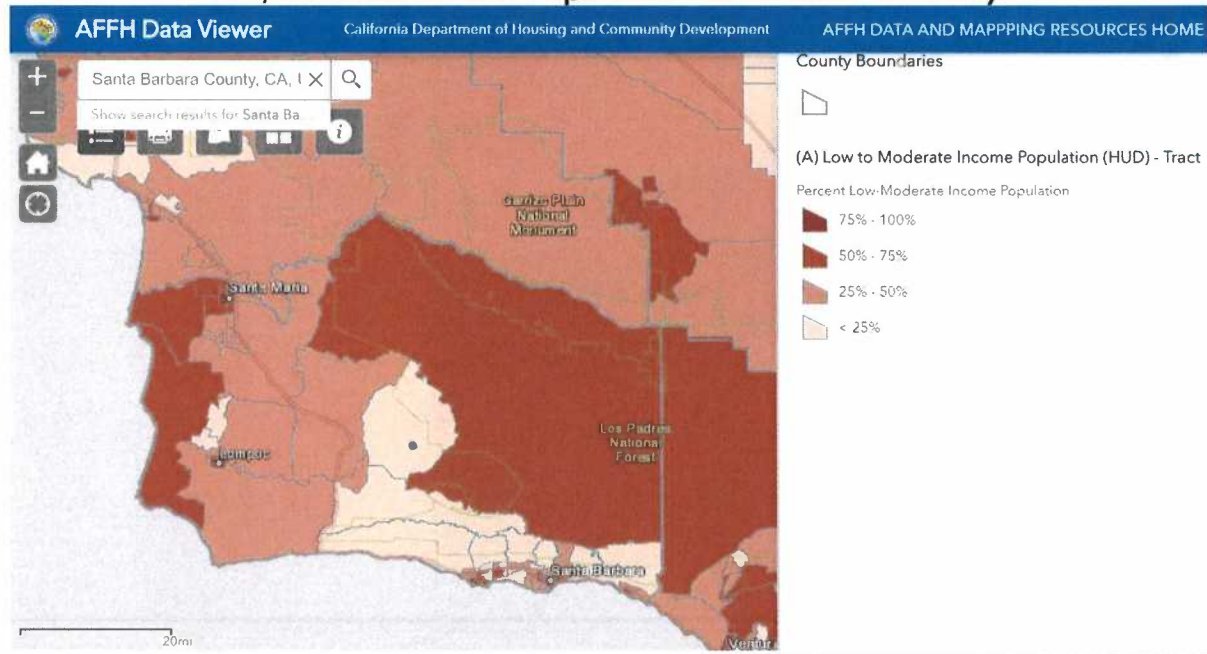
### Regional Trends

As seen in Figure D-11, higher LMI concentrations are located in the western and northeastern portions of the County.

### Local Trends

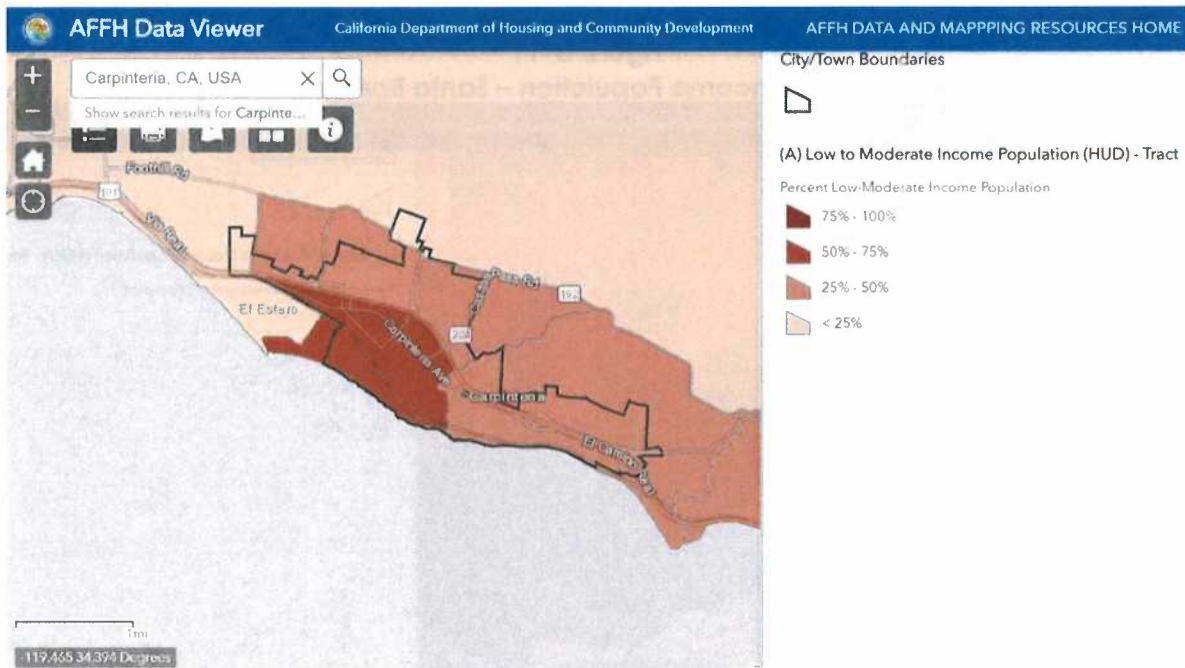
In Carpinteria, the southwestern portion of the city has the highest percentages of LMI households (50-75%) while LMI households comprise 25-50% of households in most other areas of the city (Figure D-12).

**Figure D-11**  
**Low/Moderate Income Population – Santa Barbara County**





**Figure D-12**  
**Low/Moderate Income Population – Carpinteria**

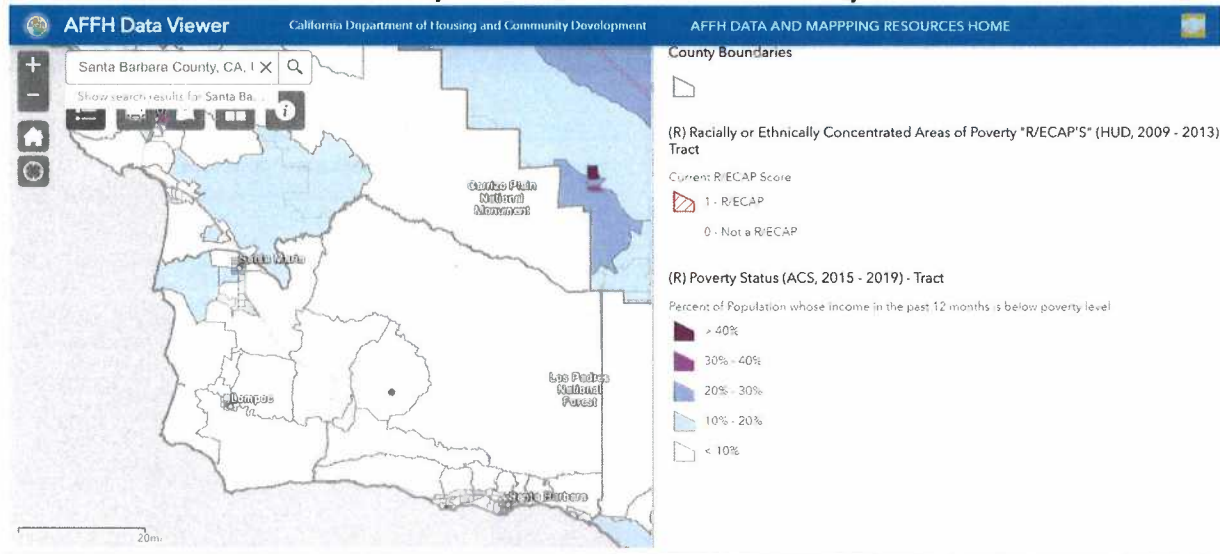


## 5. Racially/Ethnically Concentrated Areas

### 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-13).

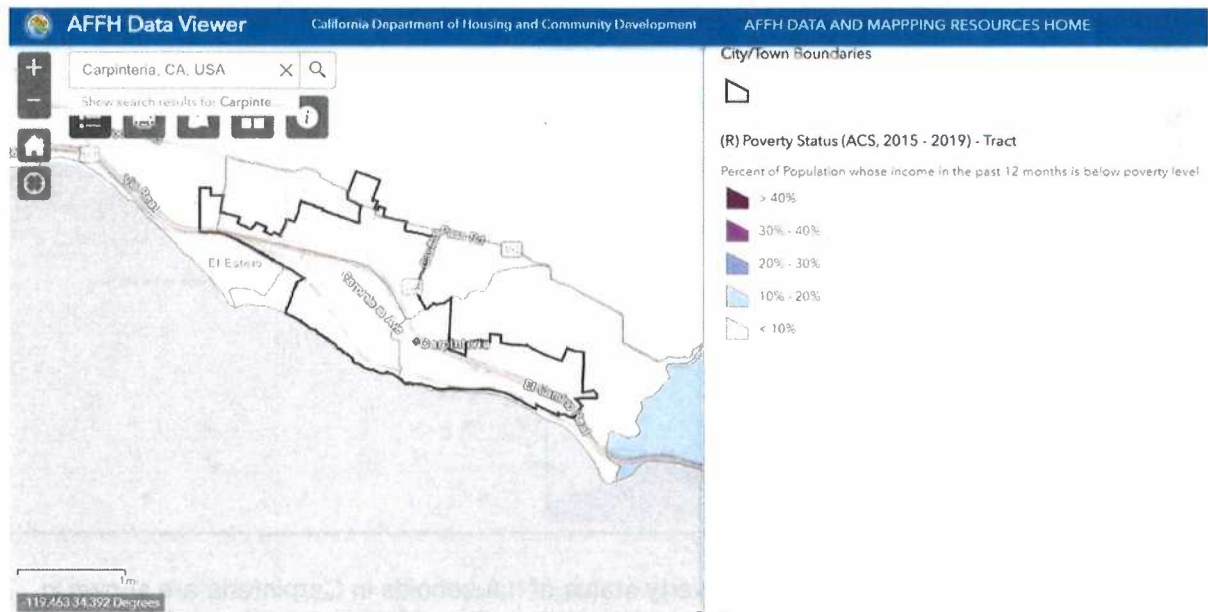
**Figure D-13**  
**Poverty Status – Santa Barbara County**



Recent Census estimates regarding poverty status of households in Carpinteria are shown in Figure D-14. 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-14**  
**Poverty Status – Carpinteria**

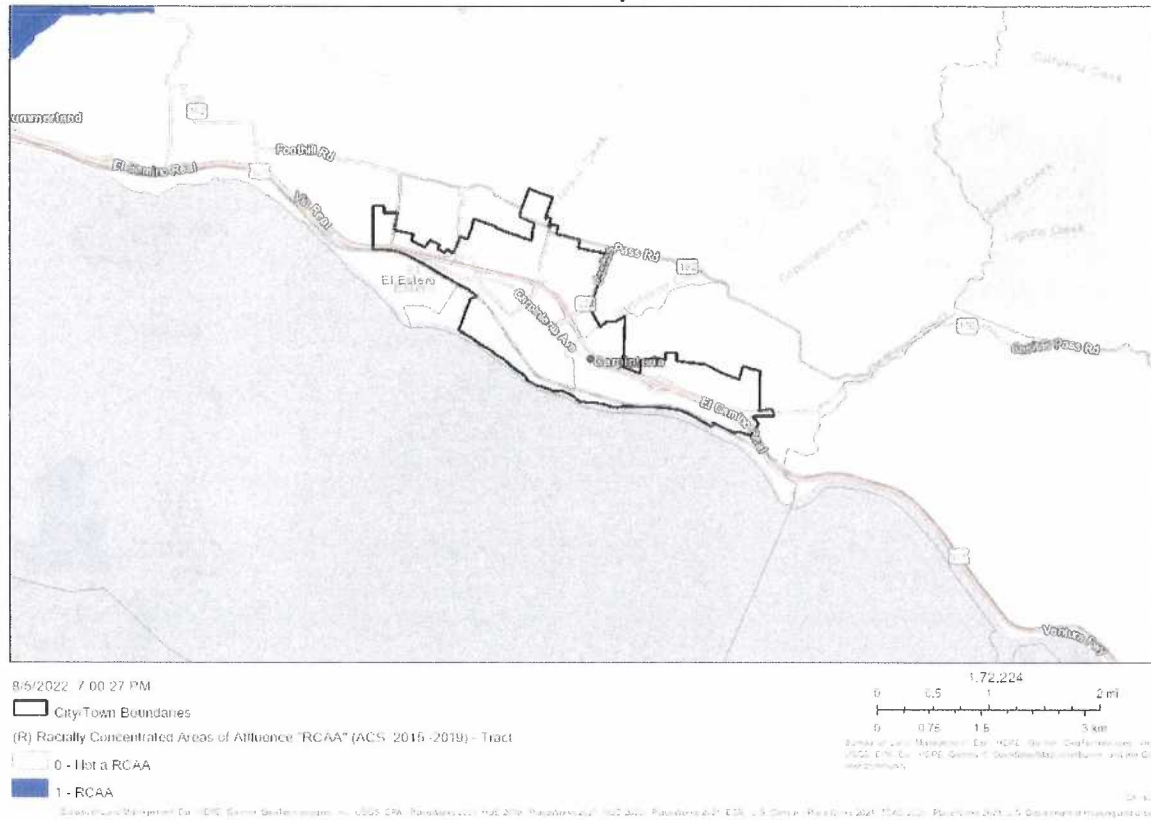


**b. Racially Concentrated Areas of Affluence**

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.

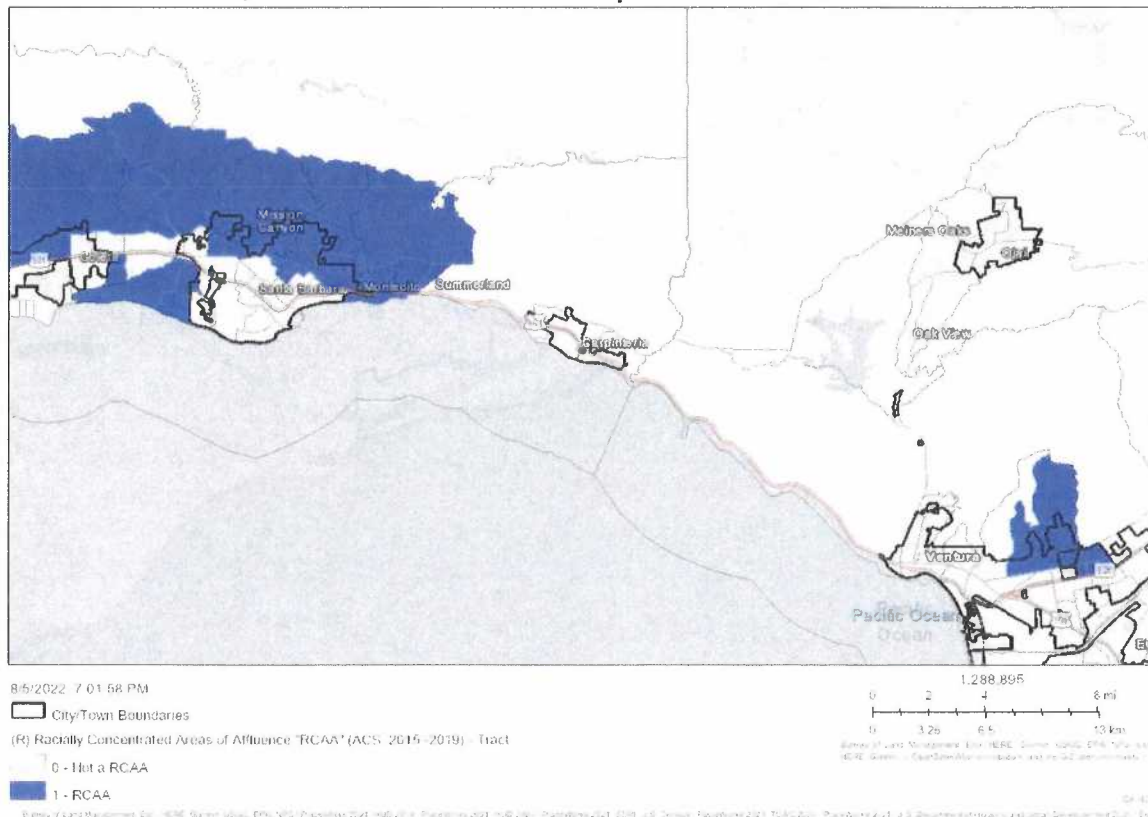
As shown in Figure D-15, there are no RCAAs identified in Carpinteria. The nearest RCAAs to Carpinteria are found in the Montecito area of unincorporated Santa Barbara County to the west and in the Ventura area to the southeast (Figure D-16).

**Figure D-15**  
**Racially Concentrated Areas of Affluence - Carpinteria**





**Figure D-16**  
**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. Access to opportunity encompasses a variety of characteristics related to improving quality of life for residents of low-income communities, as well as improving mobility and access to areas with better access to resources. The analysis of “opportunity” encompasses access to education, jobs, transportation, and a healthy environment including recreation, clean air and water, public safety, social services, and cultural amenities.

The California Tax Allocation Committee (TCAC) and HCD have 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.

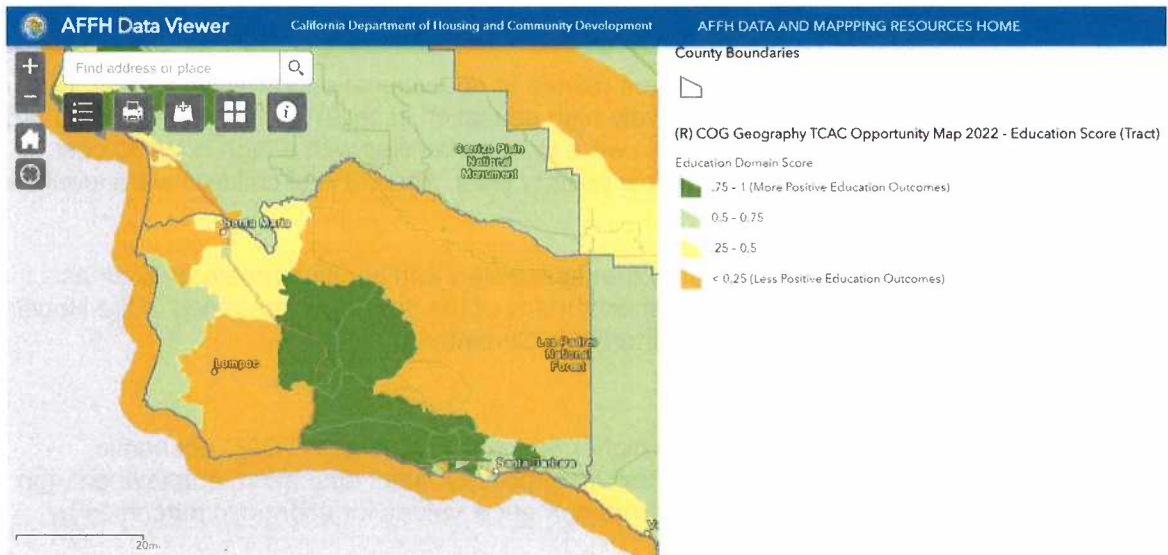
### b. Educational Opportunity

Educational opportunity is related to housing through the schools that serve the community. Higher quality schools are associated with better educational outcomes, which in turn lead to higher skill levels, job opportunities and wages. TCAC education domain scores, which are used to identify areas of higher or lower education opportunities, incorporate a variety of indicators including math and reading proficiency scores, high school graduation rates and student poverty rates to assess educational outcomes at the census tract level.

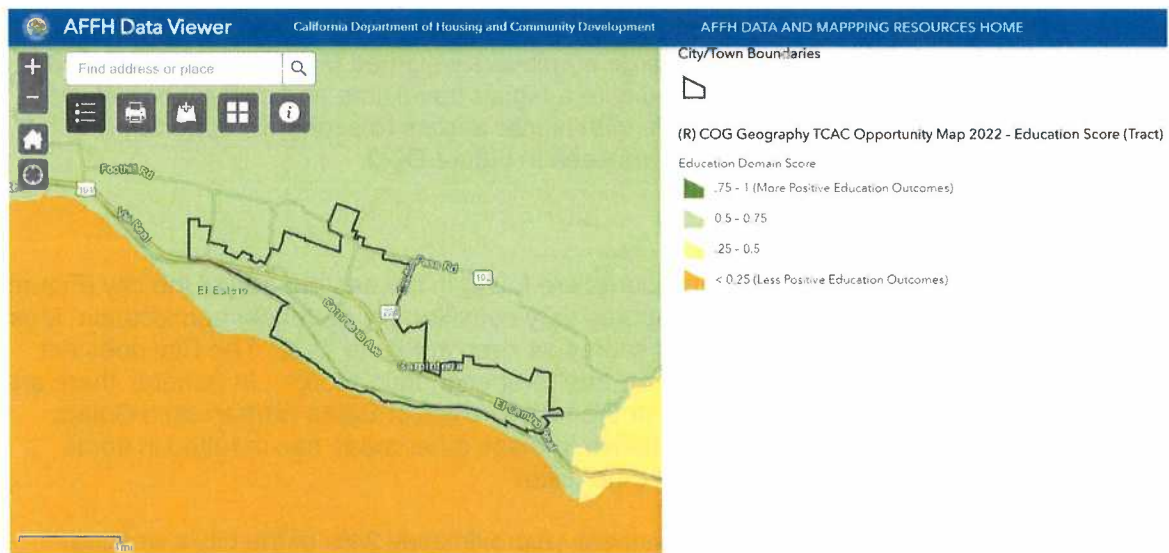
## Regional Trends

Educational opportunity scores for Santa Barbara County as a whole are shown in Figure D-17. The areas with the highest educational opportunity are found in the south coast and in the Santa Ynez Valley.

**Figure D-17**  
**TCAC Educational Opportunity Areas – Santa Barbara County**



**Figure D-18**  
**TCAC Educational Opportunity Areas – Carpinteria**



### Local Trends

Schools in the Carpinteria area are administered by the Carpinteria Unified School District (CUSD), which includes Aliso Elementary School, Canalino Elementary (which also includes Canalino Early Childhood Learning Center and Special Education), Carpinteria High School, Carpinteria Junior High School, Main Elementary School and Summerland Elementary School. Although CUSD is an independent governmental agency and the City does not have control over school district operations, City and school district staff work cooperatively to improve educational outcomes in Carpinteria.

Figure D-18 shows Carpinteria TCAC scores related to educational opportunity on a census tract level. All areas of the City have relatively high education scores (0.5 – 0.75). Kidsdata.org estimated that 42% of children in the CUSD were living in families with a high housing cost burden and about 9% of children were below poverty level. About 3% of children were identified as homeless.

Because lower educational outcomes are often associated with housing problems such as overpayment, overcrowding and homelessness, many of the programs contained in the Housing Plan will help to improve educational opportunity in Carpinteria.

#### **c. Economic Opportunity**

Housing opportunities are associated with higher economic outcomes. TCAC economic opportunity maps are based on indicators including poverty, adult education, employment, job proximity, and median home value to generate numerical values for economic outcomes by census tract.

### Regional Trends

One of the regional planning challenges for Santa Barbara County is a jobs-housing imbalance, with higher job concentrations the South Coast area, particularly high-skill jobs. Figure D-19 shows the jobs proximity index by block group in Santa Barbara County. This indicator graphically illustrates the accessibility of a residential neighborhoods to job opportunities based on distance to employment centers, with large employers weighted more heavily than smaller employers. Lower jobs proximity scores indicate a higher travel time and cost for home/work trips. Higher jobs proximity scores correlate with higher access to economic opportunity in the south coast and Santa Ynez Valley areas, as seen in Figure D-20.

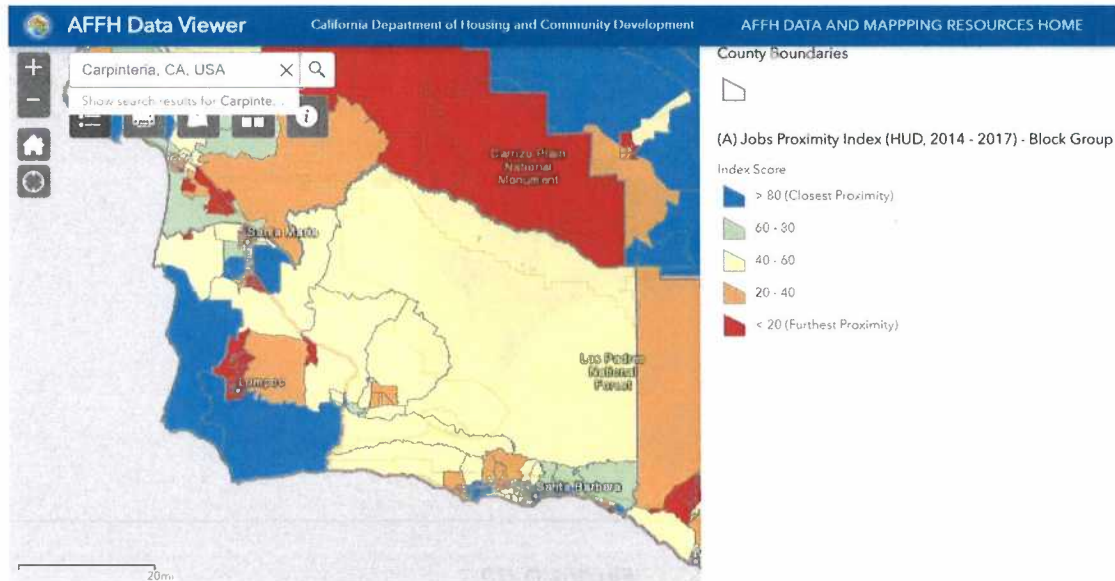
### Local Trends

In Carpinteria, the highest jobs proximity scores are found in the eastern half of the city (Figure D-21) while higher economic opportunity scores vary considerably depending on location. Most of the city received less positive economic scores as seen in Figure D-22. The City does not have data that clearly explains the reason for the lower economic scores. In general, there are fewer job opportunities in Carpinteria than in the nearby cities of Santa Barbara and Goleta. The lower cost of housing in Carpinteria relative to these other areas has resulted in some Carpinteria residents commuting to jobs in other cities.

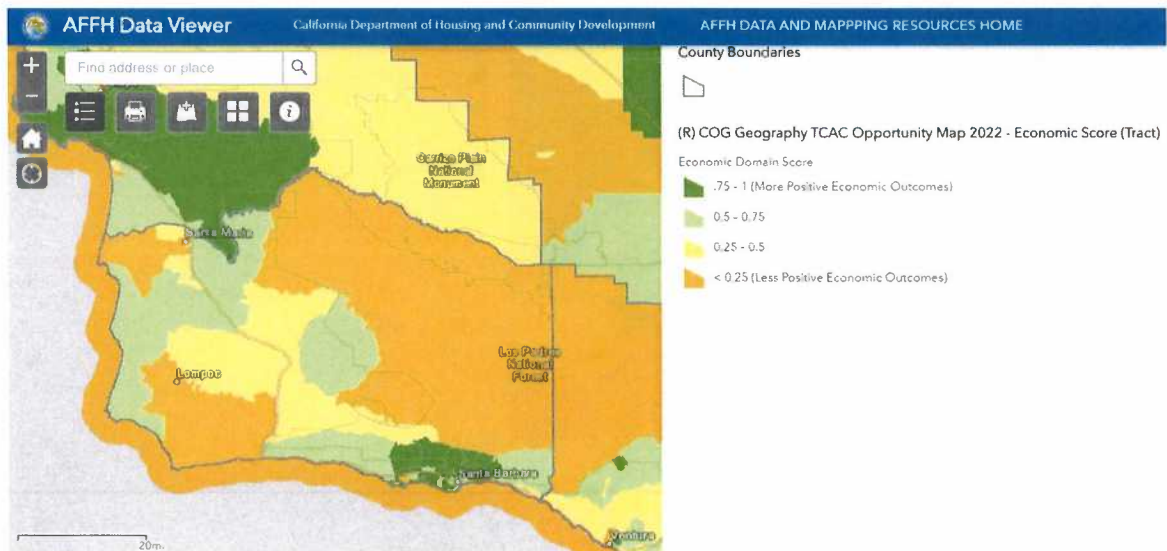
As discussed in the Housing Needs Assessment, approximately 24% of the city's working residents were employed in educational services, health care and social assistance occupations (Table I-9). Other industries with relatively high employment in Carpinteria included

Professional, Scientific, Management, Administrative and Waste Management (13%), and Other Services (10%).

**Figure D-19**  
**Jobs Proximity Index – Santa Barbara County**

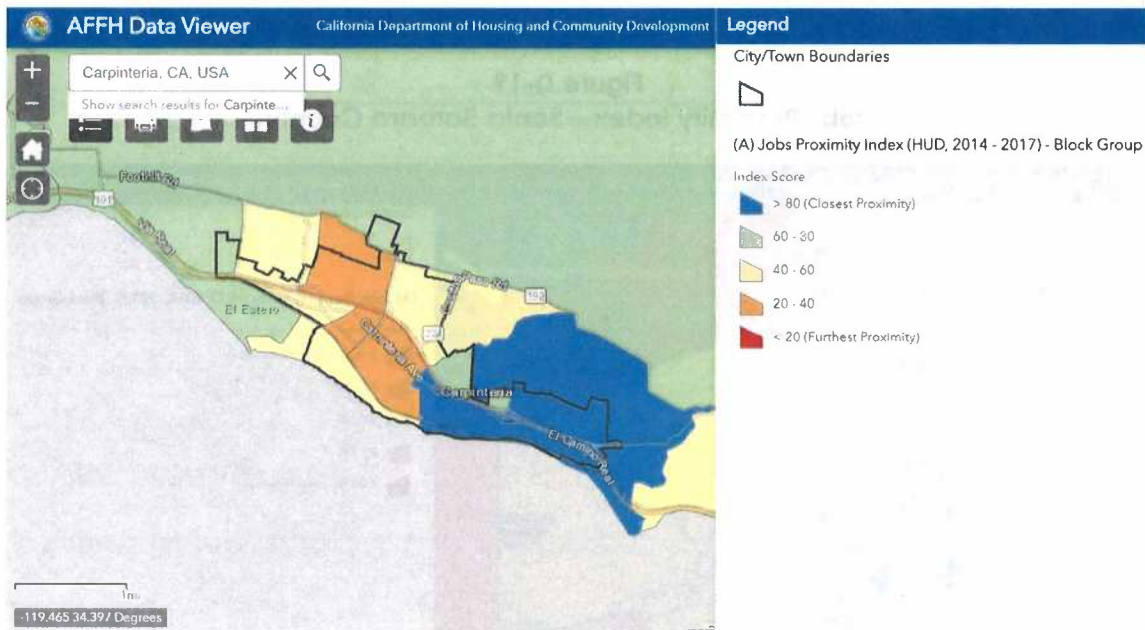


**Figure D-20**  
**TCAC Economic Opportunity – Santa Barbara County**

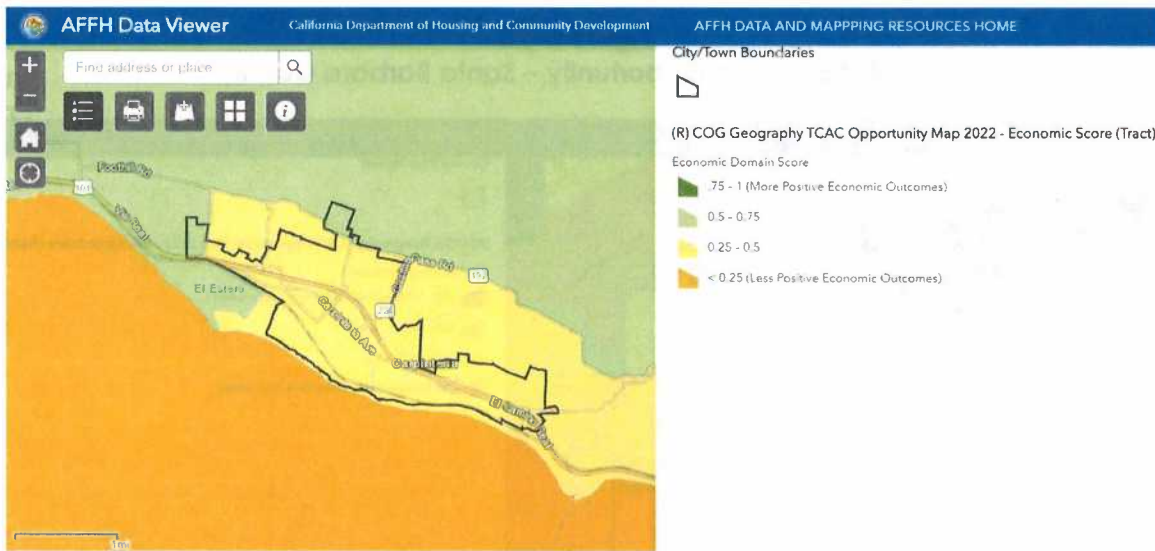




**Figure D-21**  
**Jobs Proximity Index – Carpinteria**



**Figure D-22**  
**TCAC Economic Opportunity – Carpinteria**



#### **d. Transportation Opportunities**

Public transportation is of critical importance to households without access to a private automobile. Public transit is important for ensuring access of lower-income persons to employment opportunities, schools, social and medical services, shopping, cultural facilities and recreation. It is particularly important that public transportation serve lower-income communities where many adults may not own a car or are unable to drive due to a disability. Lack of transportation can restrict housing opportunities for the transit-dependent population.

##### Regional Trends

At the regional level, several bus and train options are available, particularly for the southern/coastal areas of the county. Major public transportation providers include the following:

- Coastal Express by Ventura County Transportation Commission (VCTC) provides daily service between Camarillo, Oxnard, Ventura, Carpinteria, Santa Barbara, Goleta, and the University of California Santa Barbara (UCSB).
- Greyhound provides several inter-city bus trips daily between San Luis Obispo, Santa Maria, Santa Barbara, Ventura, and Los Angeles.
- Amtrak's Pacific Surfliner serves stations from San Diego to San Luis Obispo counties. There are daily round-trips between San Diego and Los Angeles, with some trips extending up to Santa Barbara or San Luis Obispo. An early-morning train service connects commuters from Ventura County and Carpinteria to Santa Barbara and Goleta.

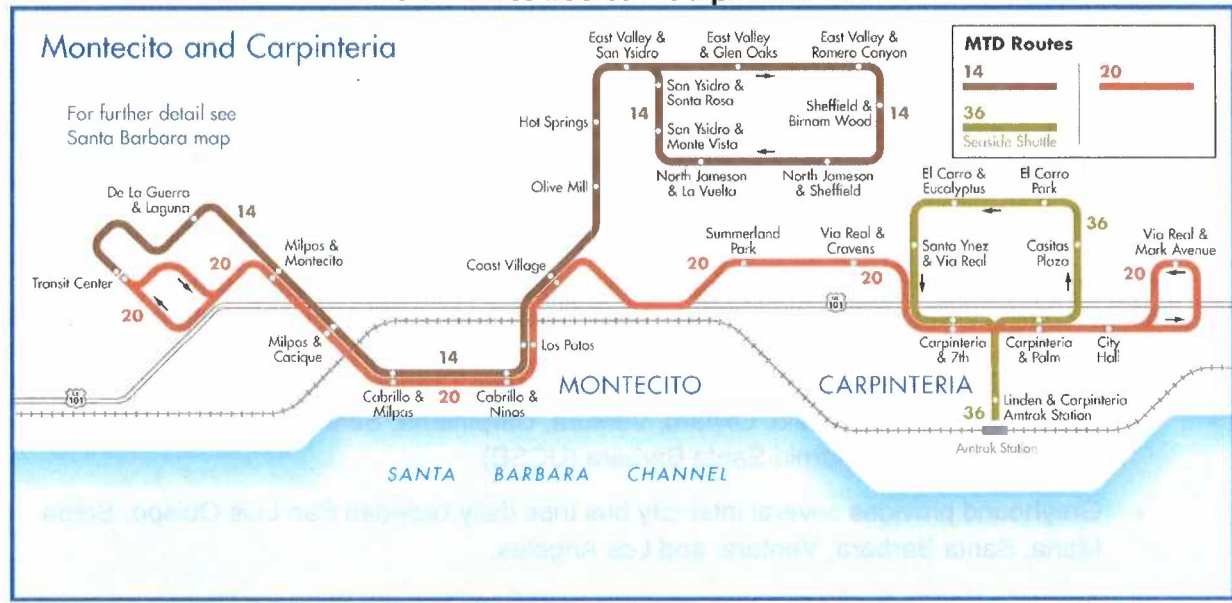
According to the County AI, the most common form of transportation in Santa Barbara County is driving a car, truck, or van. Of that group, it is most common that workers drive alone rather than carpool. A distant second are those working from home. With some variance between public transportation and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

##### Local Trends

The Santa Barbara Metropolitan Transit District (MTD) provides bus service on one route connecting Carpinteria to the Santa Barbara area to the west (Figure D-19). MTD offers many services for passengers with disabilities. All MTD buses are equipped with wheelchair lifts or ramps and can accommodate all wheelchairs and three-wheeled scooters that comply with the Americans with Disabilities Act guidelines. Passengers with disabilities may be eligible for the Mobility Pass, a reduced fare to ride MTD buses. To assist visually impaired riders, all transfer point bus stops and major intersections are announced by onboard annunciators. Additionally, as the bus approaches a transfer point bus stop, the onboard annunciator announces the bus line number, which is heard externally by waiting passengers. Passengers may also contact Easy Lift, the provider of paratransit service for persons who are unable to ride MTD buses due to a disability.

Compared to more densely urbanized areas, some transit users face longer walking distances from their residence to bus service and longer service intervals, which hinder opportunity. The City works cooperatively with MTD on bus routes and schedules as part of its land use planning activities with the goal of improving service for transit-dependent residents.

**Figure D-23**  
**SBMTD Bus Routes – Carpinteria**



#### e. Environmental Opportunities

Access to a healthy environment is an important quality of life issue. Environmental health addresses patterns in disparities between different neighborhoods and socio-economic groups. Recent state laws including AB 1550, SB 535 and SB 1000 emphasize the importance of environmental justice as a fair housing issue. Environmental justice, as defined by HUD, means the fair treatment and meaningful involvement of all people regardless of race, color, national origin, disability, or income, including tribal persons, with respect to both positive and negative environmental and health impacts of a project.

Environmental Opportunity scores are based on the California Fair Housing Task Force Methodology for the 2021 TCAC/HCD Opportunity Map<sup>9</sup> 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

<sup>9</sup> <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>

## 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

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.<sup>10</sup>

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.

### Regional Trends

Environmental opportunity scores for Santa Barbara County as a whole are shown in Figure D-24. This map shows that the highest environmental scores are found in the central portion of the county (Lompoc and Santa Ynez Valley areas) and the south coast areas.

### Local Trends

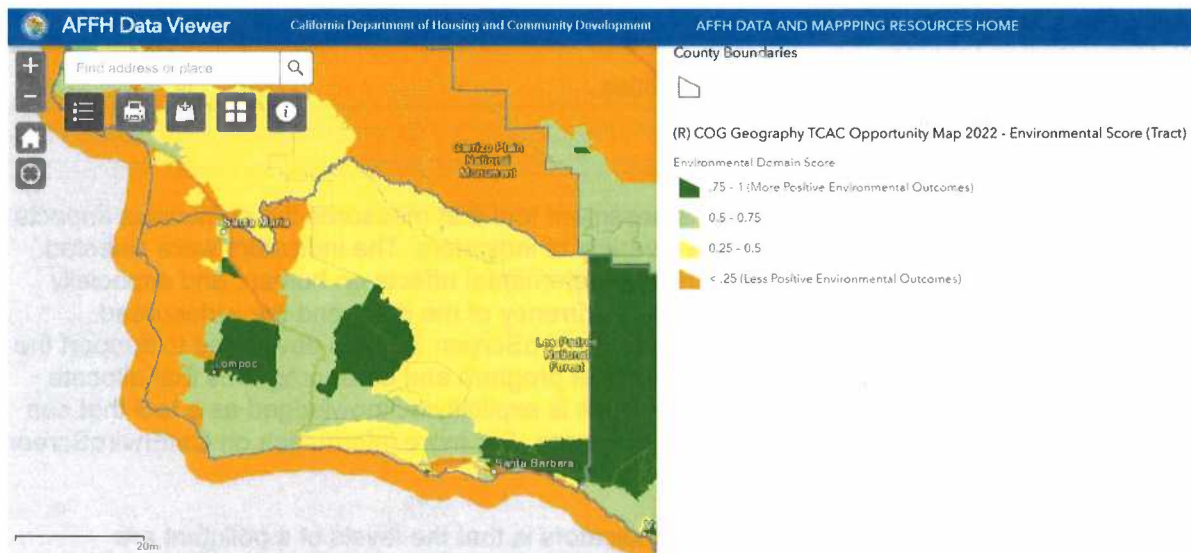
In Carpinteria, higher environmental opportunity scores are found in the eastern and northwestern portions of the city, away from the SR-101 freeway (Figure D-25), although scores are generally lower than in areas surrounding the city. The southwest portion of the city has the lowest category of environmental opportunity. In part, the lower scores in the city may be due to both Highway 101 and the UPRR railroad tracks extending east to west through the city, which contributes to reduced air quality. Historically, the Carpinteria Oil and Gas Processing Facility located at 5675 Carpinteria Avenue may have also contributed to lower scores. However, this facility has now been shuttered and is in the early stages of decommissioning, which may perhaps improve future CalEnviro scores as data is updated.

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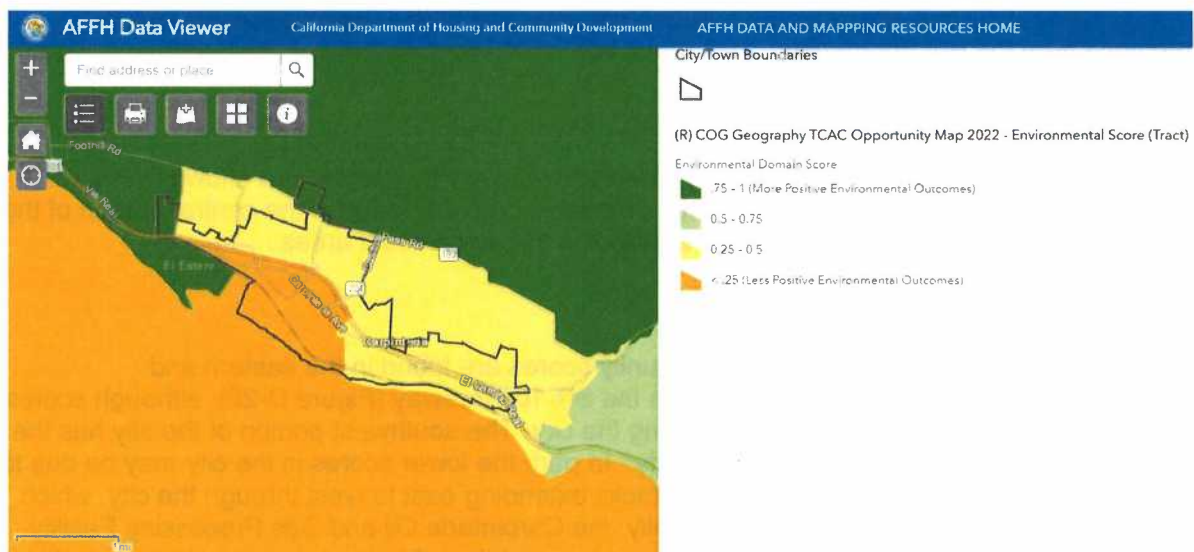
<sup>10</sup> California Office of Environmental Health Hazard Assessment CalEnviroScreen 3.0 website: <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30>.



**Figure D-24**  
**TCAC Environmental Opportunity – Santa Barbara County**



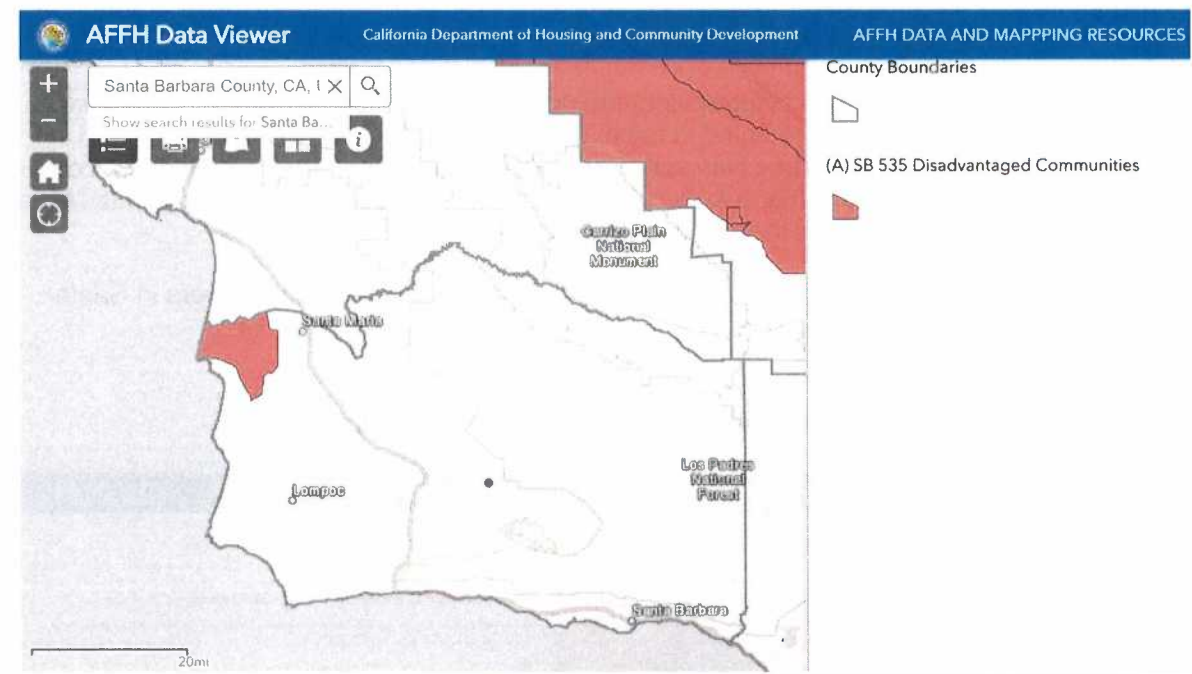
**Figure D-25**  
**TCAC Environmental Opportunity – Carpinteria**



#### 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-26, 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-26**  
**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.

#### Regional Trends

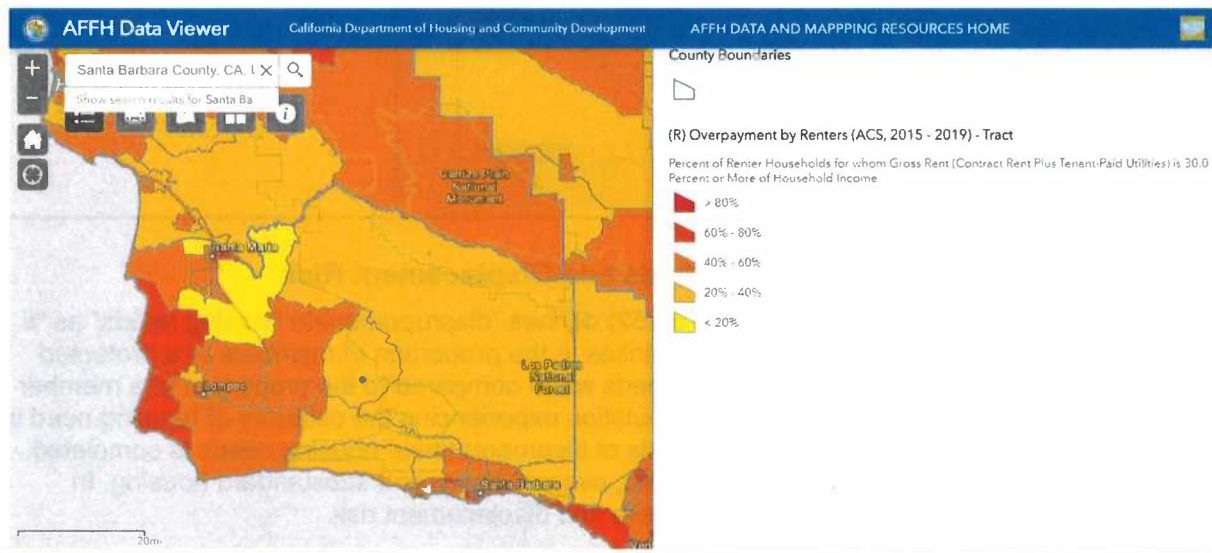
The County AI reported that renters are, by far, the most cost burdened group in the Consortium. Approximately 57.9% of renters pay more than 30% of their income to housing costs, and 48% of these pay in excess of 35%. Homeowners with a mortgage have a lower, but still significant cost burden rate. About 38.1% of those with a mortgage are cost burdened. Homeowners without a mortgage are the least at risk of being cost burdened, with only 15.7% paying over 30% to housing costs. However, homeowners without a mortgage also tend to be elderly and may lack disposable income, meaning any increase in housing costs can cause significant challenges.

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.

Cost burdened renters exhibit a different geographic pattern than cost burdened home owners. 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. Renter households with the highest 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.

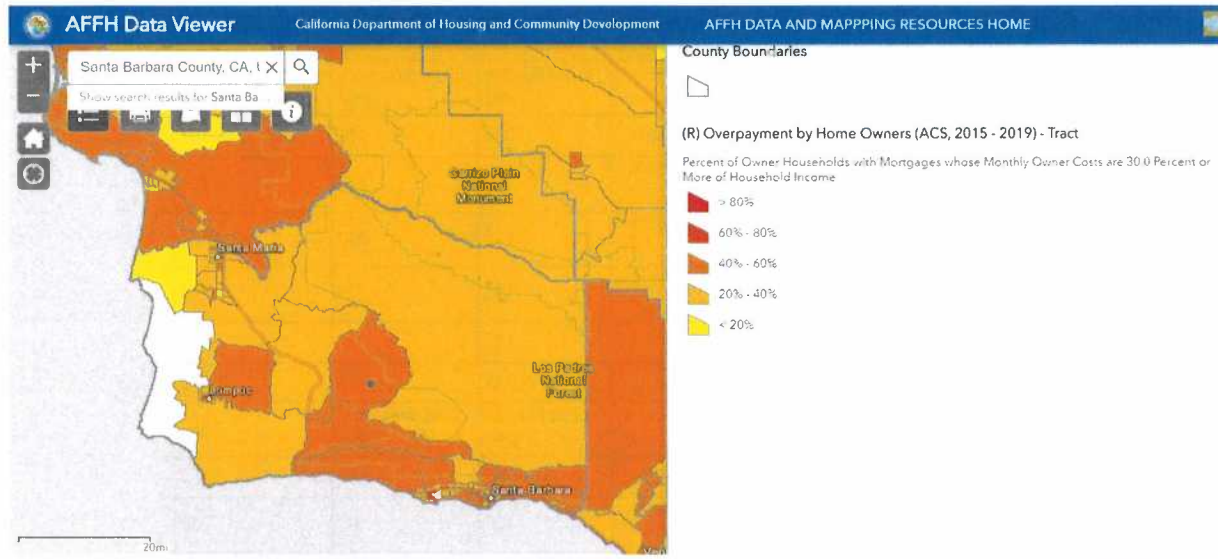
Figure D-27 and Figure D-28 show overpayment rates for renters and homeowners in Santa Barbara County.

**Figure D-27**  
**Renters Overpaying for Housing – Santa Barbara County**





**Figure D-28**  
**Homeowners Overpaying for Housing – Santa Barbara County**



### Local Trends

Low-income households and persons in protected classes disproportionately experience severe housing problems. Housing problems include units with physical defects, overcrowded conditions, and housing cost burden. According to recent HUD/CHAS data based on 2014-2018 ACS 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. Of those, 720 renter households (30%) and 455 owner households (17%) were paying more than 50% of income for housing. The highest rates of overpayment occur among very-low income and extremely-low income households.

A comparison of 2010-2014 CHAS data (Table D-3) with 2014-2018 CHAS data (Table D-2) indicates that cost burden for Carpinteria residents generally increased over the past decade. Among all renters, overpayment increased from 49% to 51% of households, while the overpayment rate among owners remained steady at 31%. During both time periods, extremely-low-income households had the highest rates of overpayment.

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.

In the eastern portion of Carpinteria (Figure D-29) 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-30, the highest rates of overpayment for Carpinteria homeowners (40-60 percent) occurs in the southern portion of the city nearer to the coast.

The problems of overpayment are addressed in the Housing Plan through rental assistance programs such as Housing Choice Vouchers and efforts to facilitate production and preservation of affordable housing.



**Table D-2**  
**Cost Burden by Tenure and Income Category – Carpinteria (2014-2018)**

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

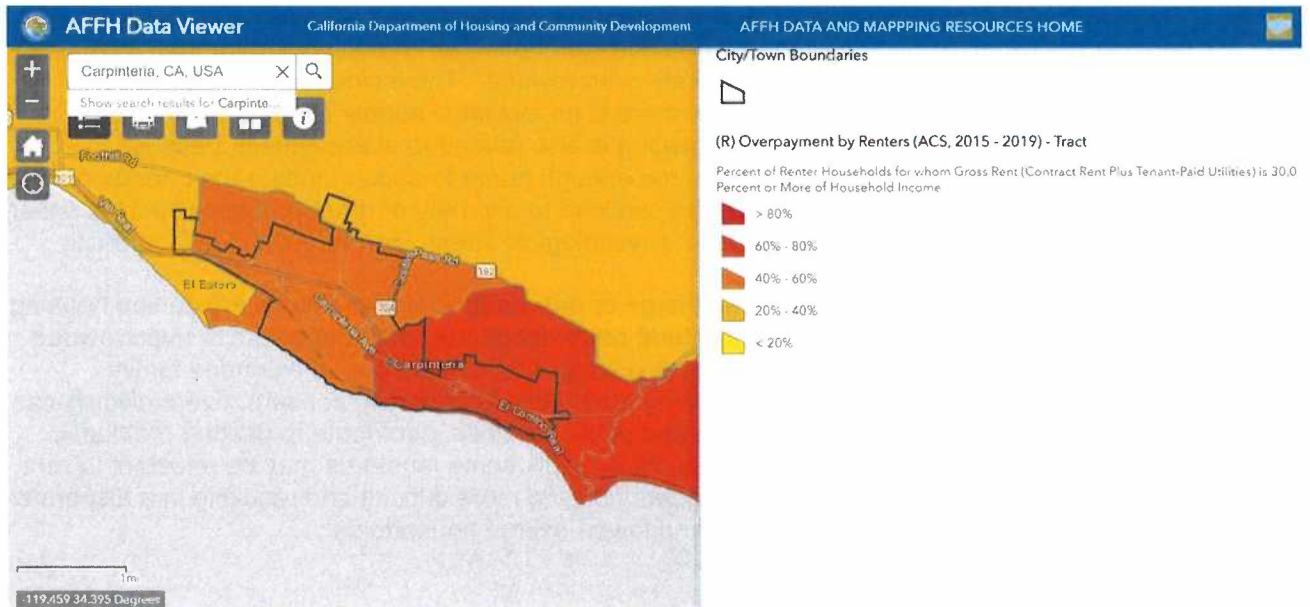
Source: HUD/CHAS based on 2014-2018 ACS

**Table D-3**  
**Cost Burden by Tenure and Income Category – Carpinteria (2010-2014)**

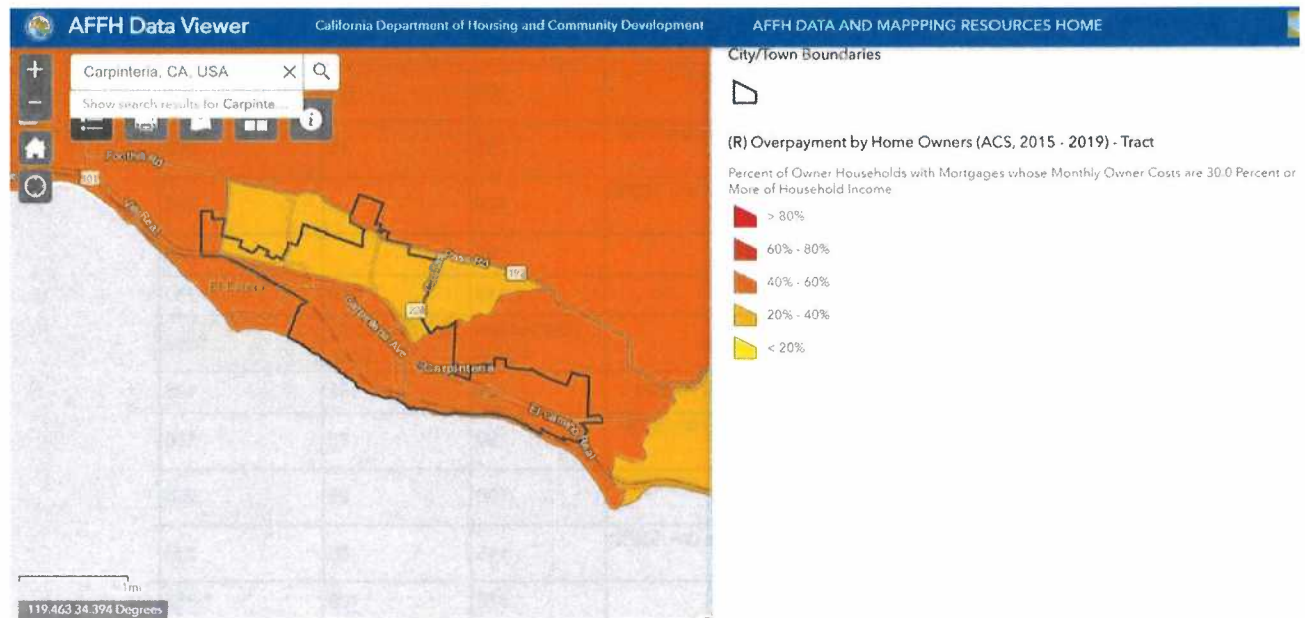
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	355	305	370
Household Income >30% to less-than or= 50% HAMFI	195	170	260
Household Income >50% to less-than or= 80% HAMFI	295	75	460
Household Income >80% to less-than or= 100% HAMFI	179	4	395
Household Income >100% HAMFI	95		790
Total	1,119	554	2,280
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	165	155	195
Household Income >30% to less-than or= 50% HAMFI	90	75	180
Household Income >50% to less-than or= 80% HAMFI	100	25	260
Household Income >80% to less-than or= 100% HAMFI	145	65	330
Household Income >100% HAMFI	370	100	1,835
Total	870	420	2,805

Source: HUD/CHAS based on 2010-2014 ACS

**Figure D-29**  
**Renters Overpaying for Housing – Carpinteria**



**Figure D-30**  
**Homeowners Overpaying for Housing – Carpinteria**



## 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 at affordable cost. Overcrowding is also related to overpayment, because households may not be able to afford a large enough home to accommodate their needs or may “double-up” to save money. Overcrowding can lead to a variety of other problems such as lower educational performance among children, psychological stress, and adverse health impacts.

Potential fair housing issues can occur if large or non-traditional households are denied housing due to a perception of overcrowding. Cultural preferences may also contribute to overcrowded conditions since some cultures tend to have a larger households due to extended family members living together. In addition to being a potential fair housing concern, overcrowding can also increase demands on infrastructure and public services, contribute to parking problems, and accelerate the deterioration of homes. As a result, some landlords may be reluctant to rent to larger families, making access to adequate housing more difficult and resulting in a disparate impact on some racial or ethnic groups and lower-income households.

## Regional Trends

For Santa Barbara County as a whole, nearly 11 percent of all Santa Barbara County households are overcrowded according to recent ACS estimates. However, overcrowding is

more prevalent for renters (16%) as compared to only 5% of owners. Overcrowding is most common in the northwestern portion of the County to the west of Santa Maria (Figure D-31).

### Local Trends

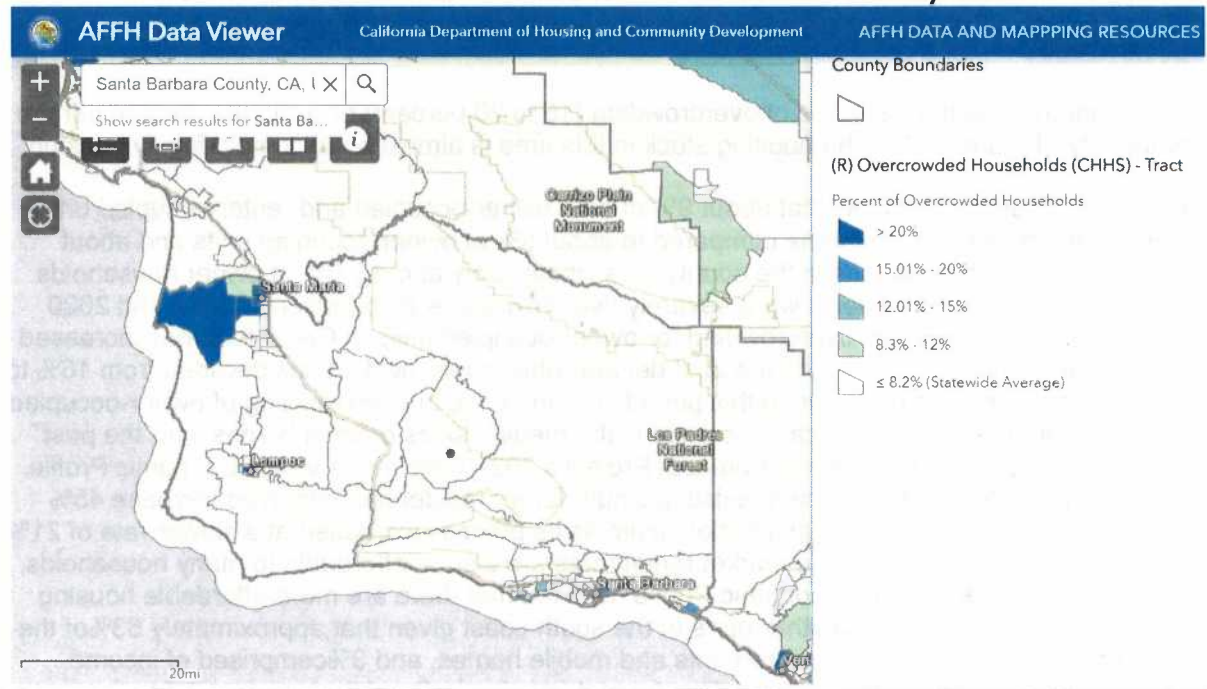
In Carpinteria, the highest rates of overcrowding (15 to 20 percent) occur in the eastern portion of the city (Figure D-32). The housing stock in this area is almost entirely multi-family housing.

Recent ACS 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. Only about 2.6% of owner households and 1.5% of renter households were severely overcrowded. A comparison of 2012 and 2020 ACS estimates shows that overcrowding for owner-occupied units in Carpinteria has increased substantially from 3% to 9% over the past decade while overcrowding has declined from 16% to 9% of renter-occupied units during this period. The increase in overcrowding of owner-occupied units may be due to the significant increase in the median sales price of homes over the past decade. The California Economic Forecast Project's 2021 Carpinteria Valley Economic Profile indicates the median sales price of existing single-family residential properties increase 45% between 2015 and 2021. Median condominium sales price increased at a slower rate of 21% between 2015 and 2021. While market rental rates are also unaffordable to many households, the 2021 Carpinteria Valley Economic Profile reported that there are more affordable housing options in Carpinteria than in other parts of the south coast given that approximately 53% of the housing stock is comprised of apartments and mobile homes, and 3% comprised of income-restricted units. The relative affordability of rental housing in Carpinteria compared to the rest of the south coast may be a reason for the decline in overcrowding in renter-occupied units.

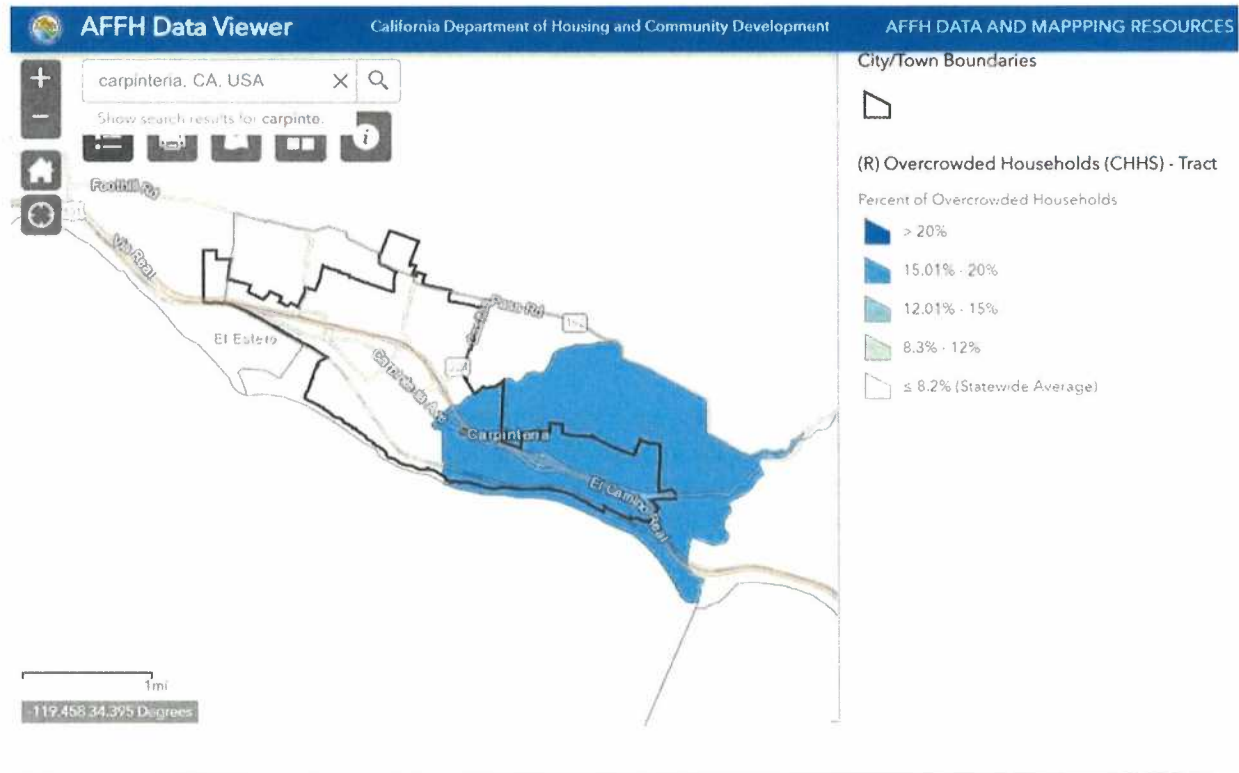
The problems of overcrowding are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing as well as through rental assistance programs such as Housing Choice Vouchers.



**Figure D-31**  
**Overcrowded Households – Santa Barbara County**



**Figure D-32**  
**Overcrowded Households – Carpinteria**



### 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-4 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-4**  
**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%
<b>Total units</b>	<b>6,189</b>	<b>100.0%</b>	<b>159,317</b>	<b>100.0%</b>

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. Areas in the southwest and northeast corners of the City may have slightly higher concentrations of substandard housing. Overall, however, City staff has observed a general improvement in the condition of housing as property values have risen along with the commensurate increase in sales prices and rental rates, as well as the availability of financing for home improvements at lower interest rates in recent years.

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 15 and 16).

#### **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.<sup>11</sup>

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

- Substance abuse and alcohol
- Domestic violence
- Mental illness

<sup>11</sup> Stewart B. McKinney Act, 42 U.S.C. §11301, et seq. (1994)

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. Approximately 53% of the homeless population was located on the south coast with most others located in the cities of Santa Maria (457 people) and Lompoc (290 people). In Carpinteria the number of homeless persons increased from 10 in 2013 to 21 in 2022 (Table D-5). The 2022 countywide count included 1,367 unsheltered persons and 595 persons living in emergency shelters or transitional housing.

**Table D-5**  
**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

According to the 2022 PIT count, majority of homeless individuals enumerated identified as White (83%), which is higher than the general population at 50%. Eight percent identified as Black or African-American which is higher than the general population at 2%. Four percent identified as multiracial, while 3% identified as American Indian or Alaska Native. One percent identified as Asian, and one percent identified as Native Hawaiian or other Pacific Islander. A majority of survey respondents (62%) identified as Non-Hispanic, while 38% identified as Hispanic.

Twenty-nine percent of individuals reported having a chronic health condition, with 27% reporting having a physical disability, 31% reported substance abuse issues, 39% reported having a mental health disability, and approximately 9% reported having a developmental disability. One percent reported having an HIV/AIDS related illness. A breakdown of racial/ethnic data and other protected characteristics for the 21 individuals in Carpinteria were not provided in the survey results.

People experiencing homelessness in the City tend to congregate downtown and near shopping centers during the day. During evening and nighttime hours, they also tend to be located in open space areas.

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 public or private decisions related to investment, or disinvestment or natural disasters such as fires, floods or earthquakes. These factors can lead to 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.

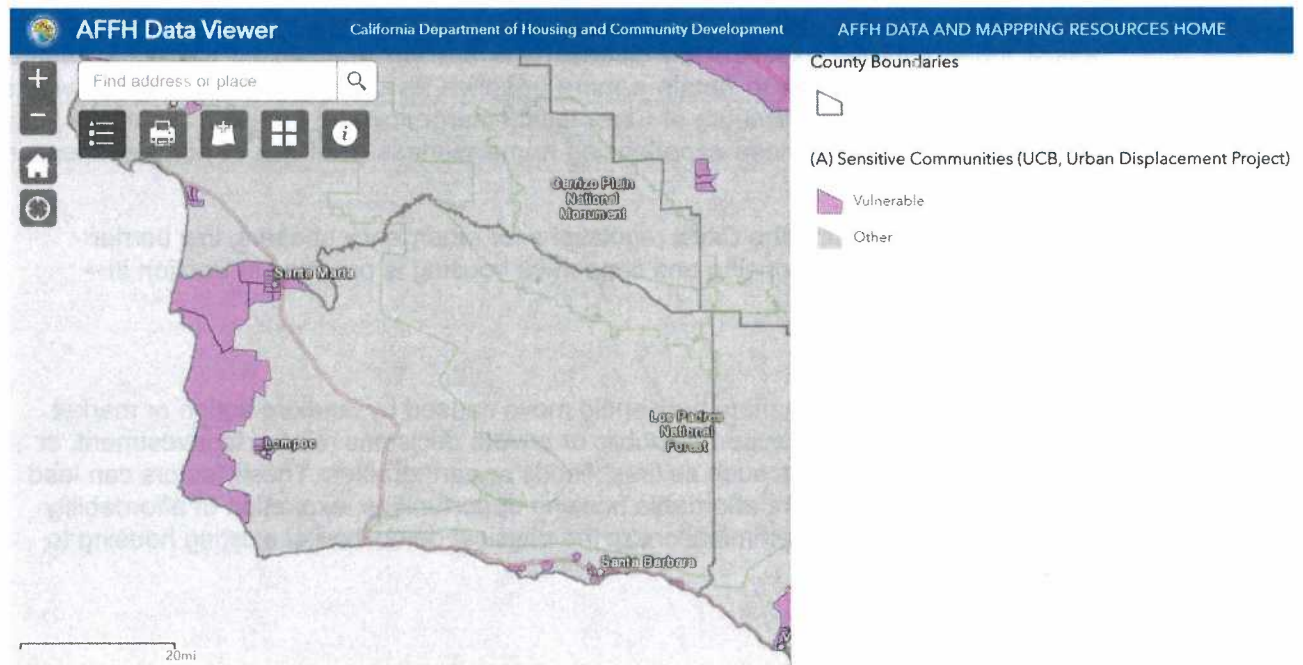
Regional Trends

As seen in Figure D-33, a large area in western portion of Santa Barbara County as well as some smaller areas along the south coast face displacement risk. There is significant overlap between areas of displacement risk and other indicators such as minority concentrations and areas of poverty. In Santa Barbara County, displacement risk is affected by economic as well as natural factors such as flooding and wildfires, which may work in tandem such as flooding and mudflows after a wildfire such as occurred on January 9, 2018, when mud and debris loosened from burn-scarred areas in the Santa Ynez mountains plowed through Montecito, killing 23 persons and destroying more than 100 homes.<sup>12</sup> At the time it occurred, the Thomas Fire was the largest wildfire in California history.

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<sup>12</sup> California Governor's Office of Emergency Services (<https://news.caloes.ca.gov/remembering-the-montecito-mudslides-two-years-later/>)

**Figure D-33**  
**Vulnerability to Displacement – Santa Barbara County**



#### Local Trends

Figure D-34 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. Environmental factors such as flood risk and risks associated with sea level rise may make this area more vulnerable to displacement. Additionally, this Census tract includes the area within the City where short-term rentals are allowed under the City's Short-Term Rental Ordinance which has the potential to displace residents.



**Figure D-34**  
**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. Prevention of natural disasters such as fires and floods is an increasingly difficult regional and statewide challenge as the effects of climate change result in more intense storms, drought, and risk of wildfire.

Program 17 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. Other Relevant Factors

Historically, exclusionary housing policies throughout the nation, such as through redlining and discriminatory racial covenants, had the effect of reducing economic opportunities for racial minorities by denying them mortgages and leading to disinvestment in communities of color. As a result, minorities were often concentrated in segregated neighborhoods. While redlining has been prohibited by federal law, historic land use and economic policies resulted in patterns of segregation that are still present in the city and region. Some areas of Santa Barbara County that have higher median incomes, such as Santa Barbara city and the unincorporated areas of Montecito and Hope Ranch, have lower concentrations of minorities compared to areas with lower median income and higher poverty such as Guadalupe and Santa Maria.



The level of segregation in Carpinteria is relatively low, with most areas of the city having a mix of racial/ethnic groups. Compared to more affluent areas, particularly in unincorporated portions of the county, Carpinteria is more diverse.

Segregation is principally the result of minorities' lower incomes and inability to afford housing in the more expensive areas of Santa Barbara County. In coastal areas, higher property values and rents close to the beach can have the effect of excluding minority populations. In Carpinteria, areas zoned for lower-density single-family housing are mostly located away from the beach north of the freeway, which helps to moderate affordability issues to some extent; however, as housing values have risen sharply in recent years, the displacement of lower-income minority communities is a major contributing factor to fair housing in Carpinteria. Providing more mixed-income developments through implementation of the R Overlay zoning amendment (Program 1 in the Housing Plan) should help to address this issue because the candidate sites for the R Overlay are distributed throughout the city as discussed in more detail relative to fair housing objectives below.

## **9. Sites Inventory Analysis**

### Overview

The Housing Element must demonstrate that there are adequate sites zoned for the development of housing for households at each income level sufficient to accommodate the number of new housing units needed at each income level as identified in the RHNA. In the context of fair housing, the adequate sites requirement also must consider whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

The City's inventory of sites for potential housing is presented in Appendix B. The sites inventory is comprised of approved and pending projects, vacant sites, non-vacant underutilized sites, future ADUs and candidate opportunity sites that could be rezoned to facilitate additional housing development. The sites analysis shows that very little vacant developable land is available in Carpinteria and non-vacant, underutilized sites currently provide the majority of potential future housing capacity. Vacant sites designated for residential use can only accommodate about 18 new units suitable for moderate or above-moderate housing. Underutilized sites, shown in Appendix B, Figure B-1, have an estimated total capacity of 94 lower-income units, 89 moderate-income units, and 266 above-moderate units based on assumptions derived from recent development trends on sites with non-residential zoning (see detailed discussion in Appendix B). To bridge the shortfall of sites compared to the RHNA allocation, candidate sites for potential rezoning are identified in Table B-6 and shown on Figure B-2a and Figure B-2b. The following analysis evaluates the extent to which the sites inventory furthers fair housing objectives.

### Access to Opportunity

HCD and TCAC opportunity maps identify areas with characteristics that support positive economic outcomes (e.g., low poverty, high employment, high median household income), educational outcomes (e.g., reading and math proficiency, high school graduation rates, low student poverty rates), and environmental outcomes (e.g., low exposure to pollution) for lower-income families, and long-term outcomes for children. The HCD/TCAC Composite Opportunity Maps rank census tracts from *Highest Resource* to *Low Resource* based on these metrics. A

census tract with a designation of *High Resource* or *Highest Resource* indicates positive opportunities for residents.

Figure D-36 shows composite TCAC/HCD Opportunity Map for Santa Barbara County as a whole. Carpinteria is located in the southeastern corner of the county. The highest opportunity ratings are found along the south coast and in the Santa Ynez Valley. The nearest areas to Carpinteria classified as *High* or *Highest Resource* are located in the unincorporated county areas to the north and west of the city.

As seen in Figure D-35, the City encompasses portions of five census tracts: 16.01, 16.04, 17.04, 17.06 and 9900, although tract 9900 is offshore and contains no population or land area suitable for development. The majority of the city is within tracts 16.01, 16.04, 17.04. Tract 17.06 only includes two small areas within the Carpinteria city limits, one north of Foothill Road encompassing Carpinteria High School, and the other at the western edge of the city north of Via Real, east of Sunset Drive and west of Cravens Lane (Sandpiper Mobile Home Park). Most of tract 17.06 is within unincorporated county territory to the north and west of the city.

Figure D-37 shows that all portions of the city except for the two small areas in tract 17.06 are categorized by the TCAC/HCD Opportunity Map as *Moderate Resource*. Although tract 17.06 is designated *High Resource*, the two Carpinteria neighborhoods in this tract are both fully developed with no opportunity for additional residential development in the foreseeable future. No census tracts in Carpinteria were identified as *Highest Resource* in the TCAC/HCD Opportunity Maps.

Figure D-37 shows opportunity areas within the City. All of the sites identified in Appendix B as candidate opportunity sites for rezoning (Table B-6 and Figures B-2a and B-2b) are located in areas designated *Moderate Resource* on the TCAC/HCD Composite Opportunity Map; therefore, the locations of sites further fair housing objectives and do not concentrate future housing development in areas of lower opportunity.

### Integration and Segregation

The racial/ethnic makeup of Carpinteria is very similar to the county as a whole, with Hispanics representing 45.6% of the city's population compared to 45.7% countywide. Non-Hispanic whites are the largest group in Carpinteria (48.6% compared to 43.9% countywide). As seen previously in Figure D-4, the percentage of non-white population in Carpinteria is highest in the western and central portions of the City, with some block groups containing 61-80% non-white population. The underutilized sites are primarily located in the western portion of the city due to the characteristics of those individual properties that indicate suitability for redevelopment. However, candidate sites for rezoning represent a larger proportion of sites and are distributed throughout the central and eastern portions of the city. Therefore, the locations of sites further fair housing objectives and do not concentrate future housing development in areas of lower opportunity.

### Racially and Ethnically Concentrated Areas of Poverty and Affluence

As shown previously, there are no designated R/ECAP or RCAA areas in Carpinteria; therefore, the locations of sites do not exacerbate racial/ethnic or economic concentrations.

### Disproportionate Housing Needs and Displacement Risk

Higher rates of renter cost burden and overcrowding are generally found in the eastern portion of the city. Since the majority of sites identified for future housing development are also in the eastern area, additional housing on these sites would reduce disproportionate housing needs by expanding the supply of housing in areas where cost burden and overcrowding are most prevalent.

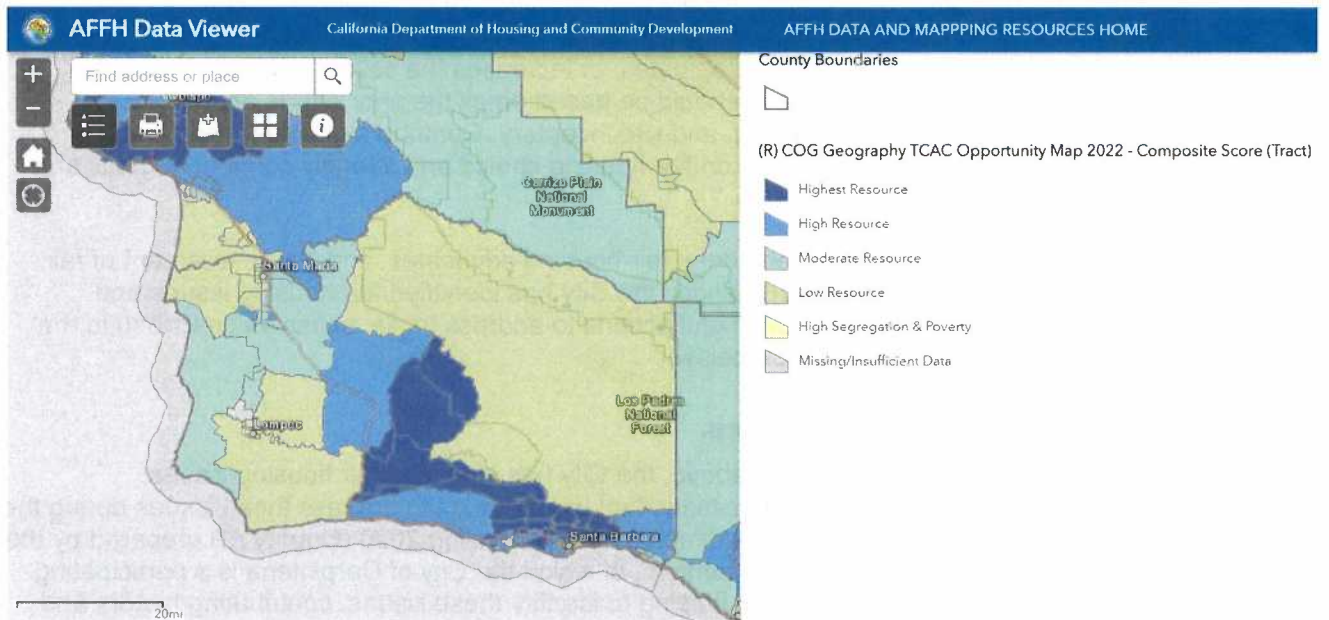
As seen previously (Figure D-34) areas in Carpinteria that have been identified as vulnerable to displacement are located in the southwestern portion of the city. Since the candidate sites for rezoning are located in the central and eastern portions of the city, the sites inventory furthers fair housing objectives and does not concentrate future housing development in areas with high displacement.

**Figure D-35**  
**Census Tract Map – Carpinteria**

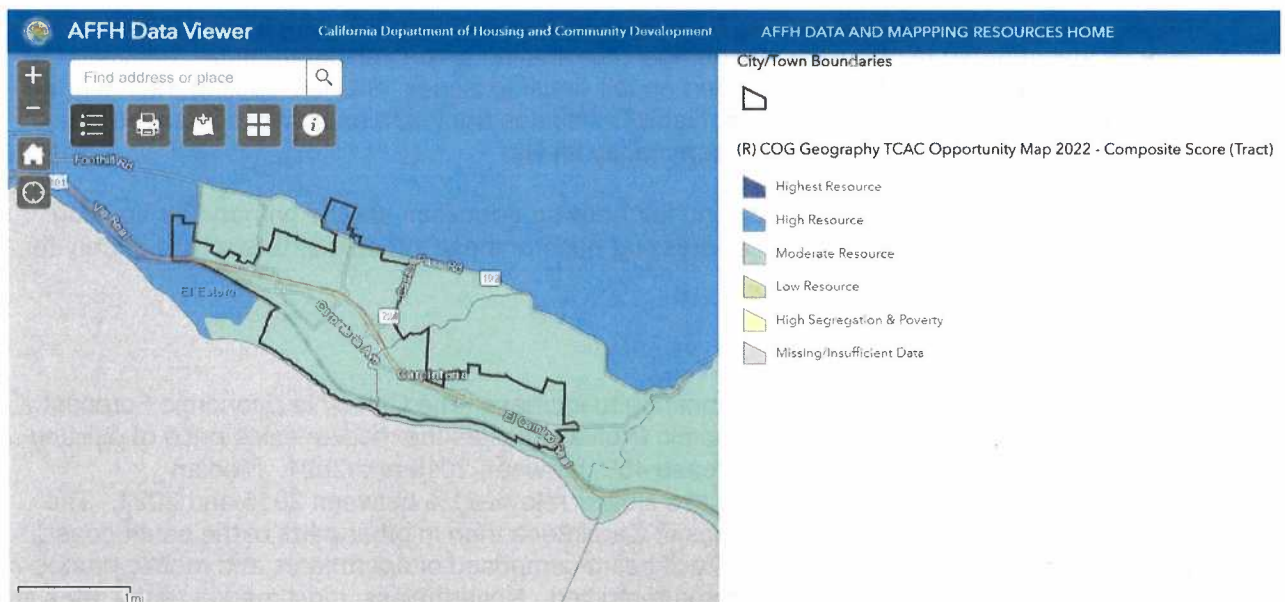


Source: U.S. Census Bureau, On the Map, 2022

**Figure D-36**  
**TCAC Opportunity Composite Scores – Santa Barbara County**



**Figure D-37**  
**TCAC Opportunity Composite Scores – Carpinteria**





## 10. 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.

## 11. 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.”

Housing affordability, homelessness, and fair housing education are the primary fair housing impediments identified by the City. Addressing each of these impediments is a high priority for the City.

### Housing Affordability

Housing affordability gaps in the City continue to increase. The California Economic Forecast Project's 2021 Carpinteria Valley Economic Profile indicates the median sales price of existing single-family residential properties increase 45% between 2015 and 2021. Median condominium sales process increased at a slower rate of 21% between 2015 and 2021. The City has more affordable housing options in Carpinteria than in other parts of the south coast due to a larger portion of the housing stock being comprised of apartments and mobile homes as well as 3 percent of units being income-restricted. Nevertheless, most market rental rates in the City are not affordable to lower-income households. When market rents are compared to the amounts households can afford to pay, 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.

According to recent HUD/CHAS data based on 2014-2018 ACS estimates approximately 151% of all renters and 31% of all owners in Carpinteria were paying more than 30% of income for housing. Of those, 30% of renter households and 17% of owner households were paying more than 50% of income for housing. The highest rates of overpayment occur among very-low income and extremely-low income households. (Housing affordability is discussed in greater detail on Technical Report, pp. I-13 to 15 and Appendix D, pp. D-41 to 43.)

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. In the eastern portion of Carpinteria overpayment affects 60-80 percent of all renter households while overpayment rates in the western portion of the city are somewhat lower at 40-60 percent.

#### Homelessness

The number of homeless persons in Carpinteria is increasing. Based on data from annual point in time surveys, the number of homeless persons increased from 10 in 2013 to 21 in 2022. The City works collaboratively with service providers and other local governments on the south coast to address the needs of the homeless population. A detailed analysis of the homeless population and the existing programs and services provided by the City and its partners is described on Technical Report, pp. I-19 to 24 and Appendix D, pp. D-50 to 53.

#### Fair Housing Education

Public outreach conducted as part of the 2020 County AI found that knowledge of fair housing laws and awareness of opportunities for fair housing education were contributing factors to fair housing problems in the region. For example, the AI survey specifically focusing on fair housing found that only 36% of respondents were familiar or very familiar with fair housing laws and nearly half were unsure of their legal rights regarding fair housing. 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, and 85% had never participated in any kind of fair housing educational opportunity.

While the number of fair housing complaints filed in the City is low – one complaint filed between 2015 and 2019 – given the survey results, this may be due to lack of knowledge of fair housing rights and the resources available when rights are violated. Fair housing education is needed in Carpinteria to ensure that residents have knowledge and access to resources to ensure their housing rights are respected.

Each fair housing impediment is listed in Table D-6 below, with geographic target areas identified and details regarding the specific programs in the Housing Plan which will result in meaningful actions to affirmatively further fair housing when implemented. Specific timeframes for implementing these actions are included in the Housing Plan 2023-2032 Housing Element Implementation Table (Table H-2).

**Table D-6**  
**Fair Housing Impediments, Contributing Factors and Meaningful Actions**

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
<p>Housing Affordability &amp; Access to Opportunity and Mobility</p> <p>(Priority: High)</p>	<p>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 seniors, persons with disabilities, and female-headed households with children. Increasing housing opportunities in areas with good opportunity makes it easier for lower-income households to access the types of services and amenities that further social mobility.</p>	<p>Citywide and candidate opportunity sites</p>	<p><u>Facilitate Construction of Affordable Housing Near Transit and Services</u></p> <p>Process General Plan and Zoning Code amendments to provide adequate sites to accommodate the City's RHNA allocation, including amendments to development standards and implementation of affordability requirements (Program 1)</p> <p>When selecting sites for rezoning to accommodate regional housing needs for lower-income units, give priority consideration to sites with close access to public transit and services. (Program 1)</p> <p>Adopt streamlined review procedures with objective standards for residential development (Program 1)</p> <p>Facilitate the construction of 418 lower-income units, including 143 ELI units, during the planning period. (Program 5)</p> <p><u>Facilitate Construction of ADUs and Lot Splits to Expand Affordable Housing Options in Existing Single-Family Neighborhoods</u></p> <p>Offer incentives including fast-track processing and reduced processing fees when ADUs are voluntarily deed-restricted for low- or moderate-income persons. (Program 2)</p> <p>Provide two standardized pre-approved ADU plans (400sf and 480sf) to homeowners to reduce costs associated with ADU development and encourage more production of this housing type throughout the city. (Program 2)</p> <p>Monitor ADU production and affordability annually and implement additional actions or incentives if production is not meeting anticipated levels. (Program 2)</p> <p>Encourage consolidation of small lots and subdivision of large lots on a project-by-project basis throughout the planning period through incentives and discussions with housing developers during preliminary project reviews (Program 8)</p>

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			<p>Amend the zoning code and local coastal program to implement SB 9 (Program 8)</p> <p>Facilitate urban lot splits pursuant to SB 9 (2021) throughout the planning period (Program 8)</p> <p>In coordination with research being conducted at the State level, evaluate and pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9. (Program 8)</p> <p><u>Support Affordable Rental Housing Programs</u></p> <p>Maintain at least 177 Section 8 vouchers in Carpinteria throughout the planning period. (Program 4)</p> <p>Continue to partner with the County and City of Santa Barbara Housing Authorities to support administration and explore possible expansion of Section 8 rental assistance in the City (Program 4)</p> <p><u>Facilitate Affordable Housing Development Through Financial and Regulatory Concessions and Incentives</u></p> <p>Partner with nonprofit organizations to leverage housing funds in order to obtain enough financing to rehabilitate existing housing and produce new affordable housing units, including the following specific actions:</p> <ul style="list-style-type: none"> <li>• Annual outreach and collaboration with affordable housing developers</li> <li>• Priority processing for projects with ELI units</li> <li>• Fifty percent reduction of Development Impact Fees</li> <li>• Deferral and/or waiver of City planning fees</li> <li>• Reduction in the number of parking spaces required</li> <li>• Modifications to development standards</li> <li>• Provision of surplus property at no cost</li> <li>• Provide funding support through the City's Housing Trust Fund or other sources for soft costs</li> <li>• Support in the funding application process for low-income housing tax credits and other housing grant programs</li> <li>• Encourage development of affordable family apartments with 2 or more bedrooms (Program 5)</li> </ul>



Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			<p>Update City density bonus regulations in conformance with current state law requirements and promote the use of density bonus to facilitate affordable housing production on the City website (Program 7)</p> <p>Facilitate the consolidation of lots allowing residential development to enhance the feasibility of affordable housing through economies of scale and by improving competitiveness for grant funding (Program 8)</p> <p>Provide concessions and incentives for affordable housing including but not limited to relief from covered parking and parking space requirements, encouraging smaller units above commercial uses in the downtown district to reduce parking needs and facilitate affordability, reducing development impact fees, and other incentives that may be requested pursuant to state density bonus law. (Programs 5, 7, 9, 10)</p> <p>Grant fee deferrals, reductions and waivers on an ongoing basis to help owner-builder projects, projects with minimum public service impacts, retrofitting projects and affordable housing developments. (Program 10)</p> <p><u>Eliminate Barriers to Affordable Housing for People with Special Needs</u></p> <p>Support reasonable accommodation for persons with disabilities by amending regulations to remove subjective findings for approval related to potential impacts on surrounding uses. (Program 11)</p> <p>Amend permitting requirements and necessary findings for residential care facilities for 7 or more persons to ensure that they are consistent with state law and fair housing requirements. (Program 11)</p> <p>Actively engage the community through the City Council Ad Hoc Senior Services Planning Committee. The Committee is tasked with exploring and providing feedback on potential interim and long-term service models and partnerships for active adult/senior services in order to develop an actionable plan, or plans, for implementation. (Program 11)</p>

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			<p>Promote Single-Family Housing Rehabilitation Program to those with disabilities and older adults to implement accessibility modifications to help existing residents of housing continue to reside in their homes in coordination with the Ad Hoc Senior Services Committee (Program 15)</p> <p>Support the Housing Trust Fund of Santa Barbara County Workforce Homebuyer Program by providing information on the City website and through promotional announcements or newsletters and through social media. (Program 18)</p> <p><u>Preserve and Rehabilitate Existing Affordable Housing Stock</u></p> <p>Facilitate preservation of all mobile home parks (comprising 861 housing units) by continuing to enforce Mobile Home Park Closure Ordinance, Mobile Home Park Rent Stabilization Ordinance, and Mobile Home Park Rent Stabilization Disclosure Ordinance. (Program 12)</p> <p>Continue to implement the Mobile Home Rent Stabilization Program by annually setting the maximum rent to be charged based on the Consumer Price Index. (Program 12)</p> <p>Continue to facilitate preservation of existing apartment units through implementation of the Condominium Conversion Ordinance. (Program 13)</p> <p>Facilitate rehabilitation 5 units occupied by extremely-low-income owner households and 5 units occupied by very-low-income owner households during the planning period (Program 15)</p> <p>Facilitate rehabilitation of 5 extremely-low-income units, 5 very-low-income unit, and 10 low-income units during the planning period (Program 16)</p> <p>Promotion the Multi-Family Housing Rehabilitation Program and funding availability on the City website and through annual announcements, and targeted neighborhood noticing (Program 16)</p>
Homelessness (Priority: High)	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	Citywide	<p>Amend zoning code requirements to reduce or eliminate barriers to housing and services meeting the needs of the homeless population, including the following:</p> <ul style="list-style-type: none"> <li>• Amend regulations for emergency shelter parking standards consistent with AB 139 (2019).</li> <li>• Adopt regulations for low barrier navigation centers consistent with AB 101 (2019).</li> <li>• Amend regulations for supportive housing consistent with AB 2162 (2018).</li> </ul>

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
	<p>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.</p>		<ul style="list-style-type: none"> <li>Amend regulations to remove the Conditional Use Permit requirement for SROs and continue to facilitate the production of SRO housing to serve the needs of lower-income persons. (Program 11)</li> </ul> <p>Continue to facilitate the production of transitional and supportive housing to serve the needs of persons with disabilities throughout the planning period including providing fee reductions, waivers, and deferrals on a project-by-project basis and partnering with nonprofit organizations to leverage housing funds in order to obtain financing for transitional and supportive housing development. (Programs 5, 9, 11)</p> <p>Continue to provide services to people experiencing homelessness in collaboration with the County of Santa Barbara, non-government organizations providing homeless services in the region, and local community-based volunteers and organizations, and annually evaluate information to determine trends and issues related to homeless services as well as to evaluate the effectiveness and efficiency of those services. (Program 11)</p> <p>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 (Priority: High)	<p>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.</p>	Citywide	<p><u>Enhance and Expand Fair Housing Education Efforts</u></p> <p>Continue to address discrimination by referring fair housing complaints to the Santa Barbara Rental Mediation Task Force or other appropriate organizations with the objective of increasing the number of residents assisted by 25% each year. (Program 17)</p> <p>Facilitate and provide fair housing training and education opportunities, specifically related to rental properties, that will be directed to housing service providers, management companies, and rental residents with the objective of increasing the distribution of fair housing information by 25% during the planning period. Ensure information is made available in both English and Spanish. Include, in particular:</p> <ul style="list-style-type: none"> <li>An emphasis on the protection for source of income under California law,</li> <li>Rights and responsibilities related to people with disabilities. (Program 17)</li> </ul>

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			<p>During fair housing education workshops and other outreach, establish and maintain a comprehensive list of interested nonprofits, property owners and community members for future outreach. (Program 17)</p> <p>Proactively engage local housing organizations representing the interests of lower-income and special needs households and neighborhoods with higher concentrations of lower-income households in future City actions related to land use and housing, including targeted stakeholder interviews or a committee representative of these interests. (Program 4)</p> <p><u>Ensure Safe Living Conditions for Low-Income and Special Needs Renters</u></p> <p>Continue to facilitate preservation and appropriate maintenance of the existing housing units through Code compliance efforts and annual public announcements throughout the planning period (Program 14)</p> <p>Conduct housing condition surveys two times during the 6th cycle to determine the nature and extent of housing deterioration and rehabilitation assistance needs (Program 14)</p> <p>Contact property owners/landlords with nonconforming conditions after each of the surveys for training on property maintenance requirements and tips (Program 14)</p> <p>Connect property owners/landlords subject code compliance actions with financial assistance opportunities for rehabilitation work (Program 14)</p>



**Attachment D-1**  
**City Council Resolution No. 5981**

**RESOLUTION NO. 5981****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA,  
CALIFORNIA CONDEMNING THE UNJUSTIFIED USE OF FORCE AND BRUTALITY  
USED AGAINST BLACK PEOPLE AND PEOPLE OF COLOR BY LAW  
ENFORCEMENT AND STANDING IN SOLIDARITY WITH NON-VIOLENT  
PROTESTORS OF RACIAL INJUSTICE AROUND THE COUNTRY**

**WHEREAS**, the City of Carpinteria ("City") is horrified by the recent instances of police brutality and unjustified killings of Black people and people of color in the United States; and

**WHEREAS**, the City strongly denounces and condemns the recent unjustified killing of George Floyd and thousands of other Black people and people of color across the nation, and condemns all acts of racism, police brutality, racial profiling, and use of excessive force; and

**WHEREAS**, such killings highlight a history of systemic racism, trauma, and injustice to which many people of color, but in particular the Black community, have been subjected; and

**WHEREAS**, Santa Barbara County ("County") history itself is colored by the legacies of slavery, in that the County's first Black resident, Jerry Forney, was a slave; and

**WHEREAS**, the City is not immune from a history of injustice and racism, including once being a city with racially-segregated schools; and

**WHEREAS**, unjust use of force and brutality by law enforcement undermines community trust in the justice system and compromises important and necessary collaborative work between law enforcement, the justice system, and racial minorities in our communities; and

**WHEREAS**, marginalized communities, including LGBTQ+ individuals, immigrants, and those with disabilities, are also more likely to be subjected to unjust treatment by law enforcement; and

**WHEREAS**, the City stands in solidarity with non-violent protestors across the country who are demanding a more just nation, and recognizes the important role that such protests have played—and will continue to play—in our history to affect necessary change; and

**WHEREAS**, the City believes that steps to address racism and create a more just and inclusive society begin with community commitment, expressed by policies enacted at the local level; and

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**WHEREAS**, the City's Mission Statement reflects the foundational importance of equity and inclusion in the provision of local government services and in the fulfillment of our commitment to democracy, and the City is proud of our history of condemning racial injustice and hate crimes, as expressed in Resolution No. 5938, the Resolution Condemning White Nationalism and White Supremacy; and

**WHEREAS**, as elected community leaders, the City Council recognizes the importance of ensuring that government, including the justice system and law enforcement, is held to the highest standards and actively works to recognize and counteract both systemic racism and unconscious bias; and

**WHEREAS**, the City recognizes that government authority and all citizens should work together to promote and protect equal justice under law, to work collaboratively, celebrating both our differences and our common commitment, and to bring all Americans together in unity to achieve these ends; and

**WHEREAS**, the City welcomes and serves immigrants, visitors, and people of all national origins, ethnicities, religious beliefs, gender and racial identities, sexual orientations, and creeds; and

**WHEREAS**, the City Council supports policies and efforts that reflect and uphold its commitment to public safety and to realizing a diverse, equal, and just community within our City, the County, and the nation as a whole.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARPINTERIA RESOLVES:**

**Section 1.** The recitals above are true and correct.

**Section 2.** The City condemns police brutality and unjustified use of force.

**Section 3.** The City will not tolerate racism.

**Section 4.** The City will continue to work collaboratively with our local law enforcement to build community trust and legitimacy, implement community-oriented policing, and maintain a safe community as exemplified in specific provisions in the City's law enforcement contract.

**Section 5.** The City recognizes that police brutality and systemic racism impacting and traumatizing Black people and people of color in our country demands urgent and sustained attention, action and change in the institutions of our society, including transparency and accountability from local government and common commitment by all citizens.

**Section 6.** The City recognizes that as a community we have to actively work to be anti-racist, including educating ourselves, better supporting leaders and institutions who are working to combat injustice and systematic racism, and working together toward the more equitable distribution of resources and public services. We commit to

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continuing to learn about, reflect on, and incorporate anti-racist policies into City government, and strengthen a climate incompatible with racism in our community and nation.

**Section 7.** To accomplish the goals of this Resolution, the City will highlight and collaborate with minority leadership and social justice groups. The City commits to developing resources that support and amplify minority-owned businesses, community groups and non-profit organizations within our City and broader community.

**Section 8.** The City commits to both learning from other leaders and providing leadership on these critical issues in Carpinteria.

**PASSED, APPROVED, AND ADOPTED** on this 8th day of June, 2020, by the following vote:

AYES: COUNCILMEMBER(S): LEE, CARTY, SHAW, CLARK, NOMURA

NOES: COUNCILMEMBER(S): NONE

ABSENT: COUNCILMEMBERS(S): NONE

ABSTAIN: COUNCILMEMBERS(S): NONE

  
Mayor, City of Carpinteria

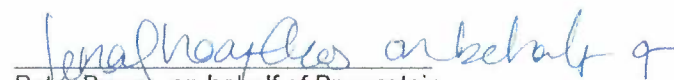
ATTEST:

  
City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was adopted at a regular meeting of the City Council of the City of Carpinteria held on June 8, 2020.

  
City Clerk, City of Carpinteria

APPROVED AS TO FORM:

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

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**Attachment D-2**  
**City Council Resolution No. 6001**

**RESOLUTION NO. 6001****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA  
APPROVING THE FORMATION OF AN AD HOC RACIAL EQUITY AND SOCIAL  
JUSTICE PROGRAM PLANNING COMMITTEE OF THE CITY COUNCIL**

**WHEREAS**, the City of Carpinteria ("City") City Council ("City Council") from time to time finds it beneficial to form a committee of its membership to address a particular subject or work matter and to make related recommendations to the City Council; and

**WHEREAS**, on June 8, 2020 the City Council adopted Resolution No. 5981 in response to the recent unjustified killing of George Floyd (as well as countless others) and to condemn the unjustified use of force and brutality against Black people, people of color and all marginalized communities, including lesbian, gay, bisexual, transgender, queer, intersex, asexual, and all sexual gender minorities (LGBTQIA+) by law enforcement and to stand in solidarity with protestors of systemic racism in our country; and

**WHEREAS**, through its adoption of Resolution No. 5981, the City Council committed the City to, among other things, (1) collaborate with law enforcement to further community-oriented policing, build trust with the community and ensure the safety of all community members, (2) review and revise City policies to incorporate anti-racist policies into City government and ensure the equitable distribution of resources and public services, and (3) collaborate with, support, and amplify minority-owned businesses, community groups and non-profit organizations within the City and broader community (jointly referred to herein as the City's "Resolution No. 5981 Commitments"); and

**WHEREAS**, in order to begin implementing Resolution No. 5981 Commitments, the City Council directed staff to move forward with sequentially forming two separate committees, the first being an ad hoc committee of the City Council formed to develop recommendations concerning the City's interest in establishing a racial equity and social justice program ("Ad Hoc Committee"); and

**WHEREAS**, the City Council has determined that the Ad Hoc Committee will be comprised of two councilmembers tasked with the responsibility to research and recommend to the City Council a consultant, and a process, schedule, and budget for the City to implement Resolution No. 5981 Commitments; and

**WHEREAS**, upon the completion of the above tasks, the City Council directs staff to terminate the Committee and to form a blue ribbon committee on racial equity and social justice ("Blue Ribbon Committee"), to include two councilmembers and community stakeholders (the parameters for community stakeholder involvement yet to be determined) and be tasked with implementing the City's Resolution No. 5981 Commitments.

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**NOW, THEREFORE, BE IT RESOLVED** as follows:

**SECTION 1.** The recitals above are true and correct.

**SECTION 2.** The City Council hereby creates the Ad Hoc Committee consisting of councilmembers FRED SHAW and MAYOR WADE NOMURA.

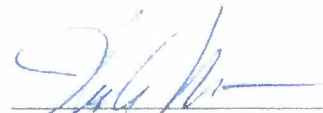
**SECTION 3.** The Ad Hoc Committee shall have the following roles and responsibilities: research and recommend to the City Council a consultant to assist the City with implementing its Resolution No. 5981 Commitments; work with the consultant to develop a process, schedule, and budget for this work; and further define the role of the Blue Ribbon Committee.

**SECTION 4.** Unless otherwise amended by action of the City Council, the Ad Hoc Committee shall be terminated upon completion of its responsibilities outlined in Section 3 above.

**SECTION 5.** The Ad Hoc Committee will be subject to the Ralph M. Brown Act (Gov. Code §§ 54950 *et seq.*).

**PASSED, APPROVED, AND ADOPTED** on this 10th day of August, 2020, by the following vote:

AYES: COUNCILMEMBER(S): CARTY, LEE, SHAW, CLARK, NOMURA  
NOES: COUNCILMEMBER(S): NONE  
ABSENT: COUNCILMEMBERS(S): NONE  
ABSTAIN: COUNCILMEMBERS(S): NONE

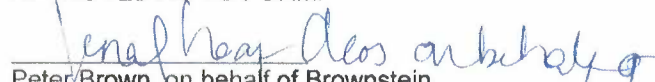
  
\_\_\_\_\_  
Mayor, City of Carpinteria

ATTEST:  
  
\_\_\_\_\_  
City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was adopted at a regular meeting of the City Council of the City of Carpinteria held on August 10, 2020.

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

APPROVED AS TO FORM:

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

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continuing to learn about, reflect on, and incorporate anti-racist policies into City government, and strengthen a climate incompatible with racism in our community and nation.

**Section 7.** To accomplish the goals of this Resolution, the City will highlight and collaborate with minority leadership and social justice groups. The City commits to developing resources that support and amplify minority-owned businesses, community groups and non-profit organizations within our City and broader community.

**Section 8.** The City commits to both learning from other leaders and providing leadership on these critical issues in Carpinteria.

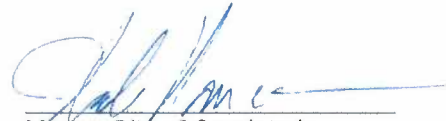
**PASSED, APPROVED, AND ADOPTED** on this 8th day of June, 2020, by the following vote:

AYES: COUNCILMEMBER(S): LEE, CARTY, SHAW, CLARK, NOMURA

NOES: COUNCILMEMBER(S): NONE

ABSENT: COUNCILMEMBERS(S): NONE

ABSTAIN: COUNCILMEMBERS(S): NONE

  
Mayor, City of Carpinteria


ATTEST:

  
City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was adopted at a regular meeting of the City Council of the City of Carpinteria held on June 8, 2020.

  
City Clerk, City of Carpinteria

APPROVED AS TO FORM:

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

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## ATTACHMENT B



## City of Carpinteria

COUNCIL AGENDA STAFF REPORT  
June 22, 2020

### ITEM FOR COUNCIL CONSIDERATION

Consider and discuss options that align with the commitments identified in Resolution No. 5981 and discuss potential actions to support related objectives of furthering racial equity and justice within local law enforcement, City policies, and through engagement with stakeholders and community groups.

### STAFF RECOMMENDATION

Action Item X; Non-Action Item     

Receive staff report and provide direction to City staff as determined appropriate.

### BACKGROUND

In response to the recent unjustified killing of George Floyd (as well as countless others) and the subsequent protests across the nation, the City of Carpinteria ("City") adopted Resolution No. 5981, attached hereto as Attachment A, to condemn the unjustified use of force and brutality against Black people, people of color and all marginalized communities including LGBTQ+ individuals by law enforcement and to stand in solidarity with protestors of systemic racism in our country.

By adopting Resolution No. 5981, the City has joined municipalities and local governments across the country in recognizing, and focusing on community engagement around racial equity issues, including intentional policy-making that reduces racial inequities and promotes community transparency and trust. The City's action also aligns with state and nationwide focus on these critical issues which are detrimental not only to particular racial groups, but also to the broader economic and social well-being of the entire community. On June 15, 2020 Gov. Gavin Newsom's Task Force on Business and Jobs Recovery issued an open letter, noting the effects of structural racism on society, including the economy, and urging action for a more

inclusive and resilient economy. The letter outlines how people of color are disproportionately impacted by economic uncertainty, unemployment, and racism in policing, and highlights the income gaps across ethnicity, gender and ability that persist in our state. It notes, "taking a stand against racism is not just a moral imperative for our collective future, but an economic one. The discrimination inflicted upon Black Americans has entrenched discrimination that harms other people of color—leaving them, and our entire economy, vulnerable to a shock like the COVID-19 crisis." Moreover, "recovering from COVID-19 also presents an opportunity to re-imagine our society and economy by striking out against injustice."

The City is home to many minorities, indigenous people, and people of color, including a vibrant Hispanic and Latino comprising approximately 45% of our population.<sup>1</sup> As memorialized in Resolution No. 5981, the City itself is not immune from a history of injustice towards racial minorities and commits to engage in a process that actively promotes racial equity within the City's population by reviewing and improving existing policies and subsequently revising and/or implementing new policies, actions, and programs to combat identified sources of injustice. Specifically, through its adoption of Resolution No. 5981, the City made several key commitments which can be organized into the following three general categories: (1) committing to collaborate with law enforcement to further community-oriented policing, build trust with the community and ensure the safety of all community members (see Resolution No. 5981, § 4), (2) committing to review and revise City policies to incorporate antiracist policies into City government and ensure the equitable distribution of resources and public services (see Resolution No. 5981, § 6), and (3) collaborating with, supporting, and amplifying minority-owned businesses, community groups and non-profit organizations within the City and broader community (see Resolution No. 5981, § 7).

The purpose of this agenda matter is to create an opportunity for the City Council to discuss and identify next steps to furthering the commitments of addressing systemic racism and inequality through City government included in Resolution No. 5981.

### DISCUSSION

At this time, the City is just beginning to gather ideas, resources, key metrics and proven policy examples from research institutions and other jurisdictions to assess and prioritize future actions to support antiracist governance. To begin this discussion, City staff has conducted research including documenting examples of policies, initiatives and case studies to advance racial equity and improve economic, social, and health conditions for all City residents.

City staff and the City Council recognize that confronting the legacy of racial injustice and actively promoting racial equity within our community (as well as across the nation) is both challenging and highly important work. These efforts will be an ongoing, long-term process that will require sustained effort, and openness to learning from and

<sup>1</sup> See <https://www.census.gov/hhes/indicators/carpinteria-city-of-californiaPE120219>.

engaging with experts and minority community leaders in enacting research-based, community-tailored, anti-racist policies. Although the City's commitments (as outlined above and below) all share the same goal of ensuring and facilitating racial equity and justice, staff expects that the City's role in implementation of specific policies, initiatives, and programs will change based on the situation. For example, while the City will likely take a lead role in reviewing City policies and programs for inequities, it may make more sense for the City to take a more collaborative approach and coordinate with existing governmental and/or community organizations to ensure the equitable provision of non-City based services. Similarly, as addressed above and in the text of Resolution No. 5981, it will be important for both City staff and the City Council to collaborate with and continue to learn from leaders of minority and social justice groups. The City is lucky to be home to a number of community groups and organizations actively working to combat inequities within the Carpinteria community; in some instances, therefore, it may be most effective for the City to partner with these existing organizations to further the commitments outlined in Resolution No. 5981.

Although the following staff report outlines and discusses various actions to combat racism, staff would like to highlight the City's practice and commitment to drafting and implementing inclusionary policies. For example, the City's Mission Statement recognizes the right of community members to influence decisions that affect their well-being and create forums for meaningful citizen participation, ensuring equitable regulation and service delivery. The City's Mission Statement also recognizes that needs and expectations may vary throughout the community, and the rights of our community members to take action to ensure diverse opportunities in housing, employment, and cultural activity in the community. The City's Sustainable Community Policy is also drafted to promote well-being and health, and ensure all community members have opportunities to contribute to a productive community. The following ideas and proposals are meant to build on the City's existing policies and to ensure that going forward, policy-making is undertaken with intention to combat inequities and support racial justice and the equitable provision of public services across the City's diverse demographics.

The following policies, initiatives, and programs are not exhaustive and are included as initial examples to start a conversation among City staff, City Councilmembers and other elected and appointed City officials, and the broader community. Based on the discussion during this agenda item, and City Council's direction, staff plans to continue to research example policies, initiatives and actions, and collaborate with local community groups to build a robust process to implement Resolution No. 5981, consistent with the direction of this Council and the community. For the purpose of this discussion, staff has organized the following proposed policies, initiatives, and programs around the three commitments highlighted in Resolution No. 5981: (1) collaboration with law enforcement, (2) review of City policies, and (3) engagement with community groups and leaders.

#### 1. Collaboration with Law Enforcement

*The City will continue to work collaboratively with our local law enforcement to build community trust and legitimacy, implement community-oriented policing and maintain a safe community as exemplified in specific provisions in the City's law enforcement contract. (Resolution No. 5981, § 4.)*

The issues raised on a national level concerning police brutality and unjustified use of force by law enforcement are important, valid and have implications for our local law enforcement. The City's contract with Santa Barbara County for law enforcement services creates a somewhat unique situation where many of the decisions to change trainings and/or protocols are not within the City Council's direct control, nor scope of work. The City can, however, review its contract with County law enforcement to ensure services are deployed in a manner consistent with the needs and priorities of our community and as determined necessary, begin the process of identifying areas for improvement that may be discussed during contract renegotiation. To this end, the City Council could consider directing staff to review the City's current contract with the County Sheriff's Office with the following concepts (and the goal of ensuring racial justice) in mind:

- A. **Racial Sensitivity Trainings for Officers.** The City could request the County Sheriff's Office to consider implementing and requiring officers—particularly those stationed in the City—to undergo special racial sensitivity trainings.
- B. **Community Representation.** Although nature of the City's contractual relationship with the County Sheriff's Office for law enforcement services means that the City is not involved in hiring practices, the results of these practices are critical in ensuring that, over time, the Sheriff's Office is able to deliver adequate services within the City. For example, the City may want to consider working with the County Sheriff's Office with the goal of ensuring that the officers stationed within the City are representative of City demographics, including ensuring that officers have adequate Spanish and other language fluency skills to appropriately communicate with the City's residents.
- C. **Data Sharing to Improve Transparency.** A key aspect of pursuing the City's commitments outlined above will be reviewing and understanding data in an attempt to identify opportunities for improvement. To this end, the City could work with the County Sheriff's Department to ensure that both the Sheriff's Office and the City have adequate systems and personnel in place to collect and share data and information on how law enforcement services are being provided within the City.
- D. **Review of Patterns and Trends in Service Calls.** The City may also want to collaborate with the Sheriff's Office to review patterns and trends in (1) local calls for service (location, type, etc.) and (2) the outcome of those calls (contact, citation, arrest, follow-up action, etc.) in order to better understand how local law

enforcement services are being used across demographics within the City and identify areas for improvement.

- E. Review of City Code Enforcement Policy.** The City may also want to review specific aspects of the City's Code Enforcement policy—including policies, regulations, and practices—pertaining to minor crimes and infractions that may disproportionately burden and/or impact low-income and minority individuals. For example, various aspects of the City's parking enforcement program (and resulting violations) may disproportionately impact lower-income and/or minority residents and households.
- F. Development of Action Plan.** Because of the contractual nature of the City's law enforcement, the City may want to coordinate and engage with the Sheriff's Office in how to best facilitate initiating a process for determining and prioritizing opportunities for the improvement of local law enforcement services to ensure that these services align with the City's values, such as transparency, accountability, community trust building, and are equitably delivered to all City residents.

## 2. Review of City Policies

*The City recognizes that as a community we have to actively work to be antiracist, including educating ourselves, better supporting leaders and institutions who are working to combat injustice and systematic racism, and working together toward the more equitable distribution of resources and public services. We commit to continuing to learn about, reflect on, and incorporate antiracist policies into City government, and strengthen a climate incompatible with racism in our community and nation. (Resolution No. 5981, § 6.)*

To begin implementing the above commitment, one option is for your Council to request City staff to review and audit its policies and programs within the various City departments (Community Development, Public Works, Parks, Recreation and Public Facilities, community communication, City staffing, volunteer services, and Emergency Services) to better understand usage, equity of benefits across the spectrum of economic, social and racial groups within our community. This work will help to first identify how the City's services are used by and benefit various groups within our community, where inequities exist in opportunities and services, inequities in community representation and how inequities can subsequently be improved, including:

- A. District Elections.** Moving from the City's current at-large election process to district elections could improve the equity of representation across various racial and economic groups within the community on the City Council.<sup>2</sup>

<sup>2</sup> Note that the City currently employs an at-large method of elections where each City Councilmember is elected by registered voters of the entire City instead of district elections. After the 2020 Census, the City

- B. City Staffing and Hiring.** To improve the demographic representation of City staff (from Management down to front-line workers), the City could explore opportunities to increase diversity in the applicant pool for open positions and ensure existing diverse City staff members are appropriately supported in their positions to promote retention and promotion.

- C. Appointment to Boards, Commission and Committees.** In making appointments to various City boards, commissions, and committee, the City Council could consider reviewing and revamping its outreach, advertisement and nomination process to ensure that it is reaching diverse segments of the City's population and residents and/or incentivize youth and broader community involvement.

- D. Parks and Open Space.** The City could audit the City's policies on providing recreation services, with a focus on locations, improvements, and types of facilities that actively promote diverse interaction and community building.<sup>3</sup>

- E. Transportation.** The City could audit its transportation goals and policies (pedestrian, bicycle, other public transit, etc.) in order to ensure that services are equitably benefiting all City residents and collaborate with SBCAG and MTD to improve outreach and participation for local dialogue regarding the adequacy/equity of service within the City.

- F. Housing.** The City could review its housing policies and regulations through the lens of understanding the racially disparate patterns of homeownership, rent burden and homelessness. As your Council is aware, the area of housing policy has received a lot of interest and attention in the state legislature over the past several years and, as a result, the City has been engaged in a lot of policy work on this matter.

- G. Implementing Trainings and Policies within City Administration.** The City could develop and implement internal programs and training focused on City staff and administration (including hiring practices) for addressing bias, racism and fostering a climate within our City government that helps serve as a model for the broader community of an antiracist and inclusive climate.

- H. Engagement with other Local Governments.** To support the development of antiracist policies and regulations, the City could consider engaging other

is planning to begin the process of forming electoral districts, through a public process, for the City to implement district-based elections by 2021.

<sup>3</sup> For example, recent studies have found that skateboarding and skateparks facilitate a sense of community. As you are likely aware, the City is currently in the process of permitting a skate park to be located near City Hall.



municipalities with shared goals by becoming a member of Government Alliance for Race and Equality (GARE).

### 3. Engagement with Community Groups and Leaders

*To accomplish the goals of this Resolution, the City will highlight and collaborate with minority leadership and social justice groups. The City commits to developing resources that support and amplify minority-owned businesses, community groups and non-profit organizations within our City and broader community. (Resolution No. 5981, § 7.)*

The City is home to many minorities and recognizes the important contribution of all groups to our community including many social, racial and environmental justice groups that have long been working on issues of equity and inclusion. The City's work, to be effective, will need to reflect community values and to be a part of a sustained and coordinated effort with the local community and community groups. The goal to such coordination is to help ensure that the process to further articulate and define goals and specific actions reflects a diverse range of perspectives and appropriately prioritizes the community's needs and actions for the greatest benefit.

- A. **Community Survey.** In order to develop resources that support and amplify minority-owned businesses, community groups and non-profit organizations, as an initial step the City could consider implementing a survey to gather community input and identifying community needs and interests. Such a survey could also be used to track community perception of racial inequality and promote community buy in.<sup>4</sup>
- B. **Support of Minority-Owned Businesses and Groups.** The City could develop policies and programs to support existing local minority-owned small businesses. Further, the City could request targeted community feedback to understand what, if any, impediments at the City level exist to growing the number of locally-owned small businesses by diverse entrepreneurs.
- C. **Collaboration with Existing Community Leaders and Groups.** The City could also choose to collaborate with existing community organizations and institutions—including the Carpinteria Unified School District, the Boys' and Girls' Club, Girls, Inc., the Family Resource Center, among others—to support and implement the City's commitments and further actions. These existing

<sup>4</sup> For example, the City of Seattle conducts an internal survey of all city employees every two years as well as a regular survey of city residents. These surveys allow Seattle to track the progress of the city as a whole, as well as individual departments, in terms of employee understanding of institutional and structural racism, and understanding of how departments are building racial equity into programs, policies, initiatives and budget decisions. Continued deployment of the survey allows the Seattle to track progress through time and evaluate the efficacy of programs at addressing racial equity and justice.

organizations could play an important role in bridging the relationship between local government and individual community members, specifically with issues related to educational opportunities.

- D. **Creation of Racial Equity/Justice Position.** One potential approach could be for the City to review best practices and resources to memorialize job functions within the existing City structure and/or create new position(s) that improve community involvement and collaboration with minority leaders, as well as build capacity within underserved groups in our community.

### FINANCIAL CONSIDERATIONS

As the City Council further considers and refines its desired actions, it may be necessary to hire additional City staff, collaborate with outside consultants and/or contract with existing community organizations (see above discussion re coordinating with existing community groups and organizations and GARE) to oversee and manage projects and programs. Should the Council direct further consideration of the type of work described in this report, related matters will be brought to council for consideration, including recommendations for how the work is to be accomplished and related expense projections.

### LEGAL AND RISK MANAGEMENT CONSIDERATIONS

The City Attorney's Office has worked closely with City staff to research and develop this staff report and the various proposed policies, initiatives, and programs and will be available at the meeting to answer any questions.

### OPTIONS

The City Council may receive and file this report, and/or direct staff to take further actions and/or bring back actions for the City Council to consider at future meetings.

### ATTACHMENTS

Attachment A: Resolution No. 5981

Report prepared by and staff contact: Jona Acos  
(805) 882-1427, jacos@bhfs.com

Report reviewed by: Dave Dufflinger  
(805) 694-5406, daved@cl.carpinteria.ca.us

## ATTACHMENT A

## RESOLUTION NO. 5981

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA CONDEMNING THE UNJUSTIFIED USE OF FORCE AND BRUTALITY USED AGAINST BLACK PEOPLE AND PEOPLE OF COLOR BY LAW ENFORCEMENT AND STANDING IN SOLIDARITY WITH NON-VIOLENT PROTESTORS OF RACIAL INJUSTICE AROUND THE COUNTRY

WHEREAS, the City of Carpinteria ("City") is horrified by the recent instances of police brutality and unjustified killings of Black people and people of color in the United States; and

WHEREAS, the City strongly denounces and condemns the recent unjustified killing of George Floyd and thousands of other Black people and people of color across the nation, and condemns all acts of racism, police brutality, racial profiling, and use of excessive force; and

WHEREAS, such killings highlight a history of systemic racism, trauma, and injustice to which many people of color, but in particular the Black community, have been subjected; and

WHEREAS, Santa Barbara County ("County") history itself is colored by the legacies of slavery, in that the County's first Black resident, Jerry Foremy, was a slave; and

WHEREAS, the City is not immune from a history of injustice and racism, including once being a city with racially-segregated schools; and

WHEREAS, unjust use of force and brutality by law enforcement undermines community trust in the justice system, and compromises important and necessary collaborative work between law enforcement, the justice system, and racial minorities in our communities; and

WHEREAS, marginalized communities, including LGBTQ+ individuals, immigrants, and those with disabilities, are also more likely to be subjected to unjust treatment by law enforcement; and

WHEREAS, the City stands in solidarity with non-violent protestors across the country who are demanding a more just nation, and recognizes the important role that such protests have played—and will continue to play—in our history to effect necessary change; and

WHEREAS, the City believes that steps to address racism and create a more just and inclusive society begin with community commitment, expressed by policies enacted at the local level; and

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WHEREAS, the City's Mission Statement reflects the foundational importance of equity and inclusion in the provision of local government services and in the fulfillment of our commitment to democracy, and the City is proud of our history of condemning racial injustice and hate crimes, as expressed in Resolution No. 5936, the Resolution Condemning White Nationalism and White Supremacy; and

WHEREAS, as elected community leaders, the City Council recognizes the importance of ensuring that government, including the justice system and law enforcement, is held to the highest standards and actively works to recognize and counteract both systemic racism and unconscious bias; and

WHEREAS, the City recognizes that government authority and all citizens should work together to promote and protect equal justice under law, to work collaboratively, celebrating both our differences and our common commitment, and to bring all Americans together in unity to achieve these ends; and

WHEREAS, the City welcomes and serves immigrants, visitors, and people of all national origins, ethnicities, religious beliefs, gender and racial identities, sexual orientations, and creeds; and

WHEREAS, the City Council supports policies and efforts that reflect and uphold its commitment to public safety and to realizing a diverse, equal, and just community within our City, the County, and the nation as a whole.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARPINTERIA RESOLVES:

Section 1. The recitals above are true and correct.

Section 2. The City condemns police brutality and unjustified use of force.

Section 3. The City will not tolerate racism.

Section 4. The City will continue to work collaboratively with our local law enforcement to build community trust and legitimacy, implement community-oriented policing, and maintain a safe community as exemplified in specific provisions in the City's law enforcement contract.

Section 5. The City recognizes that police brutality and systemic racism impacting and traumatizing Black people and people of color in our country demands urgent and sustained attention, action and change in the institutions of our society, including transparency and accountability from local government and common commitment by all citizens.

Section 6. The City recognizes that as a community we have to actively work to be anti-racist, including educating ourselves, better supporting leaders and institutions who are working to combat injustice and systematic racism, and working together toward the more equitable distribution of resources and public services. We commit to

continuing to learn about, reflect on, and incorporate anti-racist policies into City government, and strengthen a climate incompatible with racism in our community and nation.

Section 7. To accomplish the goals of this Resolution, the City will highlight and collaborate with minority leadership and social justice groups. The City commits to developing resources that support and amplify minority-owned businesses, community groups and non-profit organizations within our City and broader community.

Section 8. The City commits to both learning from other leaders and providing leadership on these critical issues in Carpinteria.

PASSED, APPROVED, AND ADOPTED on this 8th day of June, 2020, by the following vote:

AYES: COUNCILMEMBER(S): LEE, CARTY, SHAW, CLARK, NOMURA

NOES: COUNCILMEMBER(S): NONE

ABSENT: COUNCILMEMBER(S): NONE

ABSTAIN: COUNCILMEMBER(S): NONE

ATTEST:

*Stephane Garcia*  
City Clerk, City of Carpinteria

*Stephane Garcia*  
Mayor, City of Carpinteria

I hereby certify that the foregoing resolution was adopted at a regular meeting of the City Council of the City of Carpinteria held on June 8, 2020.

*Stephane Garcia*  
City Clerk, City of Carpinteria

APPROVED AS TO FORM

*Peter Brown*  
Peter Brown, on behalf of Brownstein  
Hyatt Farber Schreck, LLP acting as  
City Attorney of the City of Carpinteria

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