

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 Housing¹ 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. Participants in the Housing Element update included affordable housing developers including People’s Self Help Housing; fair housing organizations including the Rental Housing Mediation Program and Gray Panthers Network of Santa Barbara; housing advocates including Californians for Homeownership, YIMBY Law, and California Housing Defense Fund; and community-based and faith-based organizations, including family service agencies, senior programs, and health and human services; and residents. The City also directly worked with People’s Self Help Housing, which serves the interests of lower-income households and special needs groups and has several successful lower-income housing projects in the City, to solicit comments and recommendations on housing needs, barriers to fair and affordable housing, and opportunities for development. (See email from People’s Self Help Housing in Appendix C, pages C-52 to 53.) Comments received and how those comments were

¹ http://countyofsb.org/uploadedFiles/housing/Content/Affordable_Housing/2020%20Analysis%20of%20Impediments%20to%20Fair%20Housing%20Choice.pdf

incorporated into the Housing Element are detailed in Appendix C of this Housing Element. Further discussion of outreach efforts is provided in the Outreach section below.

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 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.²

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

² San Buenaventura Research Associates, (2005)

https://carpinteria.granicus.com/MetaViewer.php?view_id=2&clip_id=349&meta_id=32083

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 Sheriffs 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.

The City is actively implementing the directives of Resolution Nos. 5981 and 6001, particularly as they relate to housing. On May 11, 2023, the City Council adopted Resolution No. 6235 directing amendments to the Carpinteria Municipal Code to add or modify anti-displacement regulations protective of tenants within the city. (Attachment D-3.) Specifically, the City Council directed staff to evaluate and prioritize measures to (1) improve housing affordability; (2) protect residential tenants with additional regulation of just cause evictions; (3) evaluate a vacant parcel tax on second homes and underutilized properties; (4) regulate fractional ownership time shares; (5) amend the city's Inclusionary Housing Requirement (Carpinteria Municipal Code, Chap. 14.75); and (6) amend the city's Short-Term Rental Ordinance to improve enforcement.

The city plans to evaluate these anti-displacement measures during the planning period to reduce the risk of displacement of city residents and promote fair housing.

As its first measure to implement Resolution No. 6235, the Carpinteria City Council adopted Ordinance No. 770 (Attachment D-4) to establish local just cause termination for residential tenancy protections on September 11, 2023. Ordinance No. 770 provides additional protections beyond those provided by the Tenant Protection Act of 2019 by requiring property owners to provide additional notice to tenants prior to termination of a residential tenancy for a no-fault termination, mandating additional relocation assistance for no-fault terminations of residential tenancies, and only allowing termination of a residential tenancy after the property owner has secured all necessary entitlements for a remodel or rehabilitation project. Ordinance No. 770 is anticipated to reduce displacement risk within the city and promote fair housing with better protections for residential tenants.

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 website³ 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

FAIR HOUSING: More than just words on a gameboard, IT IS THE LAW.

KNOW YOUR RIGHTS!

If you feel you have experienced housing discrimination based on race, color, religion, national origin, sex, disability, and family status, contact HUD at **1-800-669-9777** (voice), **1-800-877-8339** (Federal Relay), online at www.hud.gov/fairhousing, or your local fair housing organization.

³ <https://carpinteriaca.gov/city-hall/community-development/housing/>

information throughout the process. Interested persons were also encouraged to provide input or ask questions via email. For each public meeting the City offered reasonable accommodation for persons with disabilities to assist them in participating in the meeting as well as a 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](https://translate.google.com). Real-time transcription of the meetings was available using web applications such as Live Transcribe or Live Caption. Please refer to Appendix C: Public Participation Summary for additional information regarding the outreach efforts and how public input was incorporated into the Housing Element. Information was made available in both English and Spanish.

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

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

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 City does not have in-house capacity to provide fair housing enforcement and outreach. Instead, the City contracts with the Santa Barbara Rental Housing Mediation Program (RHMP⁴) to provide information on fair housing laws and tenant-landlord mediation services. The City of Carpinteria website⁵ 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

⁴ <https://www.santabarbaraca.gov/services/home/rhm/default.asp>

⁵ <https://carpinteriaca.gov/city-hall/community-development/housing/>

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 County⁶ 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.

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.⁷ 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.⁸ Data regarding fair housing complaints and enforcement actions is provided in the following section.



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

<ul style="list-style-type: none"> Termination of Tenancy Notices Habitability and Repair Red Tag Enforcement Rent Increase 	<ul style="list-style-type: none"> Invasion of Privacy Discrimination Security Deposit Servicios disponibles en Español
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Visit us online at
www.SantaBarbaraCA.gov/RHMP

⁶ <https://www.lafsbcc.org/>

⁷ <https://santabarbaraca.gov/services/housing-human-services/rental-housing-mediation-program>

⁸ 2020 County AI

RENTAL HOUSING MEDIATION PROGRAM

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

WHAT CAN YOU DO?

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

WHAT IS MEDIATION?

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

WHAT IS THE RHMP?

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



HOW DOES RHMP WORK?

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

WHO DO WE SERVE?

Serving the residents of:

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

Se Habla Español

Problems with your rental situation?

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

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

Call (805) 564-5420

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



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

RHMP_07519

HAVING ❖ RENTAL ❖ PROBLEMS?



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

PROGRAMA DE MEDIACIÓN PARA VIVIENDAS DE ALQUILER

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

¿QUÉ PUEDE HACER?

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

¿QUÉ ES MEDIACIÓN?

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

¿QUÉ ES EL RHMP?

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



¿CÓMO OPERA EL PROGRAMA?

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

¿A QUIÉN SERVIMOS?

Servimos a los Residentes de la:

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

Se Habla Español

¿Problemas con su situación de arrendamiento?

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

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

Llame al (805) 564-5420

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



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

RHMP_072519

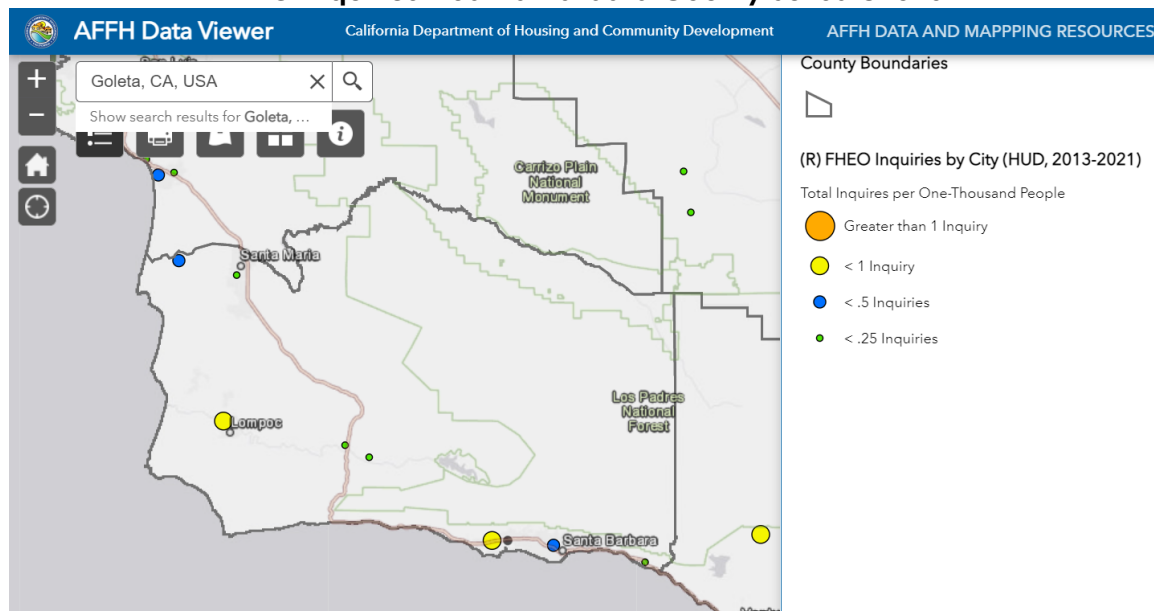
¡PROPIETARIOS! ¡INQUILINOS! ¿TIENEN PROBLEMAS?



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

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

Figure D-2
FHEO Inquiries – Santa Barbara County Jurisdictions



b. Fair Housing Complaints

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

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

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

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

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

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

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

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). Because the City does not have in-house capacity for fair housing outreach and enforcement, 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.

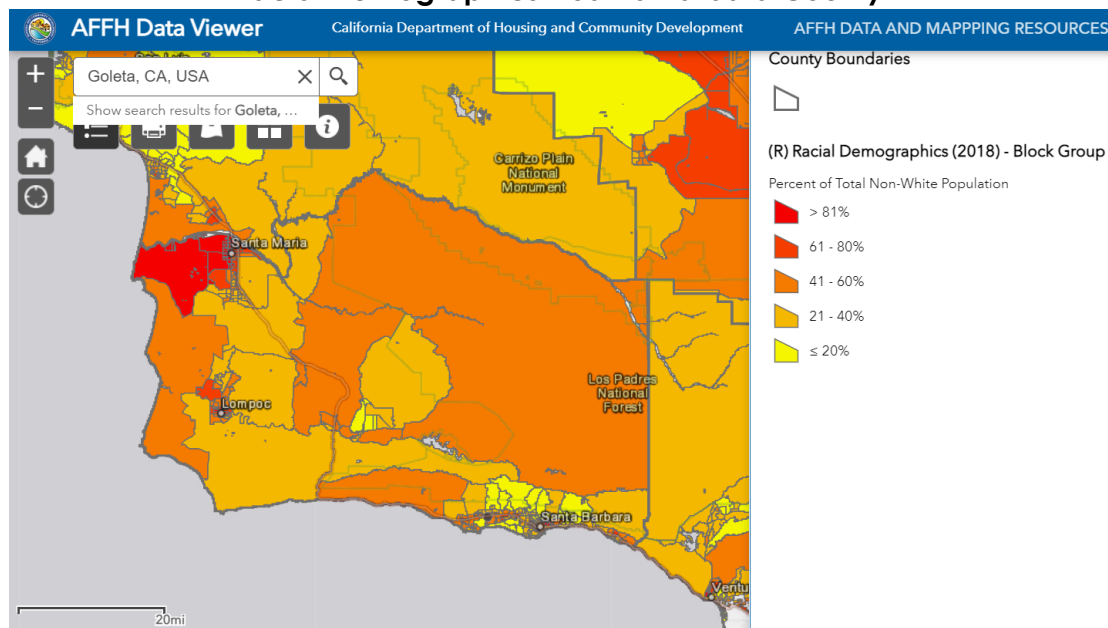
4. Patterns of Integration and Segregation

a. Race and Ethnicity

Regional Trends

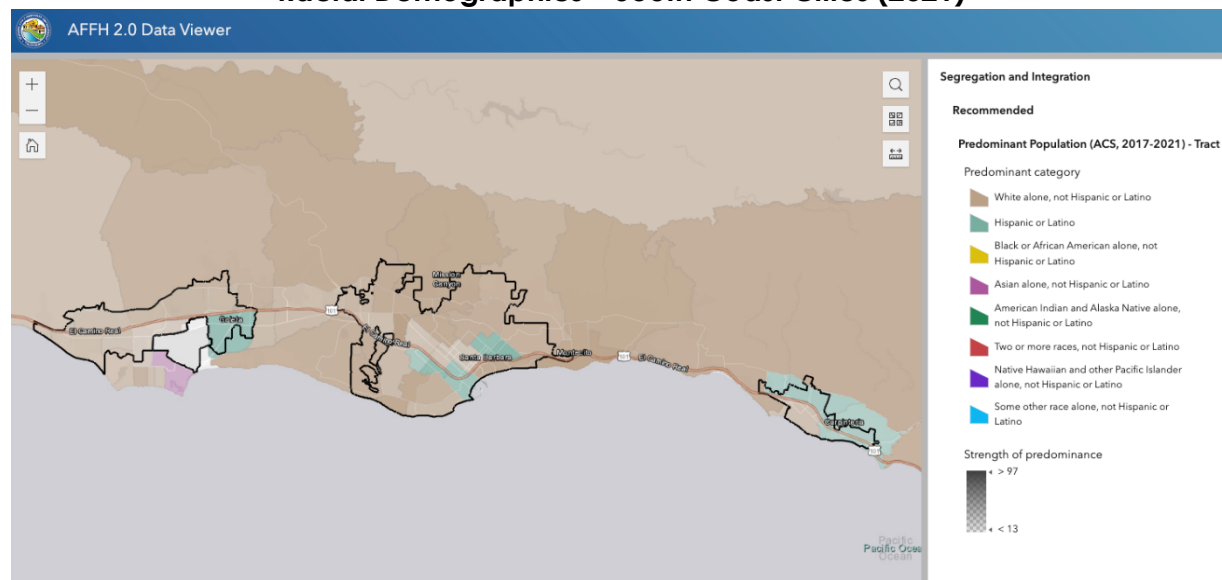
In describing the County-wide racial and ethnic make-up, the County AI notes that white residents make up roughly three-quarters the Consortium population while Hispanic residents make up the largest minority group in the Consortium and is most concentrated in the northwest part of the County surrounding 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



As depicted in Figure D-4, a comparison of the predominant population by census tract in the south coast cities of Goleta, Santa Barbara, and Carpinteria shows that Carpinteria is more racially integrated than the other two cities with most census tracts in the city having a slightly predominant Hispanic or Latino populations, whereas the majority of census tracts in Goleta and Santa Barbara have slightly to very predominant white, non-Hispanic or Latino populations.

Figure D-4
Racial Demographics – South Coast Cities (2021)



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-5 and Figure D-6 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-5, 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-5
Racial Demographics – Carpinteria (2018)

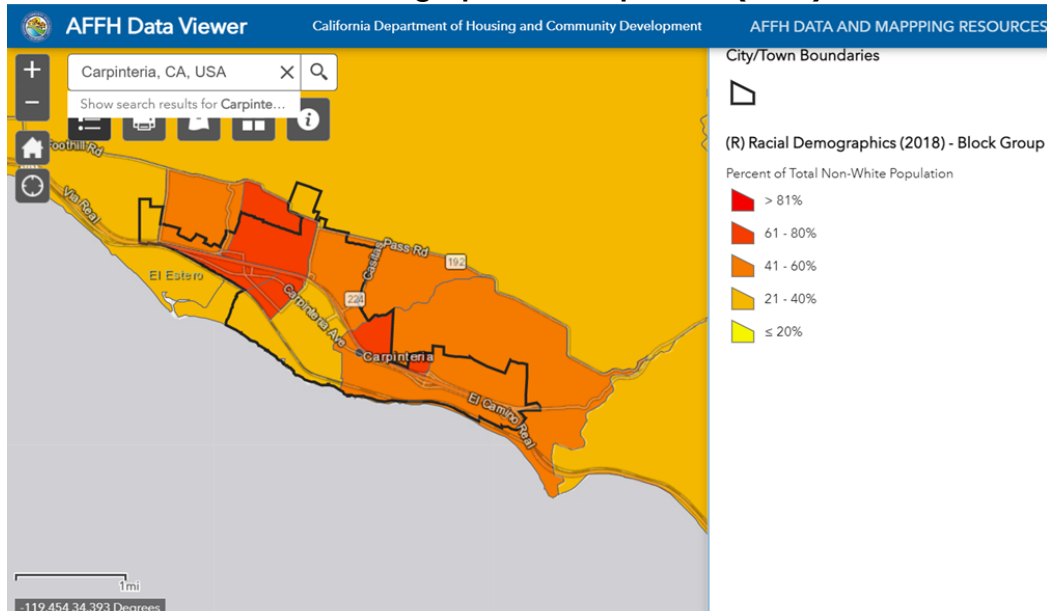
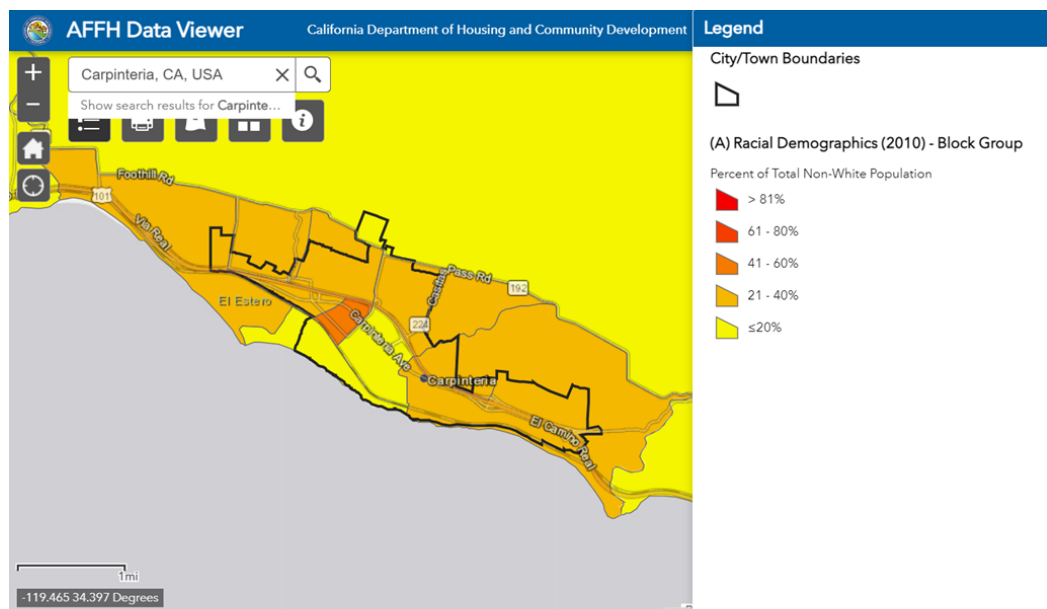


Figure D-6
Racial Demographics – Carpinteria (2010)



b. Persons with Disabilities

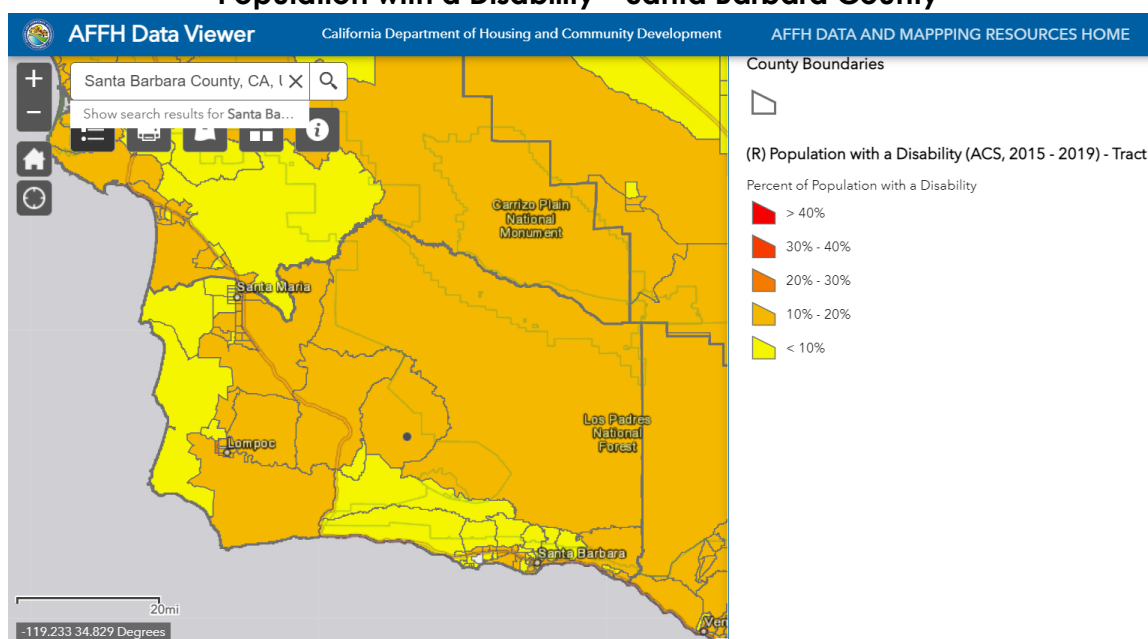
Physical, mental, and/or developmental disabilities may result in a number of challenges related to mobility, health care, education, employment, etc. Persons with disabilities often have special

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

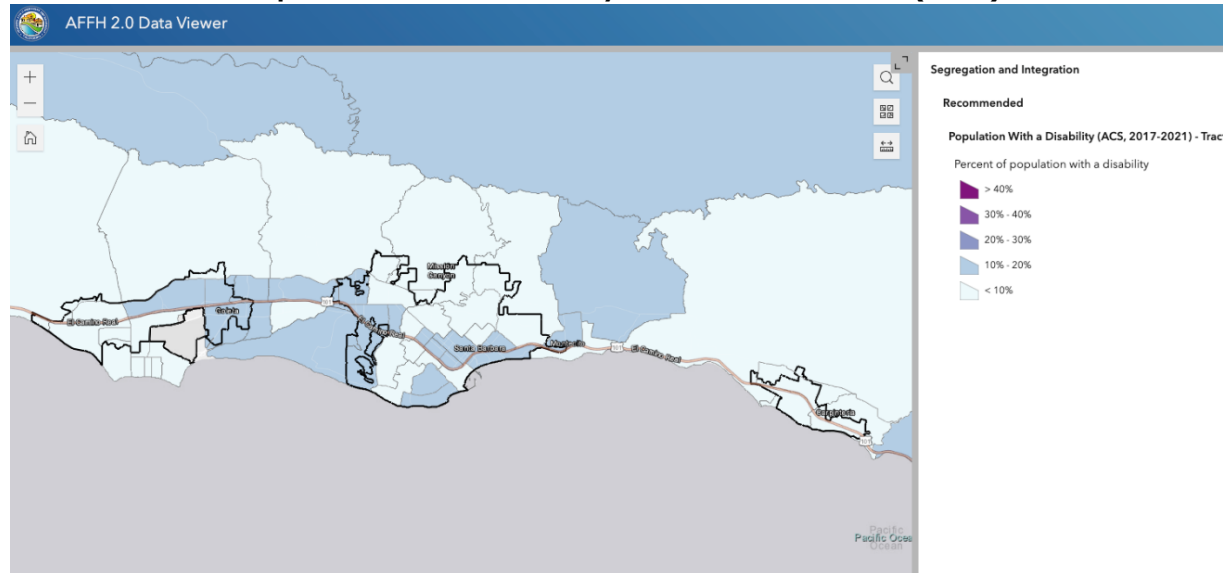
According to the County AI, approximately 9.4% of the total population of the Consortium had a disability of some sort. 2014 5-year ACS estimates indicate that the disability rate for the county as a whole has remained fairly constant over the past decade, with an estimated 10% of the population reporting 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-7).

Figure D-7
Population with a Disability – Santa Barbara County



As shown on Figure D-8, a comparison of disability rates in the south coast cities of Goleta, Santa Barbara, and Carpinteria shows that disability rates are slightly lower in Carpinteria—less than 10% throughout the City based on 2021 ACS estimates. Portions of the cities of Goleta and Santa Barbara have disability rates between 10 and 20%. Persons with disabilities may choose to live in the larger cities of Santa Barbara and Goleta to have closer and/or increased access to services including health care and transit as compared to Carpinteria.

Figure D-8
Population with a Disability – South Coast Cities (2021)



Local Trends

As shown in Figure D-9, 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-10 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-9
Population with a Disability – Carpinteria (2019)

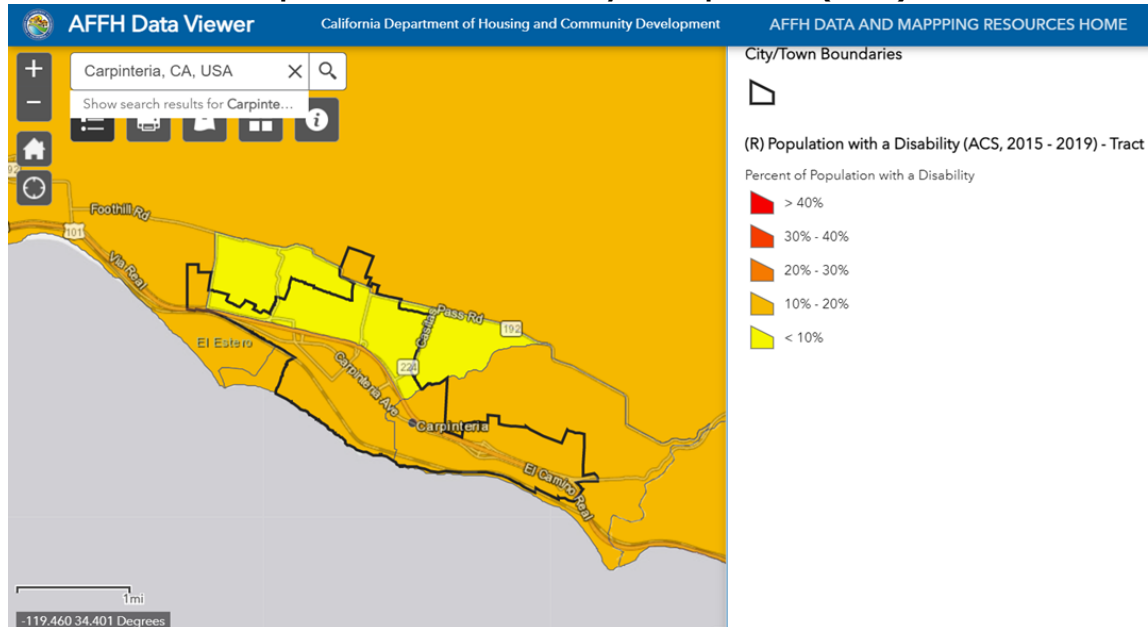
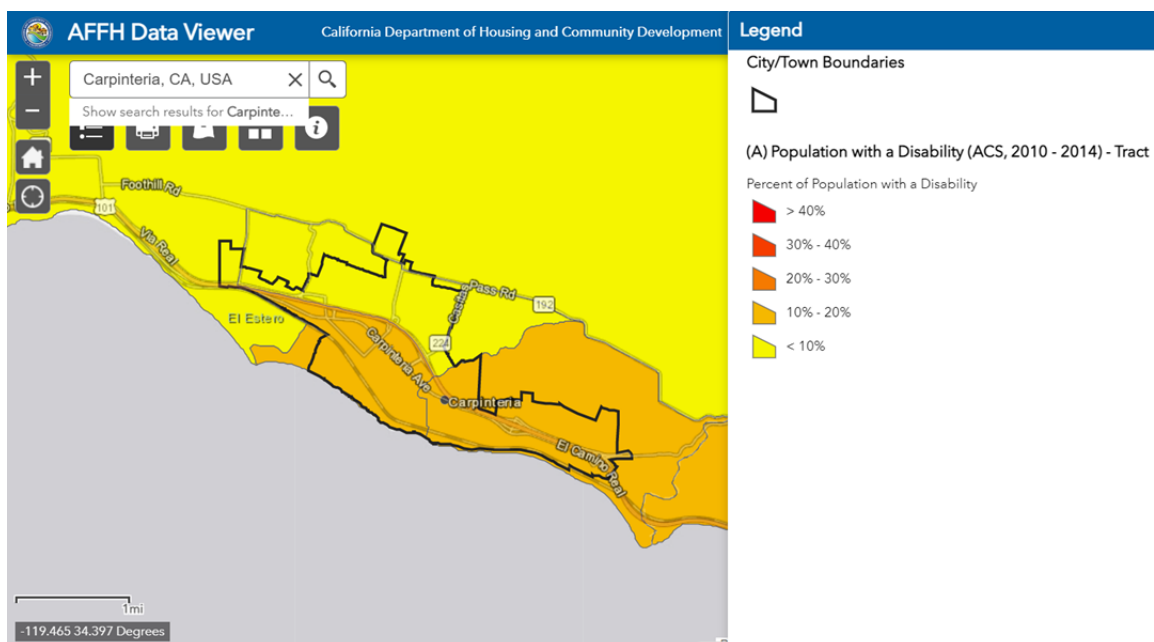


Figure D-10
Population with a Disability – Carpinteria (2014)



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 as 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 programs that encourage production of supportive housing.

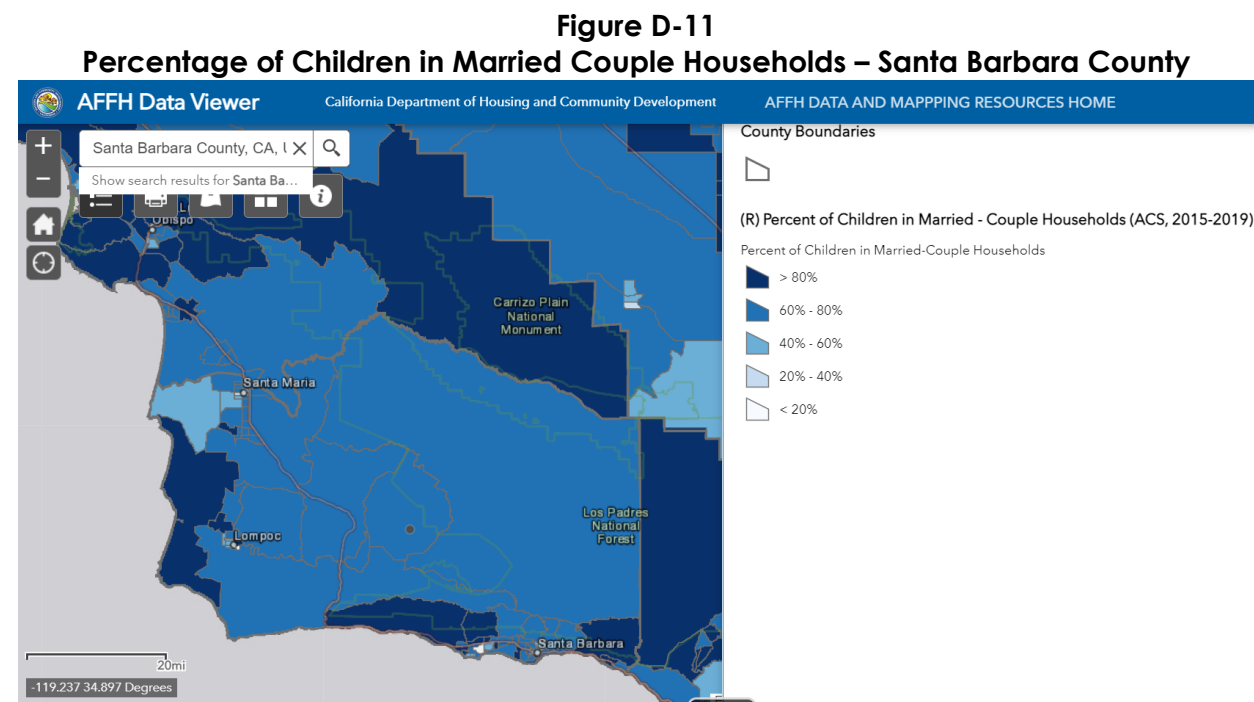
c. Familial Status

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.

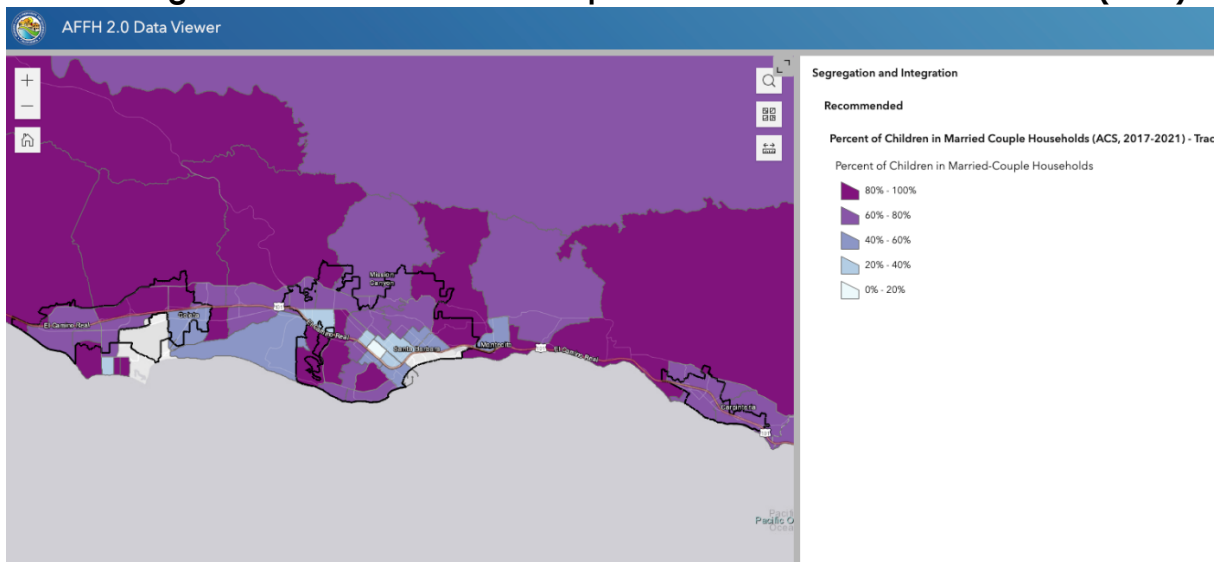
Regional Trends

Figure D-11 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.



As shown on Figure D-12, a comparison of south coast cities shows there is greater variation in rates of children living in married couple households in the cities of Goleta and Santa Barbara than in Carpinteria. According to 2021 ACS estimates, 60-80% of children live in married couple households in almost all of Carpinteria whereas the rates vary from less than 20% to over 80% in Goleta and Santa Barbara. More female-headed households may choose to live in the larger cities of Goleta and Santa Barbara because they have greater access to day care and health care.

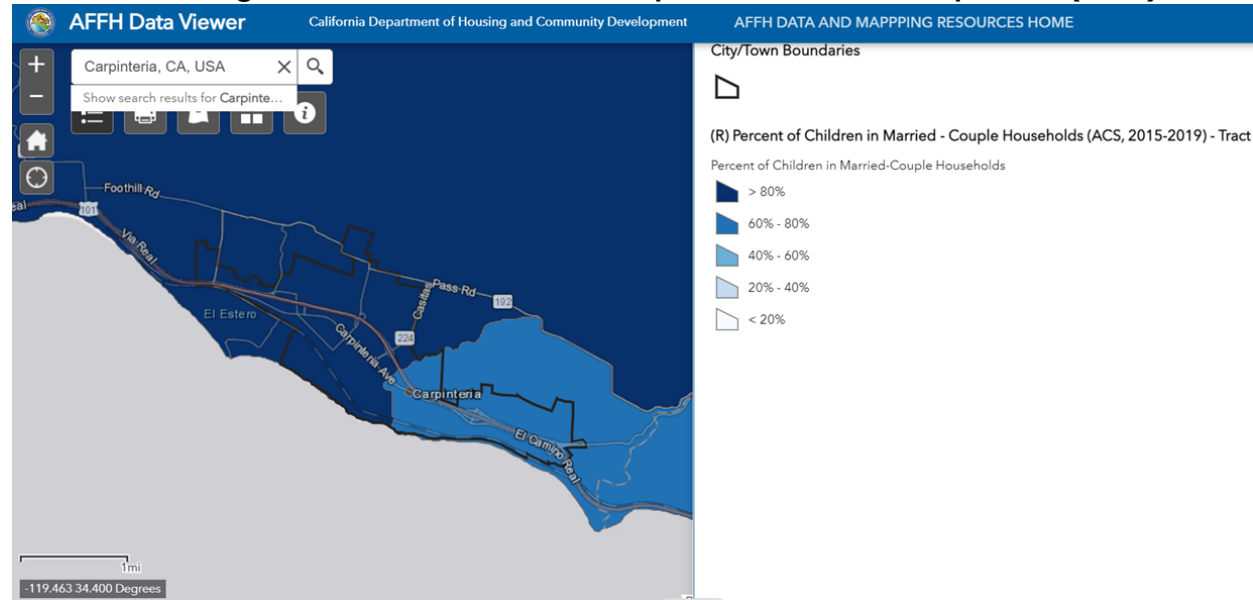
Figure D-12
Percentage of Children in Married Couple Households – South Coast Cities (2021)



Local Trends

Figure D-13 shows the percentage of children living in married couple households by census tract for Carpinteria based on 2019 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. As discussed above, female-headed households have a greater need for accessible day care, health care, and other supportive services, which are more readily available in nearby larger cities.

Figure D-13
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-14, higher LMI concentrations are located in the western and northeastern portions of the County. As seen in Figure D-15, each of the south coast cities of Goleta, Santa Barbara, and Carpinteria have varied rates of LMI households by census tract. Larger portions of the cities of Goleta and Santa Barbara have LMI rates below 25% than the City of Carpinteria, where the LMI rates are 25% or higher except in one area in the northeast portion of the city. According to the California Economic Forecast's 2021 Carpinteria Valley Economic Profile, the cost of housing in Goleta and Santa Barbara varies more widely than in Carpinteria which may lead to greater variation in concentrations of LMI households.

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-16). The higher concentration of LMI households in the southwestern part of the City may be due to a higher percentage of rental occupied housing in this area, 71% according to 2021 ACS estimates as compared to 20-40% in the rest of the city. The population below the poverty level has remained at or below 10% throughout most of the city between 2014 and 2021 according to ACS data. However, poverty status increased to 11% in the

northwestern portion of the City according to 2021 ACS data. The reason for the slight increase in poverty rates is not clear as other income factors, such as median income, have not substantively changed in this area over the same time period.

Figure D-14
Low/Moderate Income Population – Santa Barbara County

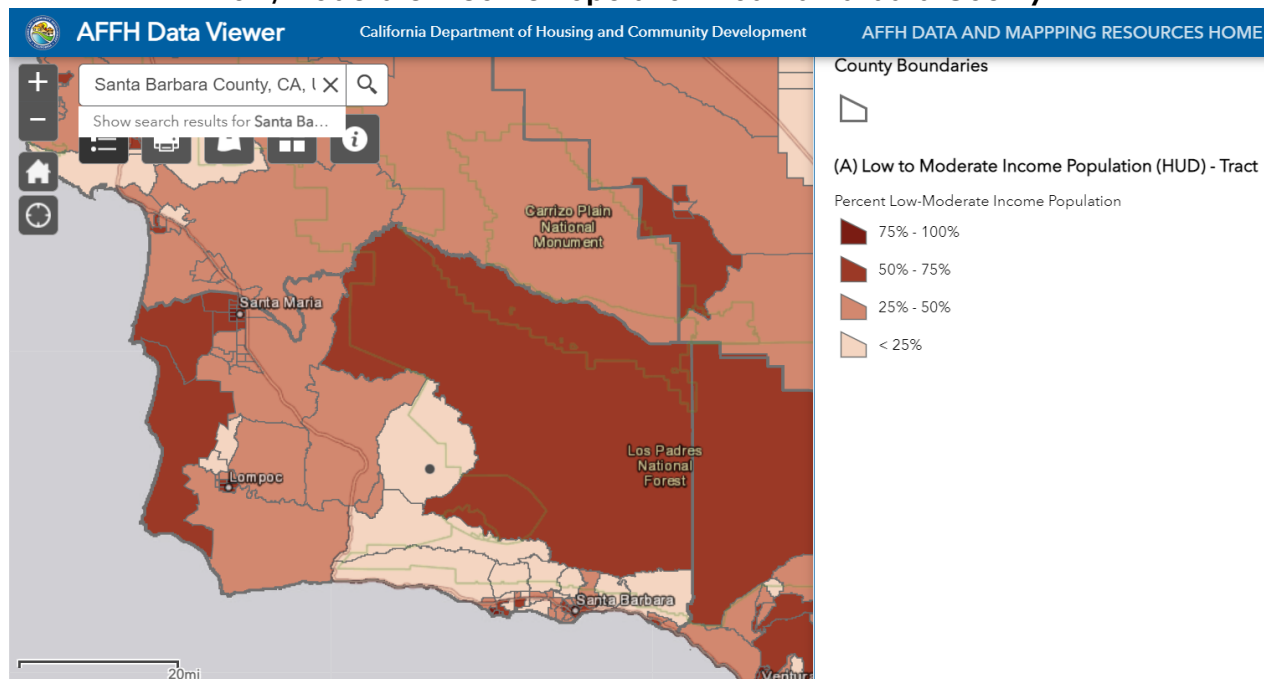


Figure D-15
Low/Moderate Income Population – South Coast Cities

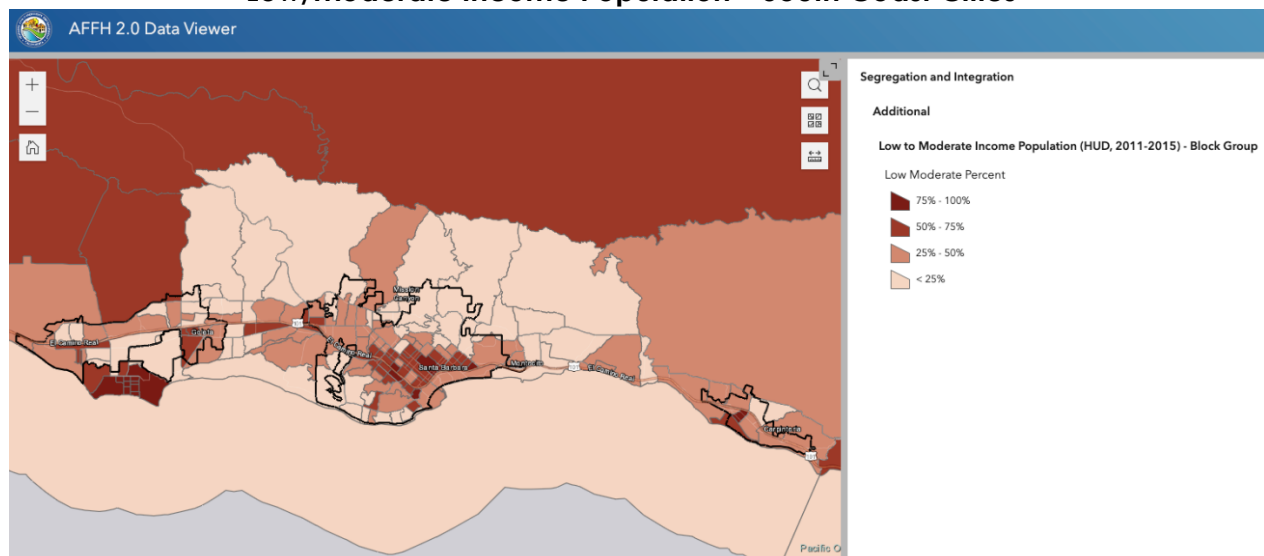
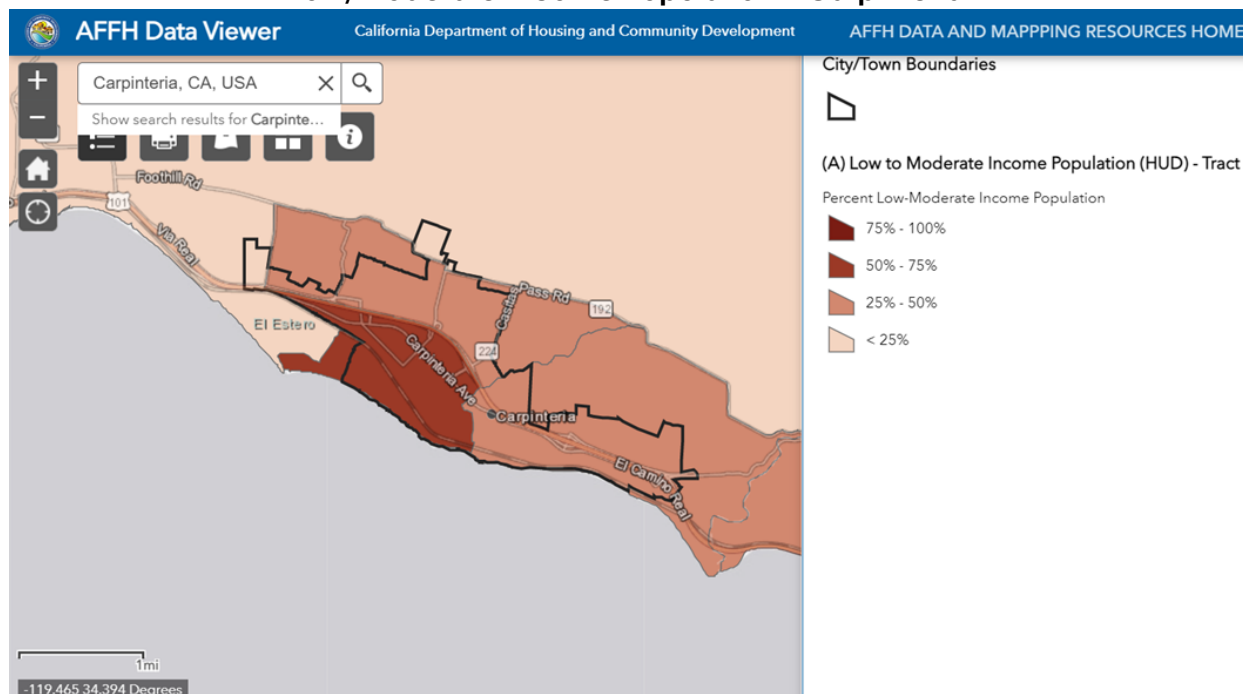


Figure D-16
Low/Moderate Income Population – Carpinteria

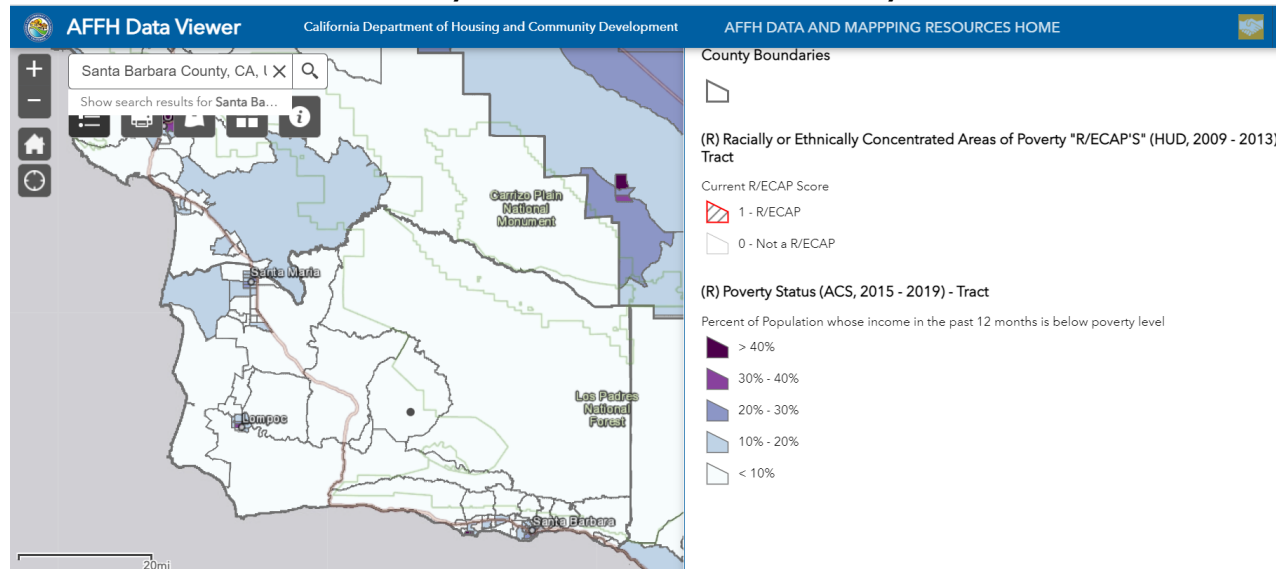


5. Racially/Ethnically Concentrated Areas

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-17). As shown in Figure D-18, poverty status throughout the City is less than 10 percent and as shown in Figure D-5, overall, the city is racially integrated.

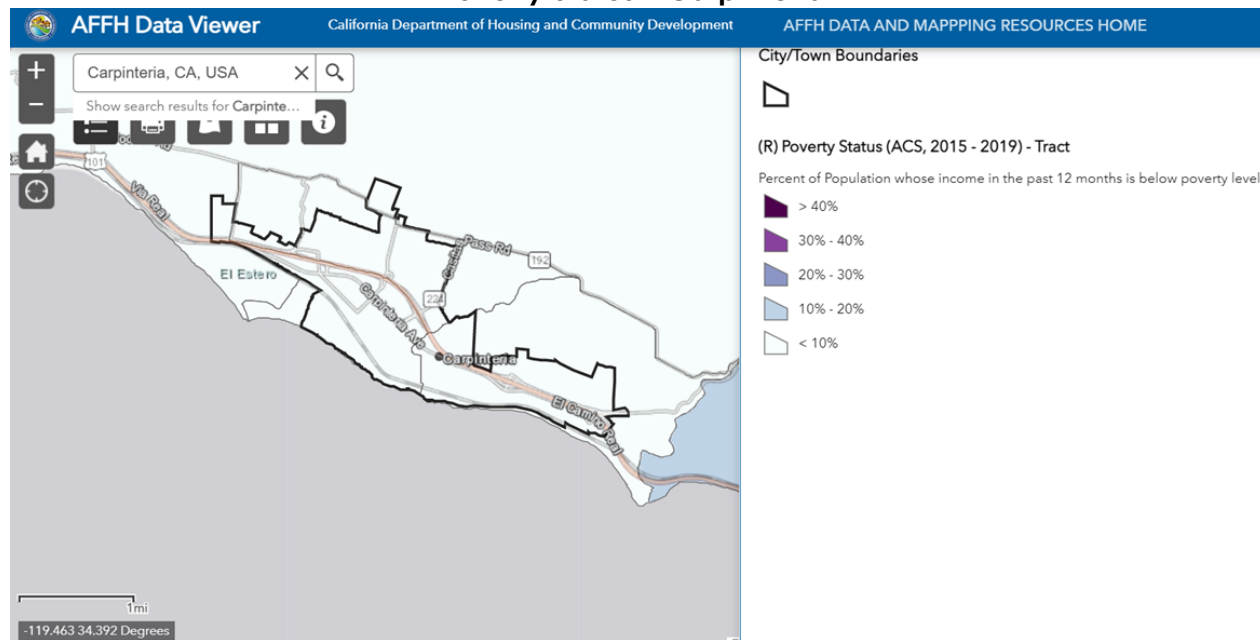
Figure D-17
Poverty Status – Santa Barbara County



Recent Census estimates regarding poverty status of households in Carpinteria are shown in Figure D-18. 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-18
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-19, 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-20).

Figure D-19
Racially Concentrated Areas of Affluence - Carpinteria

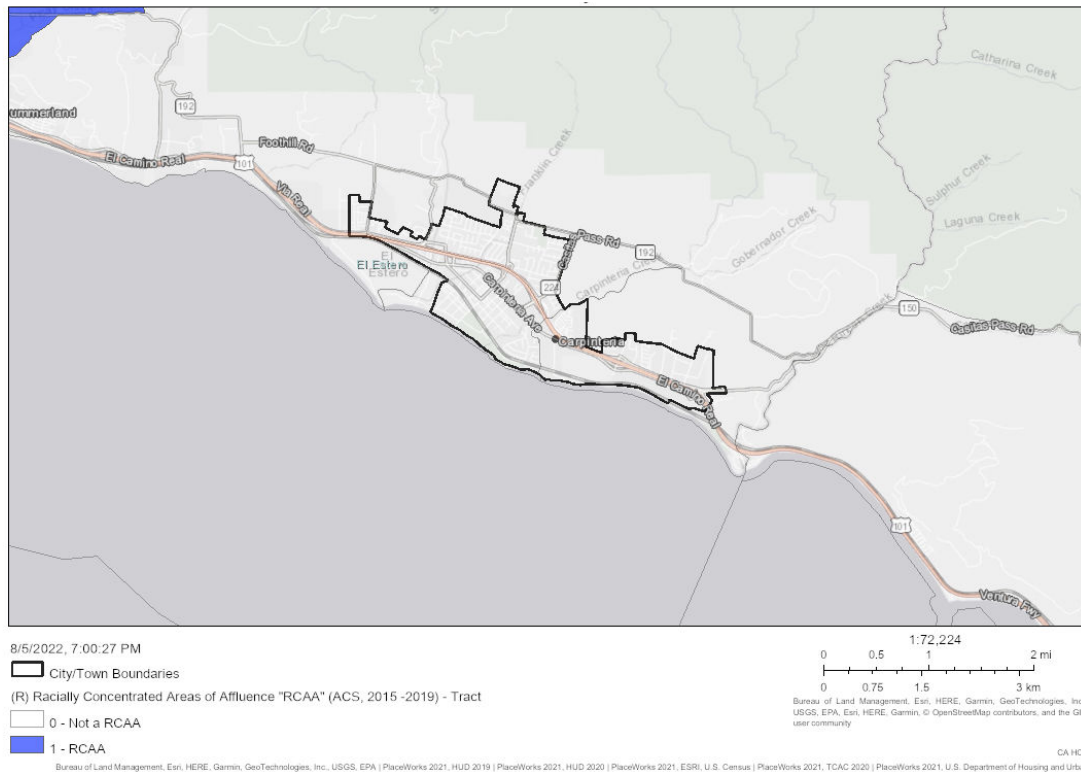
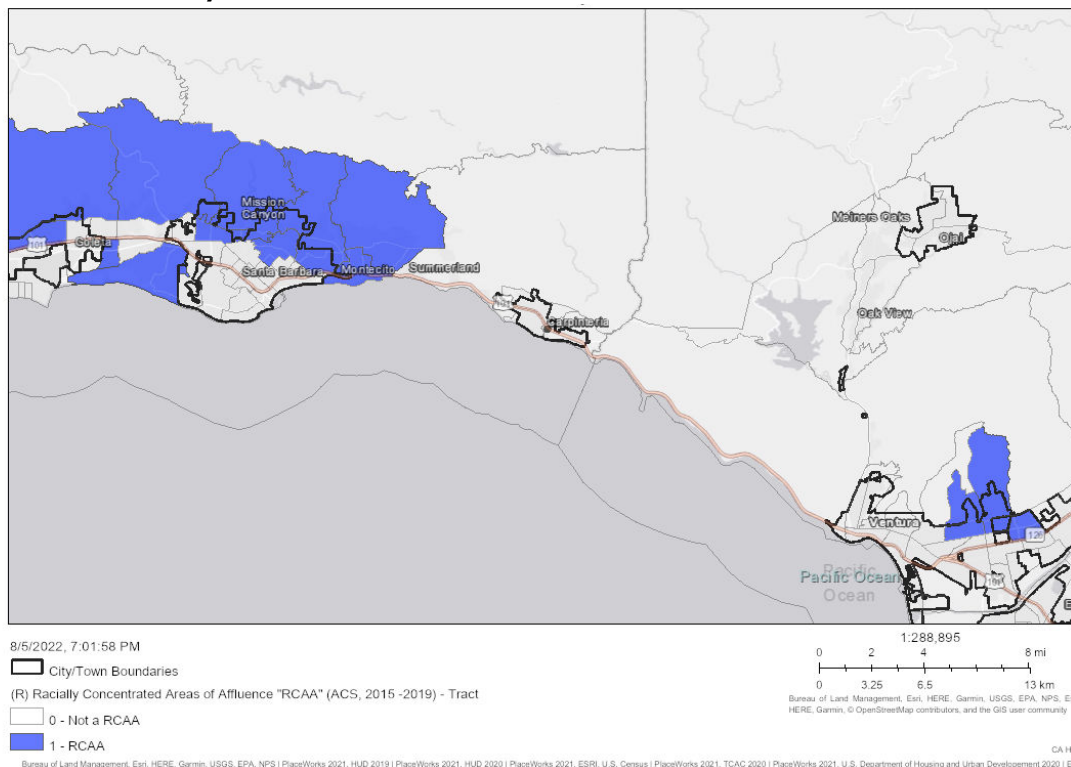


Figure D-20
Racially Concentrated Areas of Affluence – South Coast Area



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-21. The areas with the highest educational opportunity are found in the south coast and in the Santa Ynez Valley. Educational opportunity scores in most of the city of Goleta are similar to Carpinteria (0.5 – 0.75), with a score over 0.75 at the eastern portion of Goleta. In the city of Santa Barbara, variation in school district appears to play the most significant role in educational opportunity scores. Educational opportunity scores in most of the city of Santa Barbara, located within the Santa Barbara Unified School District, are lower than in Carpinteria with areas on the eastern and western edges of the city of Santa Barbara, which are in the Montecito Union School District and Hope School District, respectively, having scores of over 0.61.

Figure D-21
TCAC Educational Opportunity Areas – Santa Barbara County

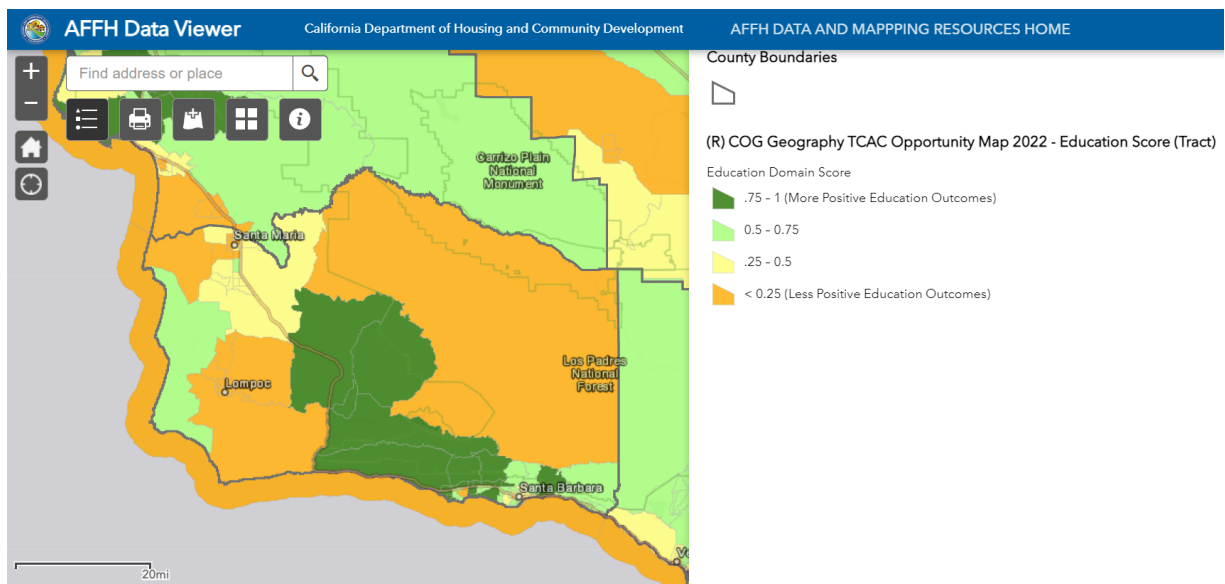
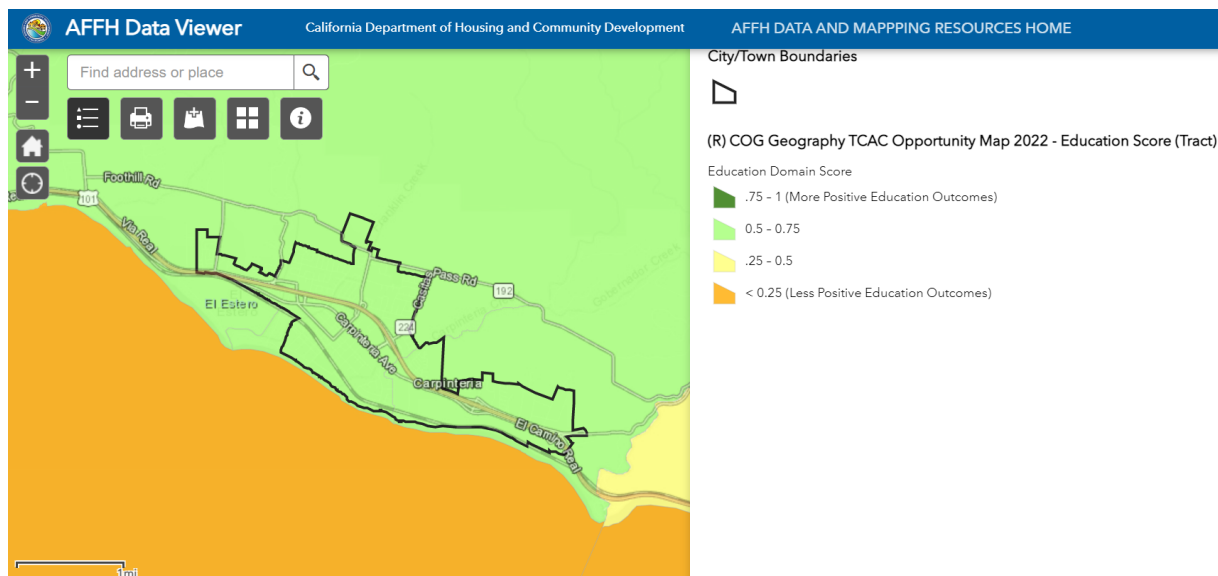


Figure D-22
TCAC Educational Opportunity Areas – Carpinteria



Local Trends

Schools in the Carpinteria area are administered by the Carpinteria Unified School District (CUSD). Students in the City are served by two public elementary schools – Aliso Elementary School and Canalino Elementary (which also includes Canalino Early Childhood Learning Center and Special Education), one middle school and one high school – Carpinteria Junior High School and Carpinteria High 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.

Given its small size and single school district, there are not disparities in access to educational opportunities. This is consistent with other demographic indicators such as racial integration and poverty status, which are also relatively uniform throughout the City. Figure D-22 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-23 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-24.

Local Trends

In Carpinteria, the highest jobs proximity scores are found in the eastern half of the city (Figure D-25) while higher economic opportunity scores vary considerably depending on location. Most of the city received less positive economic scores as seen in Figure D-26. 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). Many of these jobs are located in the other south coast cities of Santa Barbara and Goleta. Other industries with relatively high employment in Carpinteria included Professional, Scientific, Management, Administrative and Waste Management (13%), and Other Services (10%).

Figure D-23
Jobs Proximity Index – Santa Barbara County

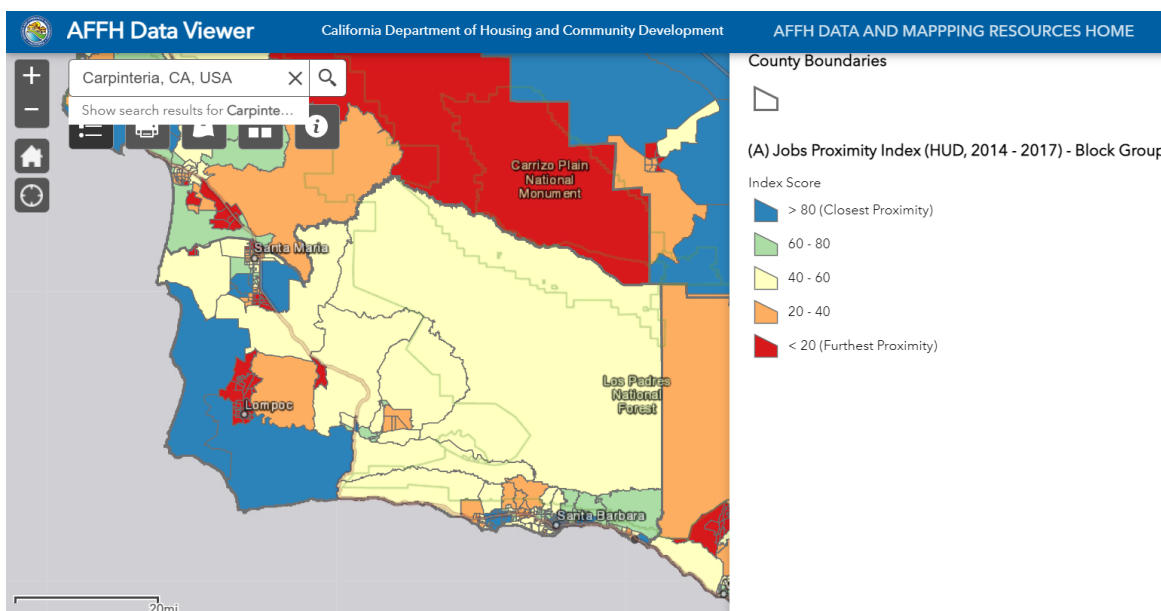


Figure D-24
TCAC Economic Opportunity – Santa Barbara County

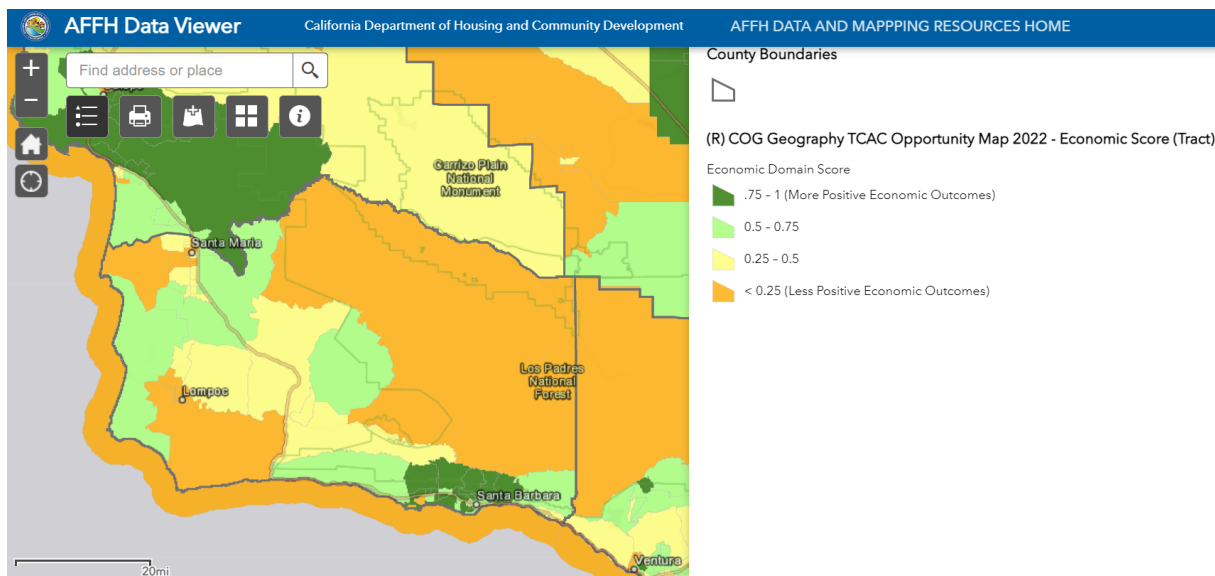


Figure D-25
Jobs Proximity Index – Carpinteria

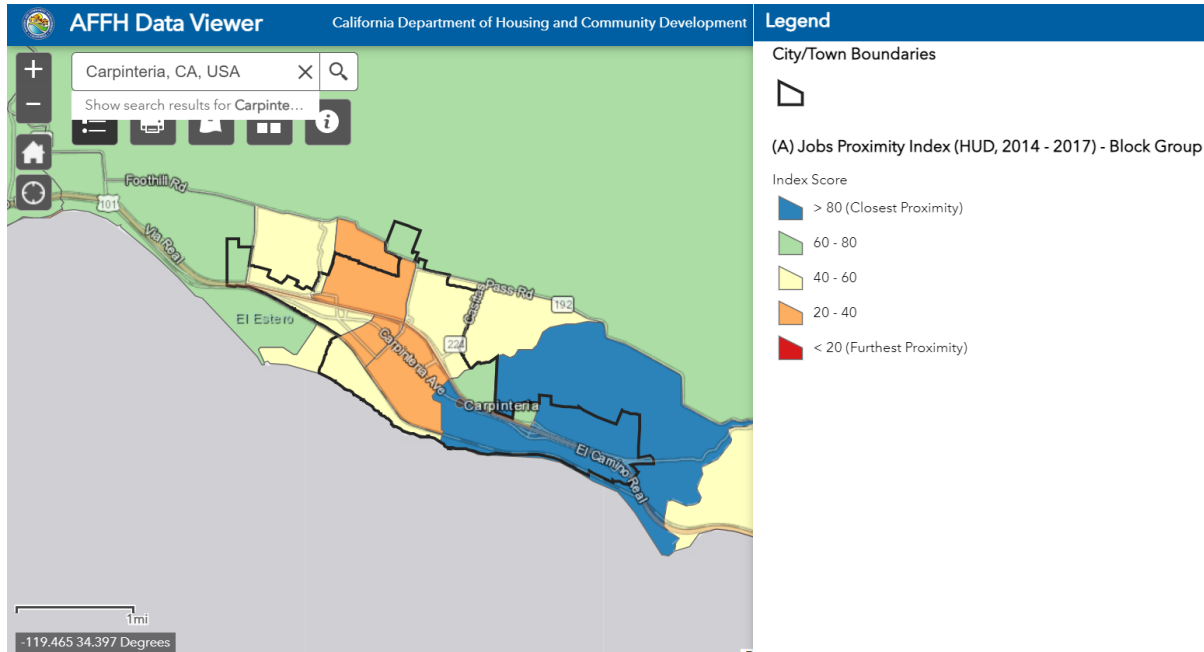
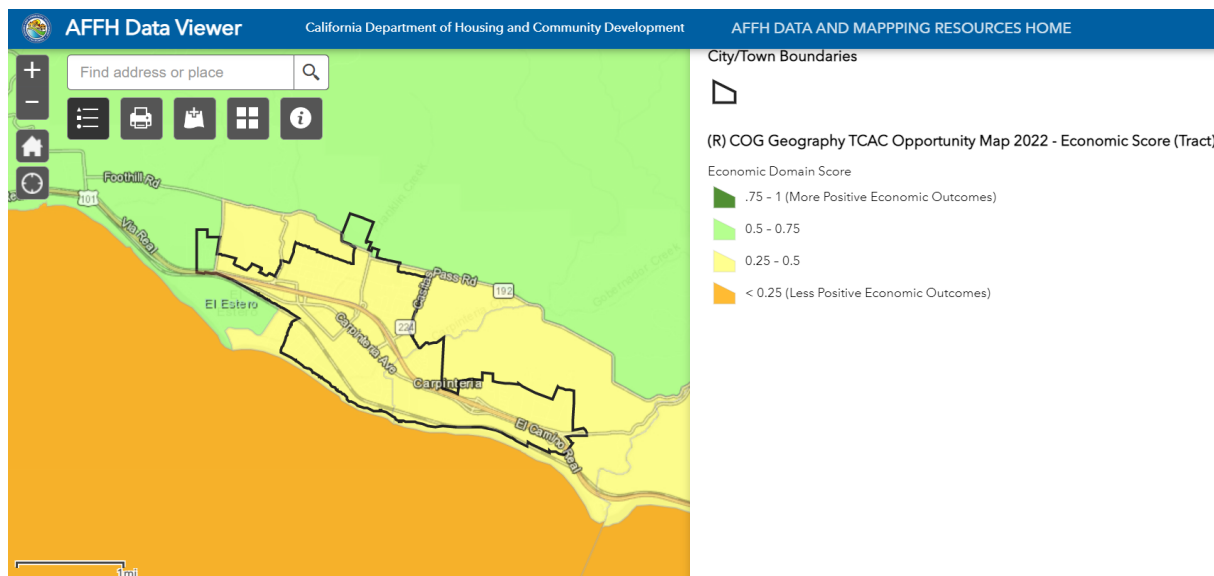


Figure D-26
TCAC Economic Opportunity – Carpinteria



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-27). 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-27
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 Map⁹ as described below. The environmental opportunity metric relies on twelve of the indicators that are used in the California Office of Environmental Health Hazard Assessment (OEHHA)'s CalEnviroScreen 3.0 tool under the “exposures” and “environmental effect” subcomponents of the “pollution burden” metric. To mirror the CalEnviroScreen 3.0 approach to calculating pollution burden scores, the exposure indicators are weighed twice as heavily as the environmental effects burden indicators because they are considered to have more of an impact on pollution burden. The indicators for each category are listed below:

Exposure indicators:

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

Environmental effects indicators:

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

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.¹⁰

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.

⁹ <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>

¹⁰ California Office of Environmental Health Hazard Assessment CalEnviroScreen 3.0 website: <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30>.

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-28. 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. Scores in the cities of Santa Barbara and Goleta show more variation than in Carpinteria with portions of each city having both higher and lower scores as compared to Carpinteria. This greater variation is to be expected given the larger size of these cities relative to Carpinteria.

Lower scores in the city as compared to surrounding areas 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 improve future CalEnviro scores as data are updated. Less urbanized areas surrounding each of the cities have the highest scores.

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-29), although scores are generally lower than in areas surrounding the City. The southwest portion of the city has the lowest category of environmental opportunity. This may be due to the Carpinteria Salt Marsh being located adjacent to the southwest edge of the City resulting in increased flooding and other coastal hazard risks in this area.

Figure D-28
TCAC Environmental Opportunity – Santa Barbara County

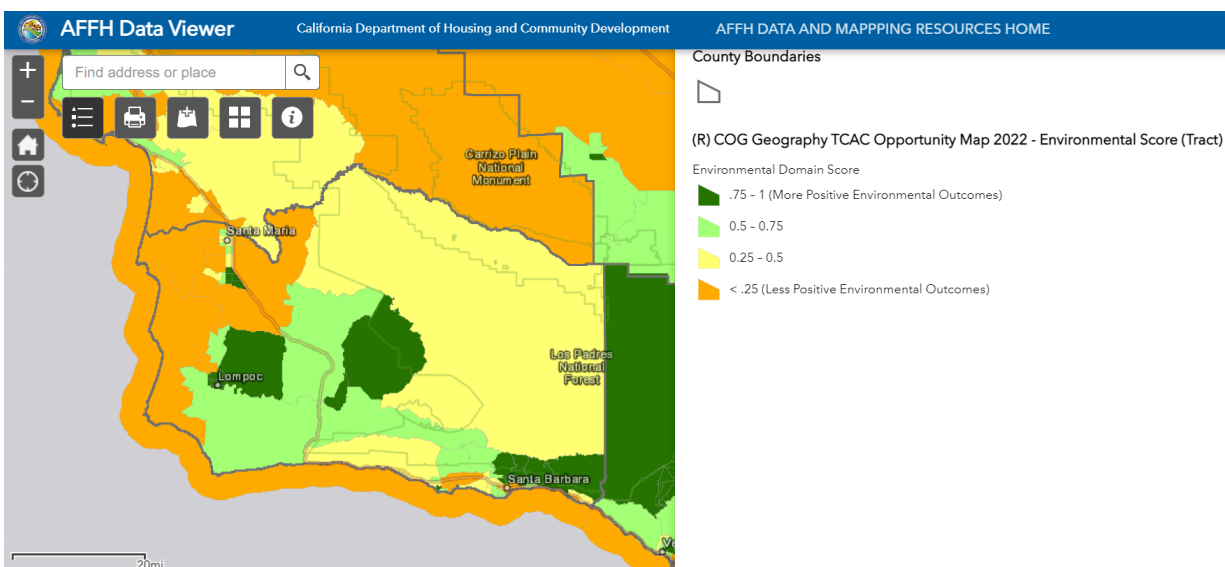
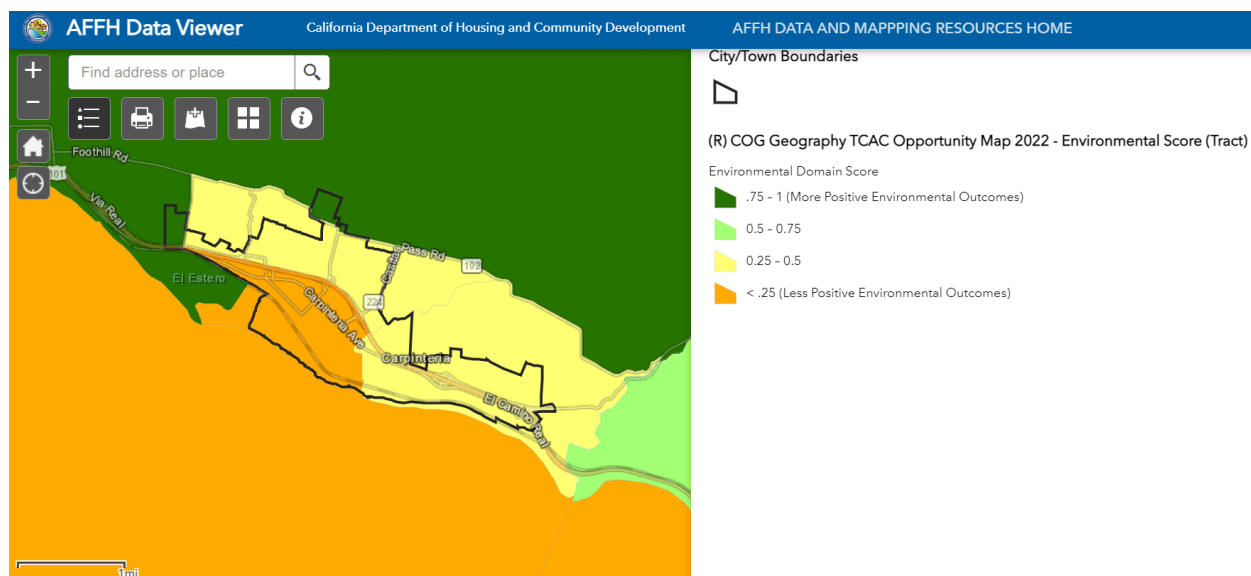


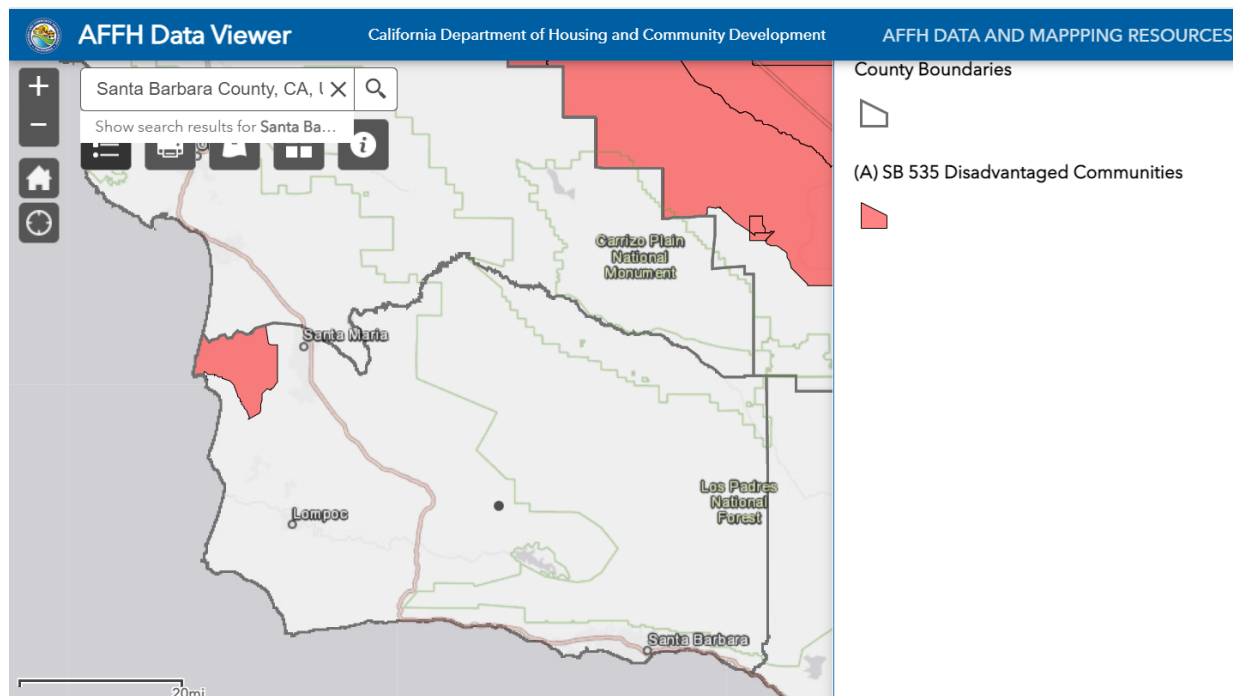
Figure D-29
TCAC Environmental Opportunity – Carpinteria



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-30, 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-30
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-31 and Figure D-32 show overpayment rates for renters and homeowners in Santa Barbara County.

Figure D-31
Renters Overpaying for Housing – Santa Barbara County

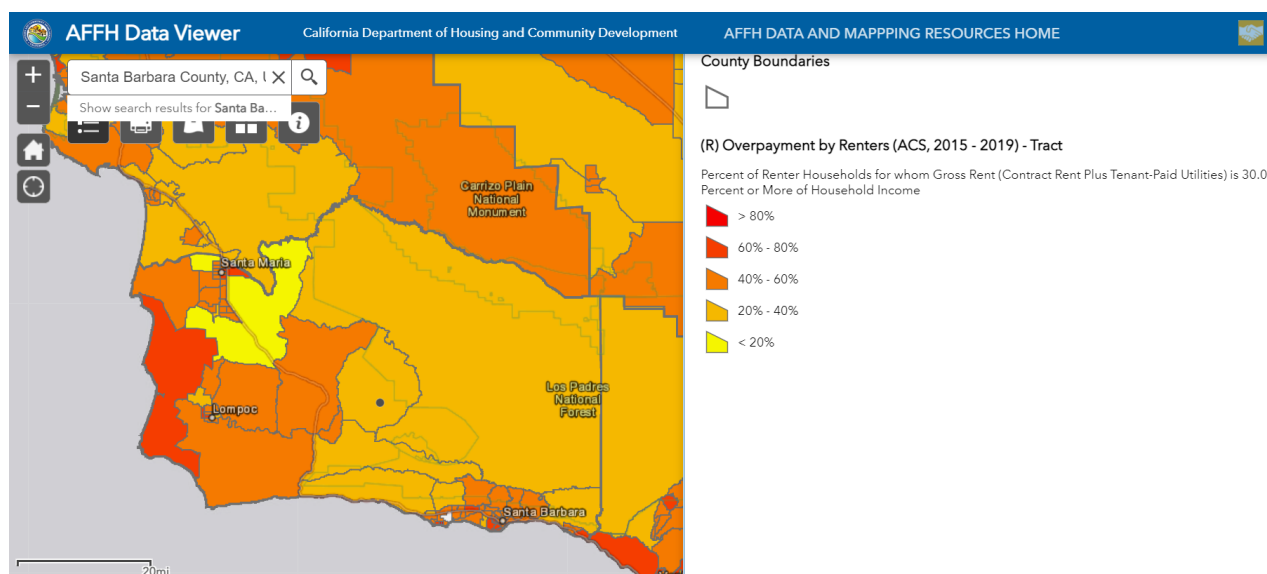
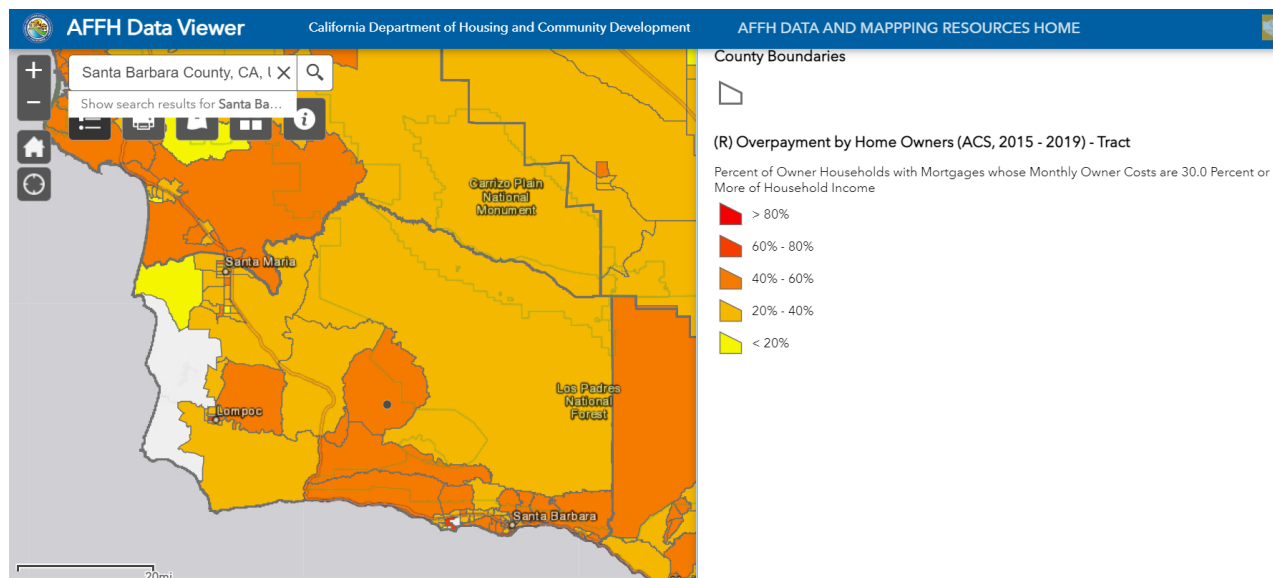


Figure D-32
Homeowners Overpaying for Housing – Santa Barbara County



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-33) 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-34, 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

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-33

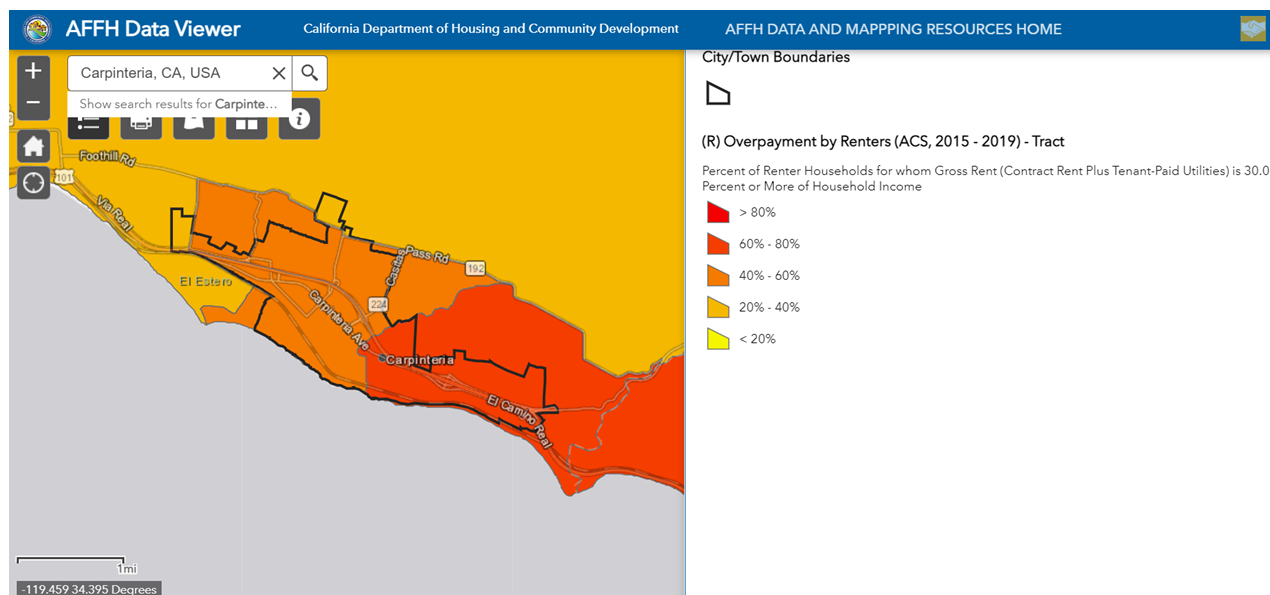
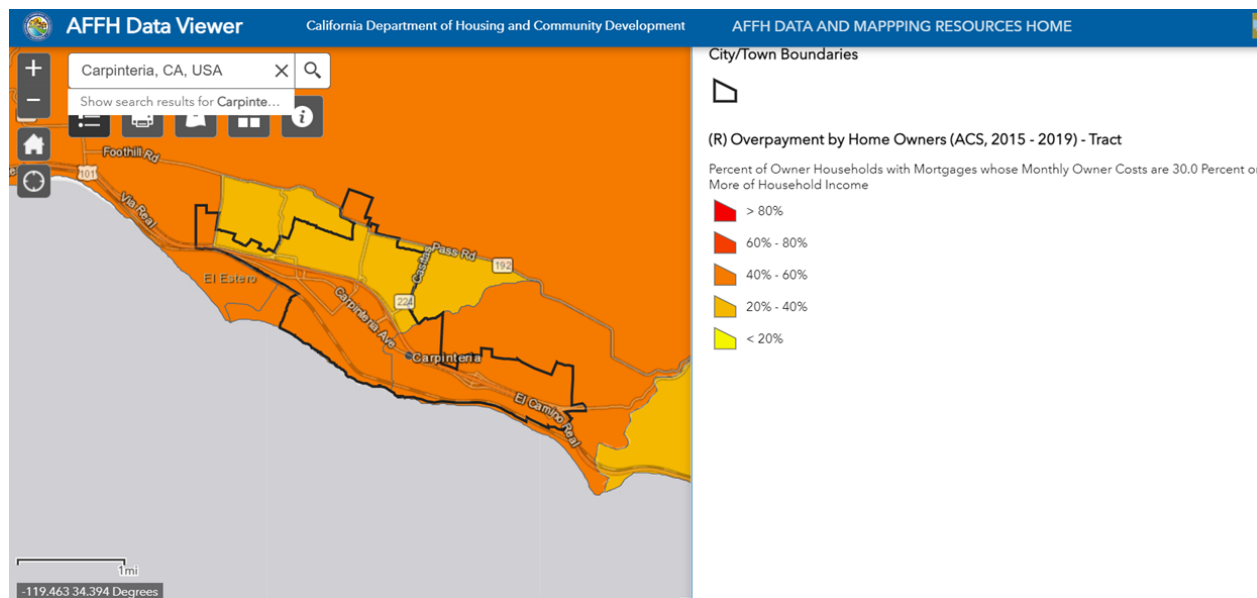


Figure D-34
Homeowners Overpaying for Housing – Carpinteria



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 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-35).

Local Trends

In Carpinteria, the highest rates of overcrowding (15 to 20 percent) occur in the eastern portion of the City (Figure D-36). 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% is 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-35
Overcrowded Households – Santa Barbara County

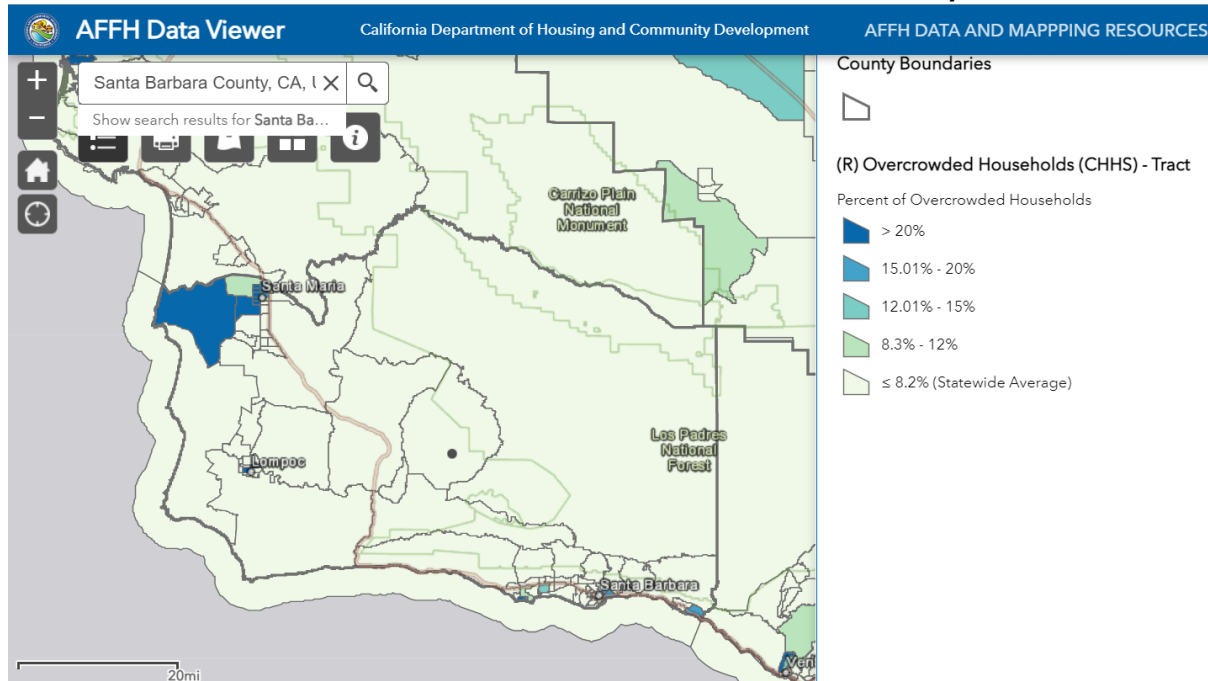
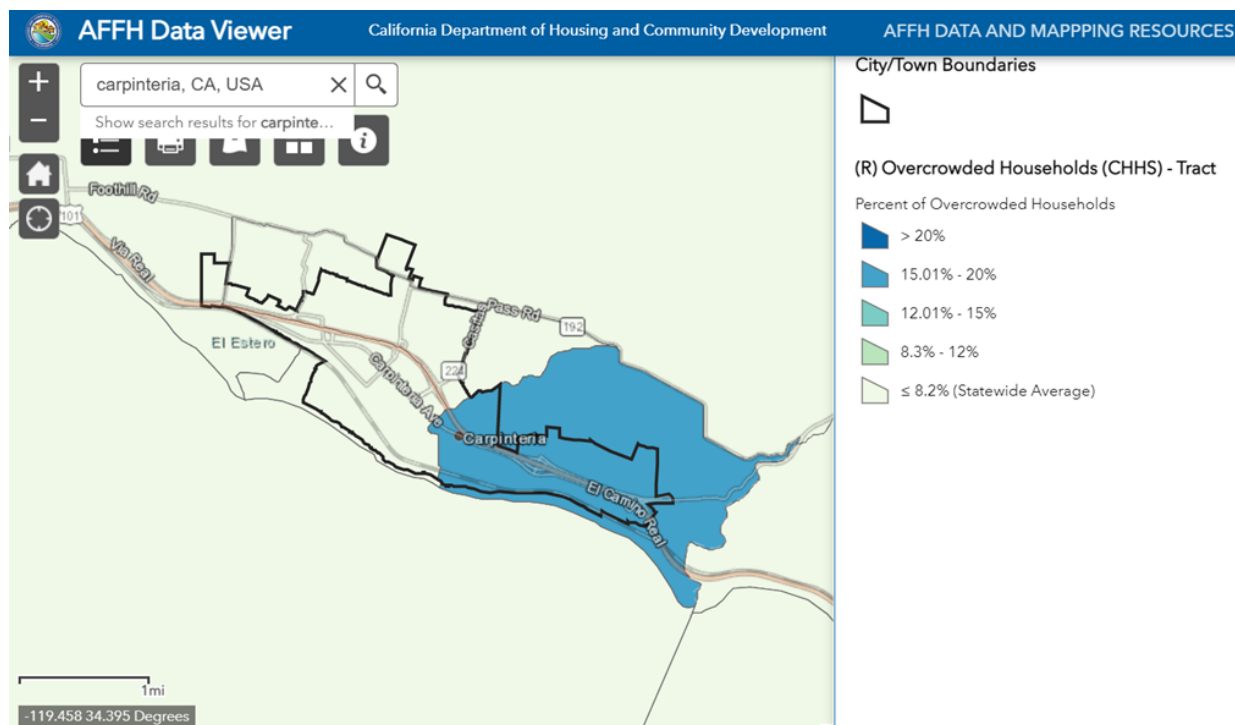


Figure D-36
Overcrowded Households – Carpinteria



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%
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. City staff notes that areas in the southwest and northeast corners of the City may have slightly higher levels of substandard housing but there are no substantial geographic concentrations of substandard housing in the City. 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. 2021 ACS estimates indicate the highest levels of renter occupied housing are located in the southwest portion of the City. Substandard housing in this area may be due to the age of the residential structures, the additional upkeep costs to maintain housing near the coast, and/or lower rates of property owner investment in maintaining rental property.

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.¹¹

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. 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

¹¹ Stewart B. McKinney Act, 42 U.S.C. §11301, et seq. (1994)

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.

According to Santa Barbara County's Homeless Management Information System (HMIS) dashboard,¹² in the two-year period from January 2021 to December 2022, the CoC made contact with 19 persons experiencing homelessness in the City and entered them into the CoC's Coordinated Entry System for providing services. Disability rates of persons experiencing homelessness were very high with twelve of the CoC contacts reported having one disabling condition and six reported having multiple disabling conditions. Data indicates two individuals were Black or African American and the remainder were white while seven reported Hispanic ethnicity. The proportion of Black or African American people experiencing homelessness in the City is higher than the general population while the proportion of people who reported Hispanic ethnicity is lower than the general population. One of these contacts was a family and one was a transitional aged youth, the remaining 17 were single individuals.

As shown in Table D-5, the number of persons experiencing homelessness in Carpinteria is significantly lower than in Santa Barbara and Goleta. However, according to the HMIS dashboard, the demographics are generally similar in each of the south coast cities.

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

¹² <https://www.countyofsb.org/453/Community-Data-Dashboard-Homeless-Manage>

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 Technical Report, 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.

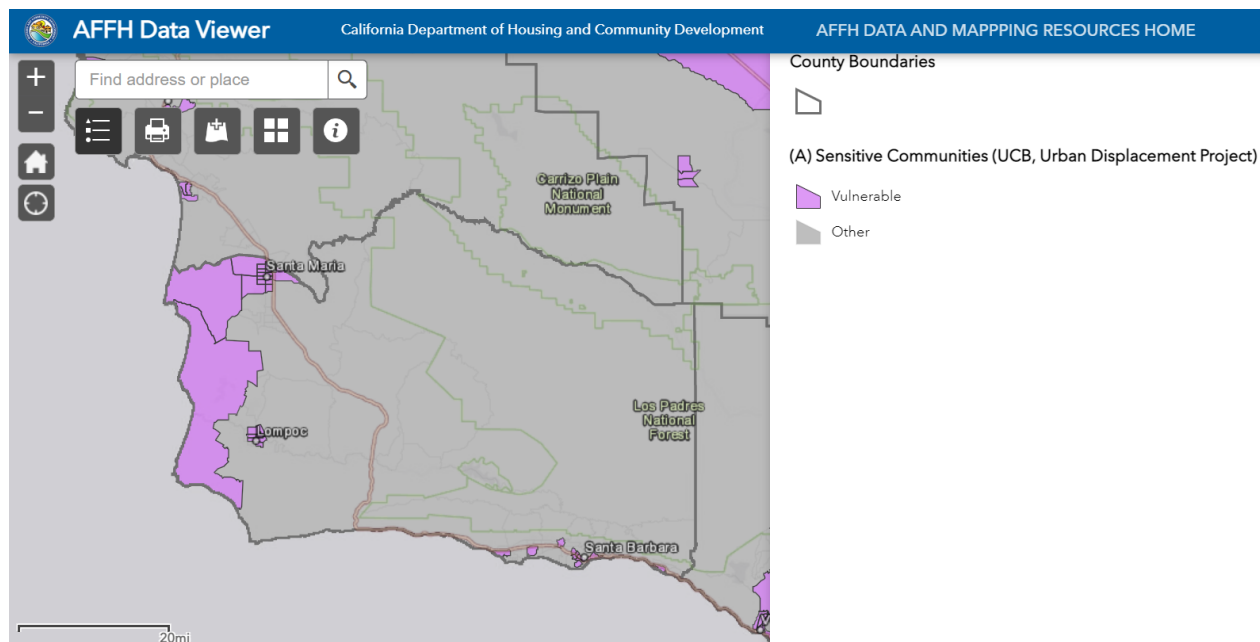
Regional Trends

As seen in Figure D-37, 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 and particularly on the south coast of the 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.¹³ At the time it occurred, the Thomas Fire was the largest wildfire in California history.

Renter evictions are cited in the housing elements of both the cities of Santa Barbara and Goleta as a cause of displacement. Historically, California law allowed landlords to evict tenants without providing a reason for eviction. Tenants could be subjected to eviction in retaliation for repair requests or organizing with their neighbors against rent hikes and displacement. The California Legislature enacted the Tenant Protection Act of 2019 (Assembly Bill 1482) to establish statewide just cause eviction protection and rent stabilization for residential tenants. The Tenant Protection Act of 2019 applies to certain residential tenancies in the city. All of the cities on the south coast as well as the County have adopted, or are in the process of adopting, increased protections for renters to address displacement caused by evictions.

¹³ California Governor's Office of Emergency Services (<https://news.caloes.ca.gov/remembering-the-montecito-mudslides-two-years-later/>)

Figure D-37
Vulnerability to Displacement – Santa Barbara County

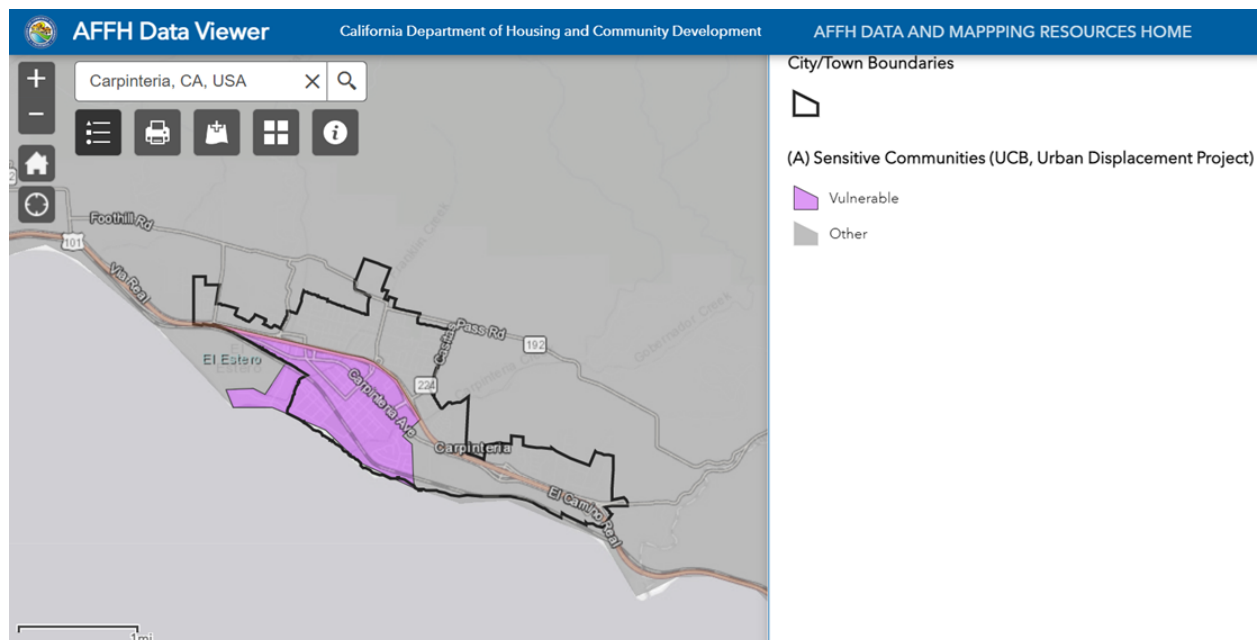


Local Trends

Figure D-38 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. The City's Short-Term Rental Ordinance, however, controls the number of short-term rentals allowed in the city to reduce the number of long-term rental properties that are converted into short-term rental properties. Given the high price of housing, disinvestment has not been and is not expected to be a factor causing displacement in Carpinteria.

On September 11, 2023, the Carpinteria City Council adopted Ordinance No. 770 (see Attachment D-4) to establish local just cause termination for residential tenancy protections. Ordinance No. 770 provides additional protections beyond those provided by the Tenant Protection Act of 2019 by requiring property owners to provide additional notice to tenants prior to termination of a residential tenancy for a no-fault termination, mandating additional relocation assistance for no-fault terminations of residential tenancies, and only allowing termination of a residential tenancy after the property owner has secured all necessary entitlements for a remodel or rehabilitation project. The Tenant Protection Act of 2019 and the city's Ordinance No. 770 are anticipated to reduce displacement risk within the city. The city also continues to explore additional anti-displacement measures described in Resolution No. 6235 (see Attachment D-3) to further reduce displacement risks.

Figure D-38
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.

As discussed above, in May 2023, the City Council initiated Municipal Code amendments to add or modify anti-displacement regulations to expand renter protections through adoption of Resolution No. 6235. Program 17 in the Housing Plan further 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 and racially integrated.

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 15 new units suitable for moderate or above-moderate housing. Underutilized sites, shown in Appendix B, Figure B-1, have an estimated total capacity of 56 lower-income units, 200 moderate-income units, and 153 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-40 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-39, 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-41 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-41 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 as these are the only areas in the city available for additional residential development.

As discussed and depicted in the figures above, the city is relatively homogenous in terms of many AFFH factors including educational and economic opportunity, access to transit, poverty rate, and integration. Nonetheless, the City's criteria for identifying sites for the sites inventory included measures intended to affirmatively further fair housing. The criteria prioritizes sites in close proximity to public transit, grocery stores, health care services, schools, recreation, and employment and avoids sites with significant environmental constraints. Site identification criteria is discussed in detail in Appendix B. The discussion below provides additional analysis of AFFH factors relative to the site inventory.

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-5, 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 one area of the City.

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-38) 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 by avoiding concentrating future housing development in areas with high displacement.

Figure D-39
Census Tract Map – Carpinteria



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

Figure D-40
TCAC Opportunity Composite Scores – Santa Barbara County

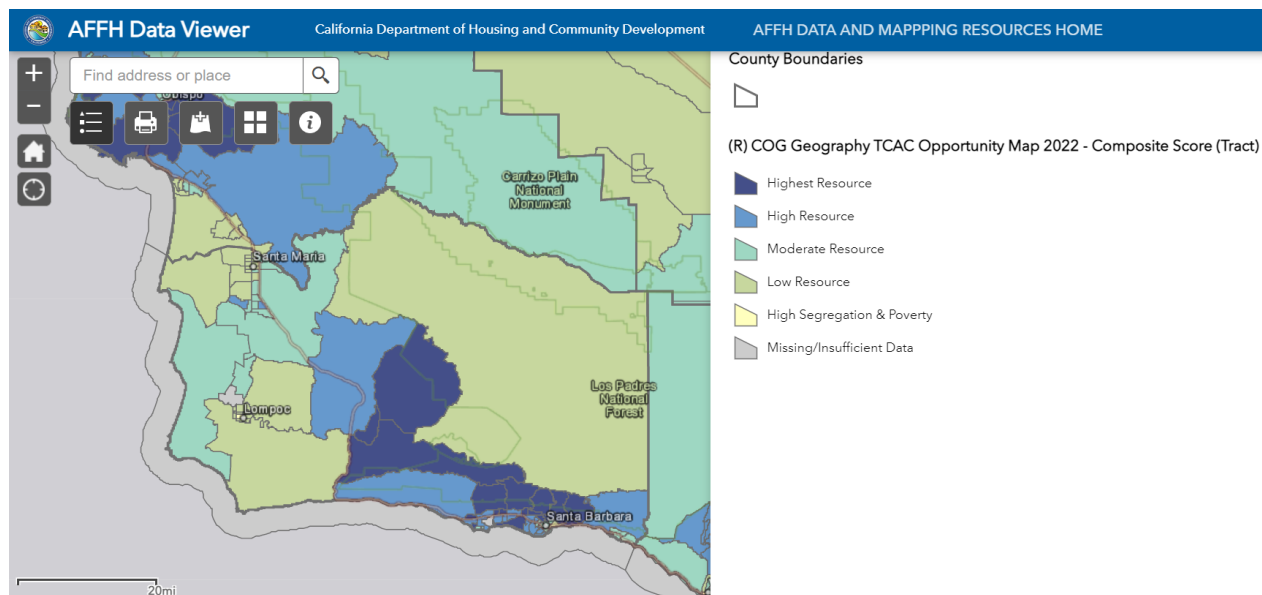
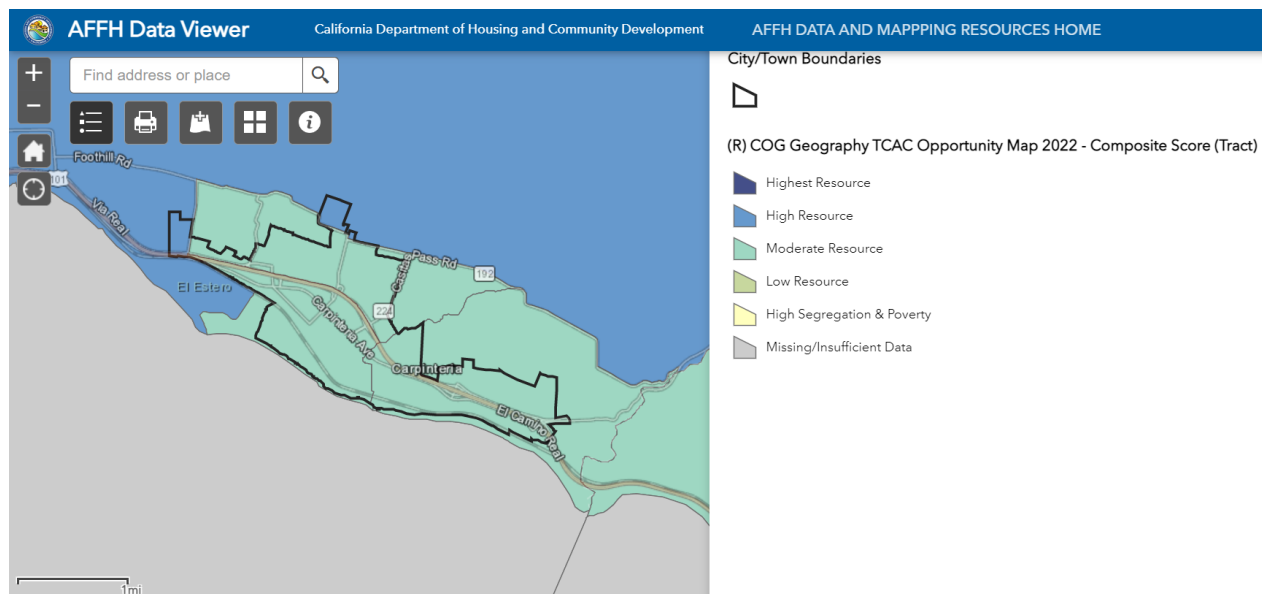


Figure D-41
TCAC Opportunity Composite Scores – Carpinteria



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. Prioritization of these issues is as follows:

1. 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 51% 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-44 to 49.)

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.

2. 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-20 to 24 and Appendix D, pp. D-53 to 55.

3. 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
1. Housing Affordability & Access to Opportunity and Mobility	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.	Citywide and candidate opportunity sites	<p><u>Facilitate Construction of Affordable Housing Near Transit and Services</u></p> <p>Adopt General Plan and Zoning Code amendments and submit Local Coastal Plan amendments to the Coastal Commission, including rezoning of at least 14.6 acres of land to provide adequate sites to accommodate the city's RHNA allocation, amendments to development standards including 30-foot height limit, and establishment of affordability requirements consistent with statutory timeframes; (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, commensurate with the City's RHNA allocation. (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 on the City website and at City Hall 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 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 2)</p>

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			<p>Establish lot consolidation incentives which may include parking reductions, alternative parking such as shared or tandem parking or modification of covered parking requirement, and/or concurrent and expedited processing for projects that include affordable units. (Program 8)</p> <p>Encourage consolidation of small lots and subdivision of large lots by posting incentives on the city's website and 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>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 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"> • 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

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			<ul style="list-style-type: none"> • 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 (Program 5) <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>Establish lot consolidation incentives which may include parking reductions, alternative parking such as shared or tandem parking or modification of covered parking requirement, and/or concurrent and expedited processing for projects that include affordable units. (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 minimal 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. (Program 11)</p> <p>Amend permitting requirements and necessary findings for residential care facilities for seven or more persons and amend the Zoning Code, as necessary, to ensure that they are consistent with all applicable State law and fair housing requirements. (Program 11)</p> <p>Continue to actively engage the community regarding housing through the City Council Ad Hoc Senior Services Planning Committee. (Program 11)</p>

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			<p>Promote the Single-Family Housing Rehabilitation Program in coordination with the Ad Hoc Senior Services Committee as a way for persons with disabilities and older adults to implement accessibility modifications to help existing residents of housing continue to reside in their homes. (Program 15)</p> <p>Assist potential homebuyers from the local workforce in applying for loan through the Workforce Homebuyer Down Payment Loan Program. (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 and publishing information following the release of the CPI updated each March, and no later than July 1. (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 multi-family rental housing including units occupied or available to 5 extremely-low-income, 5 very-low-income, and 10 low-income households during the planning period (Program 16)</p> <p>Submit for CDBG grant funding and other sources as available to make funds available for the rehabilitation of multi-family housing on an annual basis. (Program 16)</p> <p>Promote the Multi-Family Housing Rehabilitation Program annually on the City website, through social media posts, and targeted neighborhood noticing. (Program 16)</p>

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
2. Homelessness	Greater coordination in service delivery to at-risk populations is needed to address needs and prevent homelessness. The City is experiencing increases in homelessness and at-risk populations become increasingly more likely to become homeless when there is a lack of affordable housing options and service delivery is disconnected. Further, in an environment where resources are limited, efficiency and partnership are necessary to connect what's available to those in need.	Citywide	<p>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"> • Amend zoning regulations for emergency shelters consistent with AB 139 (2019) and AB 2339 (2022). • Adopt regulations for low barrier navigation centers consistent with AB 101 (2019). • Analyze and amend regulations for supportive housing as necessary for consistency with AB 2162 (2018). • 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 on a project-by-project basis. (Program 11) <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>
3. 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	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 Housing Mediation Program 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%</p>

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
	<p>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>		<p>during the planning period. Ensure information is made available in both English and Spanish to improve outreach to the City's Spanish speaking communities. Include, in particular:</p> <ul style="list-style-type: none"> • An emphasis on the protection for source of income under California law, • Rights and responsibilities related to people with disabilities. (Program 17) <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. 5991 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.¹ 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

¹ See <https://www.census.gov/quickfacts/facttable/carpinteriacitycalifornia/PE120218>.

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.²

² 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.³

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

is planning to begin the process of forming electoral districts, through a public process, for the City to implement district-based elections by 2021.

³ 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.⁴
- 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

⁴ 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: Jena Acos
(805) 882-1427, jacos@bhfs.com

Report reviewed by: Dave Durlinger
(805) 694-5406, daved@ci.carpinteria.ca.us


Signature


Signature

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 Foreney, 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. 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

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

ATTEST:

Michelle Garcia
City Clerk, City of Carpinteria

John Brown
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.

Michelle Garcia
City Clerk, City of Carpinteria

APPROVED AS TO FORM:

John Brown
John Brown, on behalf of Brownstein
Hyatt Farber Schreck, LLP acting as
City Attorney of the City of Carpinteria

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**Attachment D-3
City Council Resolution No. 6235**

RESOLUTION NO. 6235

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CARPINTERIA INITIATING AMENDMENTS TO THE
CARPINTERIA LOCAL COASTAL PROGRAM AND THE
CARPINTERIA MUNICIPAL CODE TO PRESERVE AND
PROMOTE AFFORDABLE HOUSING**

WHEREAS, pursuant to the City of Carpinteria's ("City") police power, as granted broadly under Article XI, Section 7 of the California Constitution, the City Council of the City ("City Council") has the authority to enact and enforce ordinances and regulations for public health, safety, and welfare; and

WHEREAS, on January 1980, by Resolution No. 1019, the City Council adopted the Coastal Plan that was developed pursuant to The California Coastal Act of 1976 (Public Resources Code 30000 et seq.) ("Coastal Act"), which includes the entirety of the City's jurisdiction; and

WHEREAS, on October 12, 1981, by Ordinance No. 315, the City Council adopted Title 14 of the Carpinteria Municipal Code, in compliance with the State of California planning and zoning laws; and

WHEREAS, on April 10, 2023, by Resolution No. 4670, the City Council adopted the City's 6th Cycle 2023 - 2031 Housing Element ("Housing Element"), and subsequently sent it to the State Housing & Community Development (HCD) on April 12th for certification; and

WHEREAS, the Housing Element includes a number of programs in order to promote the development, affordability and maintenance of the City's housing supplies, including but not limited to Program 1 (Adequate Sites to Accommodate Regional Housing Needs), Program 2 (Accessory Dwelling Units), Program 4 (Section 8 Rental Assistance), Program 5 (Affordable Rental Housing Development Assistance), 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 and Rent Stabilization), Program 13 (Condominium Conversion Ordinance), Program 14 (Housing Code Compliance), Program 15 (Single-Family Housing Rehabilitation), Program 16 (Multi-Family Housing Rehabilitation and Preservation), Program 17 (Affirmatively Furthering Fair Housing) and Program 18 (Workforce Homebuyer Down Payment Loans); and

WHEREAS, the protection of the City's housing stock for long-term residency is important to maintain local workforce housing supporting the City's economy, including its tourism hospitality, and agricultural industries; and

WHEREAS, the City is experiencing a housing affordability shortage that threatens the public health, safety and welfare of its citizenry; and

WHEREAS, as reported in the 2021 Carpinteria Valley Economic Profile, the existing for-sale housing market offers few properties for sale per year and 2021 was the most limited on record; and

WHEREAS, as reported in the 2021 Carpinteria Valley Economic Profile, the median selling value of a home in Carpinteria during calendar year 2021 was \$1,680,000, an increase of 35 percent over the median selling value of all homes sold in 2020; and

WHEREAS, as reported in the 2021 Carpinteria Valley Economic Profile, apartments and mobile homes represent 53 percent of the City's total housing stock and finds there are very few apartments available for rent within the City; and

WHEREAS, the loss of affordable residential units, eviction of tenants without just cause, and underutilization of residential buildings decreases the supply of affordable housing, increases the costs of housing, and often displaces residences, especially for the elderly, families and those with special needs, whom cannot find comparable housing within the City; and

WHEREAS, regulations to preserve existing affordable residential units, protect residential tenants, increase the supply of residential units, and decrease the conversion of long-term residential units to other uses, help protect the public health, safety and welfare of City residents and affirmatively further fair housing within the City; and

WHEREAS, the City Council desires to initiate amendments to the City's Local Coastal Program and Carpinteria Municipal Code in order to preserve and promote affordable housing within the City.

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1. The above recitals are true and correct, and incorporated herein by reference.

SECTION 2. The City Council hereby initiates amendments to the Carpinteria Local Coastal Program, including, but not limited to, Title 14, Zoning, of the Carpinteria Municipal Code to preserve and promote affordable housing.

PASSED, APPROVED AND ADOPTED on May 8, 2023, by the following vote:

AYES: COUNCILMEMBER(S): Lee, Nomura, Solorzano, Alarcon, Clark

NOES: COUNCILMEMBER(S): None

ABSENT: COUNCILMEMBER(S): None

ABSTAIN: COUNCILMEMBER(S): None



Mayor, City of Carpinteria

ATTEST:




Brian C. Barrett, CMC, CPMC
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 May 8, 2023.



Brian C. Barrett, CMC, CPMC
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

**Attachment D-4
City Council Ordinance No. 770**

ORDINANCE NO. 770

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF CARPINTERIA, CALIFORNIA, ADDING CHAPTER 7.04
("JUST CAUSE FOR TERMINATION OF RESIDENTIAL
TENANCY") TO A NEW TITLE 7 ("HOUSING REGULATIONS") OF
THE CARPINTERIA MUNICIPAL CODE**

WHEREAS, pursuant to the City of Carpinteria's ("City") police power, as granted broadly under Article XI, Section 7 of the California Constitution, the City Council has the authority to enact and enforce ordinances and regulations for public health, safety, and welfare; and

WHEREAS, there is a housing shortage in the City and the greater South Coast of Santa Barbara County, particularly for middle-, moderate-, low-, and very low-income households, with respective vacancy rates of 3% and less than 3%;¹ and

WHEREAS, since April 2020, apartment rents in the City have risen 30%;² and

WHEREAS, because housing, particularly affordable housing, is difficult to procure in the City, evictions without just cause can destabilize the housing market and result in the loss of affordable housing; and

WHEREAS, housing instability threatens the public peace, health and safety as eviction can undermine the housing market by increasing residential mobility and the loss of affordable housing; increase the risk of prolonged homelessness; displace members of the community; strain household finances due to rental deposits; increase commute times and create traffic impacts if tenants cannot find local housing of comparable affordability; and disrupt the education of impacted children; and

WHEREAS, eviction creates particular hardships for individuals with limited means, given the shortage of local affordable rental housing options; and

WHEREAS, recent high profile headlines highlighting mass termination of tenancies at apartment complexes, comprising of hundreds of units each, in Isla Vista within Santa Barbara County and Los Angeles have drawn attention to an urgent need to protect tenants at a time of scarce rental inventory and low vacancy rates in the City and County; and

¹ Source: 2020 census data that reports 191 rental housing units were vacant, which equates ~3% of the City's estimated housing units in the City. See also Santa Barbara South Coast Chamber of Commerce (Dashboard April 2023) at <https://sbsscchamber.com/wp-content/uploads/2023/05/Data-Dashboard-April-2023.pdf>

² California Economic Forecast, The 2023 Carpinteria Valley Economic Profile (September 2023), pg. 21, 25666944.11

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WHEREAS, City staff have received anonymous inquiries regarding City regulations surrounding remodels and upgrades to multi-unit rental properties that may permanently displace residential tenants within the City; and

WHEREAS, on May 8, 2023, the City Council received a report on anti-displacement regulatory options for potential inclusion in the Carpinteria Municipal Code ("CMC") and adopted Resolution No. 6235 initiating amendments to the City's Local Coastal Program and CMC related to such measures; and

WHEREAS, a just cause for termination of residential tenancy ordinance amending the CMC was one such measure identified in Resolution No. 6235;

WHEREAS, the Tenant Protection Act of 2019 (Assembly Bill ["AB"] 1482) established statewide just cause eviction protections and rent stabilization for residential tenants, but also authorized cities to enact more protective local regulations that supersede state law; and

WHEREAS, the City wishes to provide stronger tenant protections citywide than what is provided in state law, including AB 1482, and enact local regulations to protect renters from displacement and homelessness and to promote housing and neighborhood stability; and

WHEREAS, City regulations are intended to provide additional tenant protections beyond state law requirement by making permanent the temporary protections provided under AB 1482, which would otherwise sunset in 2030; and

WHEREAS, absent City regulations, owners may terminate the tenancy of residential tenants under state law, including AB 1482, without oversight by the City; and

WHEREAS, City regulations enacted by this Ordinance are more protective than the provisions of AB 1482 because the City regulations provide additional tenant protections and specific requirements for the exercise of no-fault just cause terminations of residential tenancies; and

WHEREAS, the City Council finds and determines that regulating the relationship between residential landlords and tenants will increase certainty and fairness in the residential rental market, and be consistent with the stricter tenant protections that exist in neighboring localities;

WHEREAS, said tenant protective measures are in line with the City's General Plan policies that support affordable housing, including, but not limited to, Program 1 (Adequate Sites to Accommodate Regional Housing Needs), Program 5 (Affordable Rental Housing Development Assistance), and Program 17 (Affirmatively Furthering Fair Housing) in the City's recently adopted Housing Element; and,

WHEREAS, said tenant protective measures are also consistent with existing City regulations aimed at preserving rental stock and affordable housing, such as CMC Chapter 14.74, which limits the conversions of rental apartments into condominiums,

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Chapters 5.75 and 5.76, enacting procedures for the closure of mobilehome parks and notification to mobilehome tenants about the City's rent stabilization program, and Chapters 14.47 and 14.52, which regulate short term rentals and homestays to prevent the proliferation of short term rentals that would displace longer term rental arrangements.

NOW THEREFORE, THE CITY COUNCIL HERBY ORDAINS AS FOLLOWS:

SECTION 1. Recitals Incorporated. The above recitals are incorporated herein and are each relied upon independently by the City Council in its adoption of this Ordinance.

SECTION 2. Declaration of Urgency. Based on the findings contained in the foregoing recitals, which are deemed true and correct, this ordinance is urgently needed for the preservation of the public peace, health or safety. This Urgency Ordinance shall take effect immediately upon adoption in accordance with the provisions set forth in Government Code section 36937.

SECTION 3. Amendment of the CMC. Chapter 7.04 ("Just Cause for Residential Evictions") is hereby added to a new Title 7 ("Housing Regulations") of the Carpinteria Municipal Code to read as follows:

"TITLE 7 –HOUSING REGULATIONS

Chapter 7.04 - JUST CAUSE FOR TERMINATION OF RESIDENTIAL TENANCY

7.04.010 – Purpose.

Housing instability can lead to increased residential mobility and commute times, loss of community, interrupted education of children, financial strain and prolonged homelessness. New rental housing, particularly affordable housing, is difficult to procure not only in the City but the broader South Coast of Santa Barbara County. The purpose of this ordinance is to enact stronger tenant protections than those established in state law for the termination of residential tenancies. Regulating relations between residential landlord and tenants is intended to increase certainty and fairness within the residential rental market in the City and thereby serve the public health, safety and welfare.

7.04.020 – Applicability.

This Chapter applies to all rental units except:

- A. Transient and tourist hotel occupancy as defined in Civil Code Section 1940(b).
- B. Housing accommodations in a nonprofit hospital, religious facility, extended care facility, licensed residential care facility for the elderly, as defined in Section 1569.2 of the Health and Safety Code, or an adult residential facility, as defined in Chapter 6 of Division 6 of Title 22 of the Manual of Policies and Procedures published by the State Department of Social Services.

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- C. Dormitories owned and operated by an institution of higher education or a kindergarten and grades 1 to 12, inclusive, school.
- D. Housing accommodations in which the tenant shares bathroom or kitchen facilities with the owner who maintains their principal residence at the rental unit.
- E. Single-family owner-occupied residences, including both of the following: a residence in which the owner-occupant rents or leases no more than two units or bedrooms, including, but not limited to, an accessory dwelling unit or a junior accessory dwelling unit; or a mobilehome.
- F. A property containing two separate dwelling units within a single structure in which the owner occupied one of the units as the owner's principal place of residence at the beginning of the tenancy, so long as the owner continues in occupancy, and neither unit is an accessory dwelling unit or a junior accessory dwelling unit.
- G. Housing that has been issued a certificate of occupancy within the previous 15 years, unless the housing is a mobilehome.
- H. Rental unit, including a mobilehome, that is alienable separate from the title to any other dwelling unit, provided that both of the following apply:
 - 1. The owner is not any of the following:
 - (i) A real estate investment trust, as defined in Section 856 of the Internal Revenue Code.
 - (ii) A corporation.
 - (iii) A limited liability company in which at least one member is a corporation.
 - (iv) Management of a mobilehome park, as defined in Civil Code 798.2.
 - 2.
 - (i) The tenants have been provided written notice that the residential property is exempt from this section using the following statement:

"This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12(d)(5) and 1946.2(e)(8) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation."
 - (ii) For a tenancy existing before the effective date of this Chapter, the notice required under subsection H.2.i of this section may, but is not required to, be provided in the rental agreement.

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- (iii) For any tenancy commenced or renewed on or after the effective date of this Chapter, the notice required under subsection H.2.i. must be provided in the rental agreement.
 - (iv) Addition of a provision containing the notice required under subsection H.2.i to any new or renewed rental agreement or fixed-term lease constitutes similar other terms for the purposes of Section 7.04.030.B.1.v.
- I. Housing restricted by deed, regulatory restriction contained in an agreement with a government agency, or other recorded document as affordable housing for persons and families of very low, low, or moderate income, as defined in Section 50093 of the Health and Safety Code, or subject to an agreement that provides housing subsidies for affordable housing for persons and families of very low, low, or moderate income, as defined in Section 50093 of the Health and Safety Code or comparable federal statutes.

7.04.030 – Definitions.

As used in this Chapter, the following terms have the meanings set forth in this Section:

- A. Early Tenant Alert Notice means the written notice of no-fault just cause termination of a tenancy of a qualified tenant described in section 7.04.060.B that is provided at least 60 days before the date of termination of tenancy.
- B. Just Cause. At-fault just cause and no-fault just cause, are defined as follows:
 - 1. At-Fault Just Cause means any of the following:
 - (i) Default in the payment of rent.
 - (ii) A breach of a material term of the lease, as described in paragraph (3) of Section 1161 of the Code of Civil Procedure, including, but not limited to, violation of a provision of the lease after being issued a written notice to correct the violation.
 - (iii) Maintaining, committing, or permitting the maintenance or commission of a nuisance as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.
 - (iv) Committing waste as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.
 - (v) The tenant had a written lease that terminated on or after January 1, 2020, or January 1, 2022, if the lease is for a tenancy in a mobilehome, and after a written request or demand from the owner, the tenant has refused to execute a written extension or renewal of the lease for an additional term of similar duration with similar provisions, provided that

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- those terms do not violate this section or any other provision of law.
- (vi) Criminal activity by the tenant on the rental unit, including any common areas, or any criminal activity or criminal threat, as defined in subdivision (a) of Section 422 of the Penal Code, on or off the rental unit, that is directed at any owner or agent of the owner of the rental unit; provided that criminal activity or criminal threat directed at a tenant who is a victim of domestic violence shall not be the basis for at-fault or no-fault just cause eviction of the tenant who is a victim of domestic violence.
 - (vii) Assigning or subletting the premises in violation of the tenant's lease, as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.
 - (vii) The tenant's refusal to allow the owner to enter the rental unit as authorized by Sections 1101.5 and 1954 of the Civil Code, and Sections 13113.7 and 17926.1 of the Health and Safety Code.
 - (viii) Using the premises for an unlawful purpose as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.
 - (ix) The employee, agent, or licensee's failure to vacate after their termination as an employee, agent, or a licensee as described in paragraph (1) of Section 1161 of the Code of Civil Procedure.
 - (x) When the tenant fails to deliver possession of the rental unit after providing the owner written notice as provided in Civil Code Section 1946 of the tenant's intention to terminate the hiring of the real property, or makes a written offer to surrender that is accepted in writing by the owner, but fails to deliver possession at the time specified in that written notice as described in paragraph (5) of Section 1161 of the Code of Civil Procedure.

2. No-Fault Just Cause means any of the following:

- (i) The owner seeks in good faith to recover possession of the rental unit for use and occupancy by the owner or their spouse, domestic partner, children, grandchildren, parents, or grandparents. For leases entered into on or after July 1, 2020, or July 1, 2022, if the lease is for a tenancy in a mobilehome, clause (i) shall apply only if the tenant agrees, in writing, to the termination, or if a provision of the lease allows the owner to terminate the lease if the owner, or their spouse, domestic partner, children, grandchildren, parents, or grandparents, unilaterally decides to occupy the rental unit.

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- (ii) The owner seeks in good faith to recover possession to permanently withdraw the rental unit from the rental market in accordance with applicable state law.
 - (iii) The owner seeks in good faith to comply with any of the following:
 - a. An order issued by a government agency or court relating to habitability that necessitates vacating the rental unit.
 - b. An order issued by a government agency or court to vacate the rental unit.
 - c. A local ordinance that expressly requires vacating the rental unit.
 - (iv) The owner seeks in good faith to recover possession to totally demolish or to substantially remodel the rental unit, provided the owner has done all of the following:
 - a. Given the tenants an early tenant alert notice advising the tenants of the owner's intent to terminate the tenancy in reliance on this subsection.
 - b. Obtained all permits necessary to carry out the demolition or substantial remodel from applicable governmental agencies.
 - c. Served the tenants with a copy of the permits along with a written notice stating the reason for the termination, the type and scope of work to be performed, why the work cannot be reasonably accomplished in a safe manner with the tenant in place, and why the work requires the tenant to vacate the rental unit for at least 30 days. The copy and notice shall be contained in or served concurrently with the notice to terminate tenancy required by Section 7.04.060.
 - d. Filed with the Community Development Department, a copy of the documents served on the tenant.
- C. Owner means an owner as defined in Civil Code Section 1954.51.
- D. Qualified Tenant means a tenant who has continuously and lawfully occupied a rental unit for 12 months or who otherwise qualifies as a tenant meriting just cause eviction protection under Civil Code Section 1946.2, Subdivision (a).
- E. Relocation Assistance Payment means the amount established by resolution of the City Council, or one month's rent that was in effect when the owner issued the notice to terminate tenancy plus one dollar, whichever is greater, that is due to qualified tenants in a no-fault just cause eviction action. See Sections 7.04.050 and 7.04.070.
- F. Rent means the total consideration charged or received by an owner in exchange for the use or occupancy of a rental unit.

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- G. Rental Unit means any unit in any real property, regardless of zoning status, including the land appurtenant thereto, that is rented or available for rent for residential use or occupancy (regardless of whether the unit is also used for other purposes) except as provided in Section 7.04.020.
- H. Substantially Remodel means the replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit from a governmental agency, or the abatement of hazardous materials, including lead-based paint, mold, or asbestos, in accordance with applicable Federal, State, and local laws, that cannot be reasonably accomplished in a safe manner with the tenant in place and that requires the tenant to vacate the rental unit for at least 30 days. Substantial remodeling does not include cosmetic improvements, including painting, decorating, minor repairs, routine maintenance, or other work that can be performed safely without having the rental unit vacated .
- I. Tenant. Any renter, tenant, subtenant, lessee, or sublessee, or person entitled by written or oral agreement to occupy a rental unit, or any successor of any of the foregoing."
- J. Termination of Residential Tenancy means for purposes of this Chapter only, a termination of residential tenancy either with at-fault or no-fault just cause. The term is generally synonymous with eviction."

7.04.040 - Just cause for termination of residential tenancy.

- A. The owner of a rental unit shall not engage in a termination of residential tenancy of a qualified tenant without just cause stated in full in the notice to terminate tenancy.
- B. Just cause includes at-fault just cause or no-fault just cause as defined in Section 7.04.030.

7.04.050 - Relocation assistance payments for no-fault just cause termination of residential tenancy.

- A. The owner of a rental unit who issues a notice to terminate tenancy based upon no-fault just cause shall make a relocation assistance payment to each qualified tenant in an amount established by resolution of the City Council, or one month's rent that was in effect when the owner issued the notice to terminate tenancy plus one dollar, whichever is greater.
- B. When more than one qualified tenant occupies a rental unit, the owner shall divide the relocation assistance payment equally among the qualified tenants and make the divided relocation assistance payment to each qualified tenant.
- C. Any relocation assistance or rent waiver required by State law shall be credited against the relocation assistance payment required by this chapter, but only to the extent such credit is required by State law.

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7.04.060 - Just cause termination of residential tenancy notice requirements.

- A. The written notice to terminate tenancy shall state in full the facts and circumstances constituting the at-fault just cause or no-fault just cause for termination.
- B. A written notice to terminate tenancy based upon no-fault just cause must be provided at least 60 days before the date of termination through an early tenant alert notice and must inform each qualified tenant of their right to and the amount of a relocation assistance payment required by this Chapter.
- C. Before the owner of a rental unit issues a notice to terminate a tenancy for just cause that is a curable lease violation, the owner shall first give notice of the violation to each qualified tenant with an opportunity to cure the violation pursuant to paragraph (3) of Section 1161 of the Code of Civil Procedure. If the violation is not cured within the time period set forth in the notice, a three-day notice to quit without an opportunity to cure may thereafter be served to terminate the tenancy.

7.04.070 - Relocation assistance payment requirements.

- A. The owner of a rental unit who issues a notice to terminate tenancy based upon no-fault just cause shall make the relocation assistance payment required by this Chapter to each qualified tenant within 15 calendar days after service of the notice.
- B. The owner of a rental unit who issues an early tenant alert notice may elect to make one-half of the relocation assistance payment required by this Chapter to each qualified tenant within 15 calendar days after service of said notice, and the remaining one-half of the relocation assistance payment to each qualified tenant no later than the time that qualified tenant surrenders possession of the rental unit.
- C. If a qualified tenant fails to vacate after the expiration of the notice to terminate tenancy, the actual amount of any relocation assistance paid to the qualified tenant shall be recoverable as damages from that qualified tenant.
- D. A qualified tenant is not entitled to relocation assistance if any government agency or court determines that the tenant is at-fault for the condition or conditions triggering an eviction order or need to vacate for reasons listed, but not limited to, those in Section 7.04.030.B.1.

7.04.080 - Remedies.

- A. Failure to provide each of the notices required by this chapter shall be a defense to any unlawful detainer action.
- B. Failure to include all required information in the notices required by this chapter shall be a defense to any unlawful detainer action.
- C. Failure to make a relocation assistance payment in a timely manner shall be a defense to any unlawful detainer action.
- D. Any violation of this chapter shall entitle the aggrieved tenant to actual damages according to proof and costs and attorney's fees.
- E. A tenant may seek injunctive relief on his or her own behalf and on behalf of other affected tenants to enjoin the owner's violation of this Chapter.

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- F. Remedies provided in this section are in addition to any other existing legal remedies and not intended to be exclusive.
- G. The City Attorney is authorized to enforce this Chapter through administrative, civil, or criminal action. The City Attorney is further authorized to bring actions for injunctive relief on behalf of the City. The City Attorney shall seek recovery of costs, expenses, and attorney's fees as allowed by law.

SECTION 4. Effective Date and Termination. This Urgency Ordinance shall become effective immediately pursuant to Government Code Section 36937 and shall continue until it is terminated by the City Council.

SECTION 5. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Urgency Ordinance. The City Council hereby declares that it would have passed this Urgency Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 6. CEQA Exemption. The City Council finds that this Urgency Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Title 14 of the California Code of Regulations, CEQA Guidelines sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a "project" as defined in section 153 78). This Urgency Ordinance has no potential for resulting in physical change to the environment, either directly or indirectly, in that it merely regulate existing physical development.

PASSED, APPROVED, AND ADOPTED this 11th day of September, 2023, by the following vote:

AYES: COUNCILMEMBERS: Lee, Nomura, Solorzano, Alarcon, Clark

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



Mayor, City of Carpinteria

ATTEST:



Brian C. Barrett, CMC, CPMC
City Clerk, City of Carpinteria


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I hereby certify that the foregoing Ordinance was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held this 11th day of September, 2023.


Brian C. Barrett, CMC, CPMC
City Clerk, City of Carpinteria

APPROVED AS TO FORM:


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