

Appendix E Housing Element Implementation Plan

Program No.	Program Name	Action	Timeframe
1	Adequate Sites to Accommodate Regional Housing Needs	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 deadlines
1	Adequate Sites to Accommodate Regional Housing Needs	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	During General Plan and Zoning Code amendment process
1	Adequate Sites to Accommodate Regional Housing Needs	Adopt streamlined review procedures and objective standards for residential development	City Council adoption by December 2024
1	Adequate Sites to Accommodate Regional Housing Needs	Continue to post and update all zoning regulations, development standards, and fees on the City website	Annually by April each year throughout the planning period
1	Adequate Sites to Accommodate Regional Housing Needs	Continue to review and amend development review process and criteria to improve development certainty and objectivity consistent with the Coastal Act	Review annually by April each year throughout planning period; Additional actions to improve certainty and objectivity by the mid-point in the planning period (2027), when review identifies potential improvements
1	Adequate Sites to Accommodate Regional Housing Needs	Continue to comply with No Net Loss requirements	Project-by-project basis throughout planning period
1	Adequate Sites to Accommodate Regional Housing Needs	Enforce replacement requirements consistent with State law	Project-by-project basis throughout planning period
1	Adequate Sites to Accommodate Regional Housing Needs	Notify water and sewer providers immediately upon adoption of the Housing Element.	Immediately following City Council adoption
2	Accessory Dwelling Units	Offer incentives such as fast-track processing and reduced processing fees when ADUs are voluntarily deed-restricted for low- or moderate-income persons	Project-by-project basis throughout planning period

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2	Accessory Dwelling Units	Post information regarding ADU opportunities at City Hall and on the website	Annually by April each year throughout the planning period
2	Accessory Dwelling Units	Provide two standardized pre-approved ADU plans on the City website and at City Hall	Available on City website and at City Hall by May 2023
2	Accessory Dwelling Units	Monitor ADU production and affordability annually and take additional actions to improve certainty and objectivity by the mid-point in the planning period, when review identifies potential improvements, or in response to changes in state law	Annual monitoring by April each year throughout planning period; Additional actions to improve certainty and objectivity by the mid-point in the planning period (2027), when review identifies potential improvements, or in response to changes in state law
3	Energy Conservation	Minimize residential energy use continually as projects are processed by the City;	Project-by-project basis throughout planning period
3	Energy Conservation	Monitor changes to state law and best practices	Annually report by April each year throughout planning period
3	Energy Conservation	Update City Building Code in response to changes to California Building Standards Code	Update City Building Code in 2025, 2028, and 2031
4	Section 8 Rental Assistance	Ongoing promotion of the use of Section 8 vouchers on the City website, newsletters and social media	Ensure website is updated as necessary throughout planning period; include information in newsletters and social media posts at least annually throughout planning period
4	Section 8 Rental Assistance	Continue to partner with the County and City of Santa Barbara Housing Authorities to support administration and explore possible expansion of Section 8 rental assistance in the City	Ongoing throughout planning period
4	Section 8 Rental Assistance	Target proactive outreach efforts in areas with higher rates of poverty	Ongoing at least annually
4	Section 8 Rental Assistance	Maintain 177 Section 8 vouchers in City during the planning period	Ongoing throughout planning period
4	Section 8 Rental Assistance	Review Section 8 program annually and pursue changes by the mid-point in the planning period when review identifies potential improvements	Review annually by April each year throughout planning period; pursue changes by the mid-point in the

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			planning period (2027), when review identifies potential improvements
5	Affordable Rental Housing Development Assistance	Annual outreach to affordable housing developers and annual application for grant funding, if available	Annually based on grant funding schedules
5	Affordable Rental Housing Development Assistance	Ongoing posting of available affordable units on City website as they become available	Ongoing throughout planning period as units become available
5	Affordable Rental Housing Development Assistance	Continue to provide assistance to nonprofit housing developers on an ongoing basis as qualifying projects are processed by the City	Project-by-project basis throughout planning period
6	Inclusionary Housing	Process Inclusionary Housing Agreements for workforce housing on an ongoing basis	Project-by-project basis throughout planning period
6	Inclusionary Housing	Provide incentives necessary for the development of single- and multi-family housing projects with inclusionary workforce housing units on a project-by-project basis	Project-by-project basis throughout planning period
7	Density Bonus	Update City density bonus regulations in conformance with current state law	City Council adoption by April 2024
7	Density Bonus	Post and annually update density bonus regulations on the City website	Annually by April each year throughout planning period
7	Density Bonus	Update density bonus regulations in response to changes to state law and/or by the mid-point in the planning period if housing production is not meeting objectives	Update in response to additional changes to state law and/or by the mid-point in the planning period (2027) if housing production is not meeting objectives
8	Facilitate Lot Consolidation and Subdivision	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	City Council adoption by December 2024
8	Facilitate Lot Consolidation and Subdivision	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 discussions with housing developers during preliminary project reviews	Post incentives on City website by December 2024 and promote on a project-by-project basis

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8	Facilitate Lot Consolidation and Subdivision	Amend the zoning code and local coastal program to implement SB 9 (2021)	City Council adoption by December 2024
8	Facilitate Lot Consolidation and Subdivision	In coordination with research being conducted at the State level, evaluate and pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9	Ongoing throughout planning period
9	Regulatory Concessions and Incentives for Affordable Housing	Continue to provide concessions and incentives for affordable housing on a project-by-project basis	Project-by-project basis throughout planning period
10	Fee Mitigation	Grant fee deferrals, reductions and waivers on an ongoing basis to help owner-builder projects, projects with minimal public service impacts, retrofitting projects and affordable housing developments on a project-by-project basis throughout the planning period	Project-by-project basis throughout planning period
10	Fee Mitigation	Continue to implement Resolution No. 5238 to reduce development impact fees by 50% for qualifying 100% lower-income affordable projects and reduce development fees whenever feasible to facilitate construction of affordable units commensurate with the city's needs throughout the planning period	Project-by-project basis throughout planning period
11	Special Needs Housing	Emergency Shelters: Amend zoning regulations for emergency shelters consistent with AB 139 (2019) and AB 2399 (2022)	City Council adoption by April 2024
11	Special Needs Housing	Emergency Shelters: Continue to provide services to people experiencing homelessness in collaboration with the County of Santa Barbara, non-government organizations providing homeless services in the region, and local community-based volunteers and organizations, and continuously evaluate information to determine trends and issues related to homeless services as well as to evaluate the effectiveness and efficiency of those services	Ongoing throughout planning period with report in March each year
11	Special Needs Housing	Low Barrier Navigation Centers: Adopt zoning regulations for low barrier navigation centers consistent with AB 101 (2019)	City Council adoption by April 2024

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11	Special Needs Housing	Transitional and Supportive Housing: Analyze and amend zoning regulations for supportive housing as necessary for consistency with AB 2162 (2018)	City Council adoption by April 2024
11	Special Needs Housing	Transitional and Supportive Housing: Continue to facilitate the production of transitional and supportive housing to serve the needs of persons with disabilities on a project-by-project basis throughout the planning period	Project-by-project basis throughout planning period See also Programs 4, 5, 9 and 17
11	Special Needs Housing	SRO Housing: Amend zoning regulations to remove the conditional use permit requirement for SROs	City Council adoption by April 2024
11	Special Needs Housing	SRO Housing: Continue to facilitate the production of SRO housing to serve the needs of lower-income persons on a project-by-project basis throughout the planning period	Project-by-project basis throughout planning period See also Programs 4, 5, 9 and 17
11	Special Needs Housing	Reasonable Accommodation: Support reasonable accommodation for persons with disabilities by amending zoning regulations to remove subjective findings for approval	City Council adoption by April 2024
11	Special Needs Housing	Residential Care Facilities: Analyze permitting requirements and necessary findings in zoning regulations 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	City Council adoption by April 2024
11	Special Needs Housing	Elderly: Continue to actively engage the community regarding housing through the City Council Ad Hoc Senior Services Planning Committee	Ongoing throughout planning period
11	Special Needs Housing	Elderly: Receive a report from the Ad Hoc Senior Services Planning Committee with feedback on potential interim and long-term service models and partnerships for active adult/senior services in order to develop an actionable plan, or plans, for implementation	Ad Hoc Senior Services Planning Committee report to City Council by December 2023
11	Special Needs Housing	Large Households: Continue to implement programs designed to address housing affordability and accessibility that could benefit large households	See Programs 1, 4, 8, 5, 6, 7, 9, 17, and 18 for related actions and timeframes

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11	Special Needs Housing	Continue to work with non-profit housing organizations to facilitate affordable housing to benefit large households and others struggling with housing affordability	Ongoing throughout planning period
11	Special Needs Housing	Female-Headed Households: Continue to implement programs designed to address housing affordability and accessibility that could benefit female-headed households	See Programs 1, 4, 8, 5, 6, 7, 9, 17, and 18 for related actions and timeframes
11	Special Needs Housing	Farm Workers: Continue to support farmworker housing through programs to facilitate affordable housing development and rental assistance	See Programs 4, 5, and 9 for related actions and timeframes
12	Conservation of Mobile Home Parks and Rent Stabilization	Facilitate preservation of all mobile home parks throughout the planning period	Ongoing throughout planning period
12	Conservation of Mobile Home Parks and Rent Stabilization	Continue to implement the Mobile Home Rent Stabilization Program by annually setting the maximum rent to be charged based on the Consumer Price Index (CPI) and publish information following the release of the CPI update each March, and no later than July 1 each year	Annually set maximum rent as soon as possible following the release of the CPI update each March, and no later than July 1 each year
12	Conservation of Mobile Home Parks and Rent Stabilization	Continue to implement the City's Mobile Home Park Closure Ordinance and Mobile Home Park Rent Stabilization Disclosure Ordinance throughout the planning period	Ongoing throughout planning period
13	Condominium Conversion Ordinance	Continue to facilitate preservation of existing apartment units through implementation of the Condominium Conversion Ordinance	Ongoing throughout planning period
14	Housing Code Compliance	Continue to facilitate preservation of the existing housing stock through code compliance efforts and annual public announcements throughout the planning period	Ongoing throughout planning period
14	Housing Code Compliance	Conduct housing condition surveys two times during the 6th cycle (in 2024 and 2029) to determine the nature and extent of housing deterioration and rehabilitation assistance needs	Complete surveys in 2024 and 2029

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14	Housing Code Compliance	Contact property owners and landlords with nonconforming conditions after each of the surveys for training on property maintenance requirements and tips	Property owner outreach follow surveys in 2024 and 2029
14	Housing Code Compliance	Continue neighborhood canvassing with code compliance and maintain a cooperative approach with residents to ensure violations are successfully processed without a need for legal action throughout the planning period	Ongoing throughout planning period
14	Housing Code Compliance	Connect property owners subject to code compliance actions with financial assistance opportunities for rehabilitation work on a case-by-case basis throughout the planning period	Case-by-case basis throughout planning period See also Programs 15 and 16
15	Single-Family Housing Rehabilitation	Annual contact with and review of USDA funding information	Annually by April each year throughout planning period
15	Single-Family Housing Rehabilitation	Promote the program on the City website, through social media posts, and through other public announcements and informational material	Ensure website is updated as necessary throughout planning period; include information through social media posts and other public announcements at least annually throughout planning period
15	Single-Family Housing Rehabilitation	Advise property owners subject to code enforcement actions of the availability of funding for repairs and improvements on a project-by-project basis	Project-by-project basis throughout planning period
15	Single-Family Housing Rehabilitation	Assist property owners with grant or loan applications upon request	Ongoing throughout planning period
15	Single-Family Housing Rehabilitation	Promote the 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	Ongoing throughout planning period
16	Multi-Family Housing Rehabilitation and Preservation	Submit for CDBG grant funding to make funds available for the rehabilitation of multi-family housing	Annually based on grant funding schedules
16	Multi-Family Housing Rehabilitation and Preservation	Promote the program on the City website, through social media posts, and through targeted neighborhood noticing	Ensure website is updated as necessary throughout planning period; include information through social

Program No.	Program Name	Action	Timeframe
			media posts and other public announcements at least annually throughout planning period
16	Multi-Family Housing Rehabilitation and Preservation	Contact affordable housing developments and coordinate with qualified entities on preservation actions at least one year prior to covenant expiration	At least one year prior to expiration of affordable housing covenants
17	Affirmatively Further Fair Housing – Housing Affordability & Access to Opportunity and Mobility	<p><u>Facilitate Construction of Affordable Housing Near Transit and Services</u></p> <p>Adopt General Plan and Zoning Code amendments and submit Local Coastal Plan amendments to the Coastal Commission, including rezoning of at least 13.8 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-</p>	See timeframes for each action listed under the referenced program.

Program No.	Program Name	Action	Timeframe
		<p>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> <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>	

Program No.	Program Name	Action	Timeframe
		<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 • 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>	

Program No.	Program Name	Action	Timeframe
		<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>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> <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>	

Program No.	Program Name	Action	Timeframe
		<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>	
17	Affirmatively Further Fair Housing – Homelessness	<p>Amend zoning code requirements to reduce or eliminate barriers to housing and services meeting the needs of the homeless population, including the following:</p> <ul style="list-style-type: none"> • 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). 	See timeframes for each objective listed under the referenced program.

Program No.	Program Name	Action	Timeframe
		<ul style="list-style-type: none"> • 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>	
17	Affirmatively Further Fair Housing – Fair Housing Education	<p><u>Enhance and Expand Fair Housing Education Efforts</u></p> <p>Continue to address discrimination by referring fair housing complaints to the Santa Barbara Rental Housing Mediation Program or other appropriate organizations with the</p>	Ongoing referrals; Review annually by April each year throughout planning period; Additional actions by October

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		<p>objective of increasing the number of residents assisted by 25% each year (Program 17)</p> <p>Facilitate and provide fair housing training and education opportunities, specifically related to rental properties, that will be directed to housing service providers, management companies, and rental residents with the objective of increasing the distribution of fair housing information by 25% during the planning period. Ensure information is made available in both English and Spanish 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>each year, if review identifies potential improvements</p> <p>Outreach through printed materials available at City Hall on an ongoing basis, workshops and other in-person gatherings facilitated by the Rental Housing Mediation Program at least once per year, and information posted on City website; Review annually by April each year throughout planning period; Additional actions by October each year, if review identifies potential improvements</p> <p>Ongoing during fair housing workshops and outreach efforts conducted at least annually</p> <p>At least annual coordination with local housing organizations throughout the planning period</p> <p>See timeframes for each objective listed under the Program 14.</p>

Program No.	Program Name	Action	Timeframe
		<p>Conduct housing condition surveys two times during the 6th cycle to determine the nature and extent of housing deterioration and rehabilitation assistance needs (Program 14)</p> <p>Contact property owners/landlords with nonconforming conditions after each of the surveys for training on property maintenance requirements and tips (Program 14)</p> <p>Connect property owners/landlords subject code compliance actions with financial assistance opportunities for rehabilitation work (Program 14)</p>	
18	Workforce Homebuyer Down Payment Loans	Assist potential homebuyers from the local workforce in applying for loan through the Workforce Homebuyer Down Payment Loan Program	Ongoing throughout planning period
18	Workforce Homebuyer Down Payment Loans	Promote the program on the City website and other public locations and through social media and public announcements	Ensure website is updated as necessary throughout planning period; include information through social media posts and other public announcements at least annually throughout planning period