

CITY OF CARPINTERIA

2023 - 2031

HOUSING ELEMENT

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Certified by State HCD _____

Acknowledgements

City Council

Al Clark, Mayor
Natalia Alarcon, Vice Mayor
Roy Lee
Wade Nomura
Mónica J. Solórzano

Planning Commission

Jane L. Benefield, Chair
Glenn La Fevers, Vice-Chair
John Moyer
David Allen
Katherine Salant

City Staff

Dave Durlinger, City Manager
Nick Bobroff, Community Development Director

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I. INTRODUCTION

A. Purpose of the Housing Element

Housing Elements were first mandated as part of local general plans in 1969. The Housing Element describes the City’s needs, goals, policies, objectives and programs regarding the preservation, improvement and development of housing. It provides an indication of community housing needs in terms of affordability, availability, adequacy, and accessibility. The Element sets forth a strategy to address housing needs and identifies a range of specific housing programs to meet identified needs.

The Housing Element is an official municipal response to a growing awareness of the need to provide housing for all economic segments of the community, as well as a legal requirement for all California jurisdictions. It provides Carpinteria with the opportunity to plan for the existing and future housing needs in the community. This Element has been prepared in compliance with the 2023-2031 planning cycle for cities within the Santa Barbara County Association of Governments (SBCAG) region. It identifies strategies and programs that focus on: 1) providing diverse housing sites and opportunities; 2) conserving and improving the existing affordable housing stock; 3) removing governmental and other constraints to housing development; and 4) affirmatively furthering fair housing.

While jurisdictions must review and revise all elements of their general plans on a regular basis to ensure that they remain up to date, state law was amended in 2008 (Senate Bill 375) to require housing elements be reviewed and updated on an eight-year cycle in coordination with every other update to the Regional Transportation Plan. The process of updating housing elements is initiated by the state through the Regional Housing Needs Assessment (RHNA) process. The planning period for this Housing Element runs from February 15, 2023 to February 15, 2031.

B. Scope and Content of the Housing Element

The California Legislature recognizes the role of local general plans and particularly Housing Elements in implementing statewide housing goals to provide decent and adequate housing for all economic segments of the community. The specific requirements regarding the scope and content of housing elements, along with where they are addressed in this document, are as follows:

- An analysis of the City’s demographic and housing characteristics and trends (Technical Report, Chapter I)
- An evaluation of land, financial and administrative resources available to address the City’s housing goals (Technical Report, Chapter II)
- A review of potential constraints, both governmental and non-governmental, to meeting Carpinteria’s housing needs (Technical Report, Chapter III)
- The Housing Policy Plan for addressing the City’s identified housing needs, including housing goals, policies and programs (Chapter II of this document)
- An evaluation of the appropriateness and effectiveness of previous policies and programs in achieving the City’s objectives, and the progress in implementing Housing Element programs (Technical Report, Appendix A)
- A parcel-specific inventory of vacant and underutilized land (Technical Report, Appendix B)

- A description of the public participation process during the preparation and adoption of the Housing Element (Technical Report, Appendix C)
- A fair housing assessment (Technical Report, Appendix D)

C. Public Participation

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

The City sought broad public engagement from all economic segments of the community and has incorporated public comments into this Housing Element Update. Public notices of all meetings and hearings were published in the local newspaper in advance of each meeting, as well as posted on the City’s website and sent directly to a list of housing stakeholders. The draft Housing Element was made available for review at City Hall and posted on the City’s website prior to public meetings. The draft Housing Element also was available for public comment for thirty days and comments that were received were incorporated into the draft Housing Element prior to submission of the California Department of Housing and Community Development (HCD). Notice of the document’s availability was also circulated to housing advocates and organizations representing the interests of lower-income persons and special needs groups, including People’s Self-Help Housing, Habitat for Humanity, the Housing Trust Fund of Santa Barbara County and the Housing Authorities of both the City and County of Santa Barbara. After receiving comments on the draft Housing Element from HCD, a proposed final Housing Element was prepared and made available for public review during City Planning Commission and City Council hearings prior to adoption by the City Council. Revisions to the adopted Housing Element were prepared in response to comments received from HCD and public comments. The draft revised Housing Element was again posted on the City’s website for public review prior to resubmittal to HCD and for the City Council hearing prior to adoption of the revised Housing Element.

Appendix C provides additional discussion of opportunities for public involvement in the preparation of this Housing Element update, identification of persons and organizations that were invited to participate, a summary of issues raised during the process and how those issues have been addressed and implemented into this Housing Element Update.

D. Consistency with Other Elements of the General Plan

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

Any proposed amendment to one element will be evaluated against the other elements to ensure that no conflicts occur. The Housing Element has been prepared within the context of the other General Plan elements and is consistent with the policies and proposals set forth therein. If necessary to maintain internal consistency, amendments to other elements of the General Plan will be processed concurrently with future Housing Element amendments.

Pursuant to SB 1087 of 2005, the City will provide this Housing Element to local water and sewer providers upon adoption, including notice that those agencies provide priority hookups for developments that include lower-income housing.

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II. HOUSING POLICY PLAN

A. Overview

This section presents the City's Housing Policy Plan, which describes the City's goals, policies, actions and quantified objectives to address the community's housing needs during the 2023-2031 planning period. The Housing Plan is organized according to the following five policy themes:

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

B. Housing Goals, Policies and Programs

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

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

PROGRAM CATEGORY #1

MAKE SITES AVAILABLE TO ACCOMMODATE THE RHNA

Goals

- Maintain an adequate supply of appropriately zoned land and take all necessary actions to support the production of at least 901 housing units in the City to accommodate the RHNA allocation for the 2023-2031 period.
- Maintain a jobs-housing balance or ratio within the 0.75 to 1.25 range suggested by the Santa Barbara County Association of Governments.

Policies

- **Adequate Sites:** Provide and maintain sufficient sites in the General Plan and Zoning Code and associated Land Use and Zoning Maps to accommodate the housing needs allocated to the City in the Regional Housing Needs Allocation (RHNA) Plan.
- **Housing Types:** In the General Plan and implementing ordinances, provide for a mix of housing types consistent with the City's needs, including single-family detached and multi-family housing.
- **Accessory Dwelling Units:** Promote the development of ADUs consistent with State law and City regulations.
- **Public Services and Facilities:** Ensure that public services and facilities have the capacity to support the need for the new residential development allocated to the City by the RHNA Plan.

Programs

1. Adequate Sites to Accommodate Regional Housing Needs

The final RHNA allocation for the City for the 2023-2031 period is 901 additional housing units, including 286 units for very low income households, 132 units for low income households, 135 units for moderate income households, and 348 units for above moderate income households. As described in Appendix B, the land use and zoning designations in the City's current General Plan and Zoning Code do not provide adequate capacity to fully accommodate the City's RHNA allocation in the lower-income category for the 2023-2031 period. The City's current inventory of sites and pending projects has an estimated realistic capacity of only 126 of the 418 lower-income RHNA units—i.e., a shortfall of 292 potential housing units. To address this shortfall, the City will process amendments to the General Plan and Zoning Code to accommodate at least 100 percent of the RHNA shortfall plus a reasonable buffer to create sufficient capacity for lower-income affordable housing even if the City does not achieve the conservative assumptions for development in the site inventory during the planning period. The rezone amendments will include a minimum of 14.6 acres allowing densities of 20 to 25 units per acre to accommodate lower-income housing.

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

As part of the rezoning program, the City will also review residential development standards in consultation with local architects and developers and amend standards as necessary to ensure that allowable densities can be achieved and that standards do not pose unreasonable constraints on the cost and supply of housing, including but not limited to changes to the 30-foot height limit to facilitate 3-story development in multi-family zones and reduced required parking standards.

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

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

Further, consistent with Government Code Section 65583.2(h) and (i), the Zoning Code amendment will ensure that sites rezoned with the R Overlay District to accommodate the city's RHNA shortfall do not retain underlying residential densities lower than 20 units per acre.¹

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

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

¹ The Zone Code amendment, including the R Overlay District, will comply with the recent California appellate decision in *Martinez v. City of Clovis*.

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

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

Development on any site listed in Appendix B that proposes to demolish existing housing units shall be subject to a policy requiring the replacement of affordable units as a condition of any development on the site pursuant to Government Code § 65583.2(g)(3). Replacement requirements shall be consistent with those set forth in Government Code § 65915(c)(3) and § 65590-65590.1 (the Mello Act).

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

Responsible Agency:	Community Development Department
Funding Sources:	General Fund; Housing Trust Fund; other governmental agencies; grant funds
Actions & Timeframes:	
<ul style="list-style-type: none"> • 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; • When selecting sites for rezoning to accommodate regional housing needs for lower-income units, give priority consideration to sites with close access to public transit and services; • Adopt streamlined review procedures and objective standards for residential development by December 2024; • 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; • Continue to review and amend development review process and criteria to improve development certainty and objectivity consistent with the Coastal Act and take additional actions to improve by the mid-point in the planning period (2027), if review identifies potential improvements; • Continue to comply with <i>No Net Loss</i> requirements on a project-by-project basis throughout the planning period; 	

<ul style="list-style-type: none"> • Enforce replacement requirements consistent with State law throughout the planning period; and • Notify water and sewer providers immediately upon adoption of the Housing Element. 	
Quantified Objective:	Provide adequate sites to accommodate the City's entire 2023-2031 RHNA allocation of 901 units including rezoning land to accommodate a shortfall of 292 lower-income units.

2. Accessory Dwelling Units

Accessory dwelling units (ADUs) represent an important source of affordable housing in cities with high housing costs. Since ADUs can be accommodated on developed sites at no additional land cost, they represent an excellent option for addressing the needs of seniors, university students, household employees, local service workers and extended family members.

In 2023, after extensive collaboration with the California Coastal Commission, the City amended its ADU regulations in compliance with current state law. The City will promote and facilitate ADU construction to facilitate an annual production of 112 units during this housing cycle by implementing the following actions:

- a. Post and annually update information regarding ADU opportunities at City Hall and on the website.
- b. Provide two standardized pre-approved ADU plans (400sf and 480sf) to interested homeowners.
- c. Offer incentives such as fast-track processing and reduced processing fees when ADUs are voluntarily deed-restricted for low- or moderate-income persons.
- d. Monitor ADU production and affordability annually and implement additional actions or incentives if production is not meeting anticipated levels. If necessary, the degree of additional actions should be in stride with the degree of the gap in production and affordability. For example, if actual production and affordability of ADUs is far from anticipated trends, then rezoning or something similar would be an appropriate action. If actual production and affordability is near anticipated trends, then measures like additional public outreach and marketing might be more appropriate.

Responsible Agency:	Community Development Department
Funding Sources:	General Fund; Housing Trust Fund; other governmental agencies; grant funds
Actions & Timeframes:	
<ul style="list-style-type: none"> • Offer incentives such as fast-track processing and reduced processing fees when ADUs are voluntarily deed-restricted for low- or moderate-income persons; • Post and annually update information regarding ADU opportunities at City Hall and on the website; 	

<ul style="list-style-type: none"> • Provide two standardized pre-approved ADU plans on the City website and at City Hall by May 2023; and • 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. 	
Quantified Objective:	Facilitate the construction of 112 ADUs constructed during planning period including 67 lower income, 82 moderate income, and 107 above moderate income units.

3. Energy Conservation

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

To ensure the efficient utilization of energy resources, design measures shall be incorporated into project designs that allow for development projects to exceed the minimum energy requirements of the City’s Uniform Codes, as follows:

- a. Building orientation shall be designed to maximize natural lighting, passive solar heating, and cooling;
- b. Landscaping shall be designed to maximize the use of native drought tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter;
- c. Energy efficient street lighting shall be used, with consideration of safety, visual impacts, and impacts to wildlife and sensitive habitat;
- d. Design of parking facilities shall take into consideration the layout of entrances and exits so as to avoid concentrations of cars or excessive idling.
- e. Alternatively fueled vehicles are to be used in construction and as fleet vehicles, if feasible and available.

The City uses its website to provide information to educate residents, businesses and visitors on actions they can take to conserve energy. The City’s Community Development Department is responsible for implementation of the energy conservation design and measures that are incorporated into proposed development projects. The Community Development Department may add other actions following its annual review and evaluation of best practices in implementing the Sustainability Policy.

Responsible Agency:	Community Development Department
Funding Sources:	General Fund; Housing Trust Fund; other governmental agencies; grant funds
Actions & Timeframes:	

- Minimize residential energy use continually as projects are processed by the City;
- Monitor changes to state law and best practices and report annually by April each year; and
- Update City Building Code in response to changes to California Building Standards Code in 2025, 2028, and 2031.

Quantified Objective:

Adopt Building Code updates in 2025, 2028, and 2031

PROGRAM CATEGORY #2**ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF EXTREMELY-LOW-, VERY-LOW-, LOW- AND MODERATE-INCOME HOUSEHOLDS****Goals**

- Attain a housing supply that meets a variety of housing needs.
- Attain a housing supply that meets the needs of extremely-low-, very-low-, low- and moderate-income households.
- Attain a housing supply that meets the needs of special population groups.

Policies

- *Infill Development*: Promote infill housing development through land use policies and by deferring or reducing development impact fees where the City wants to encourage affordable infill development.
- *Suitable Housing Unit Sizes*: Provide for a range in the number of bedrooms in assisted housing developments so as to help meet the needs of various household types and special needs populations.
- *Downtown Mixed Use*: Encourage studio and one-bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability.
- *Rental Assistance*: Continue participation in the County of Santa Barbara Housing Authority's Section 8 program as the primary means to address the City's rental assistance needs. Allocate HOME funds and in-lieu fees to state and federally assisted housing that provides rent restricted units in existing and/or new residential developments.
- *Acquisition and Rehabilitation of Rental Housing*: Work with non-profit sponsors to acquire and rehabilitate rental housing units in order to maintain long-term affordability of the units. This will include, but not be limited, to: (a) technical support needed to obtain funding commitments from county, state and/or federal programs; (b) assistance in permit processing; (c) possible deferral, reduction or waiver of City fees; and (d) contribution of City housing funds, if available.
- *Critical Workforce Housing*: Implement "set-aside" policies for critical workforce occupations. New housing developed through the Inclusionary Housing Ordinance, current and future Development Agreements and other appropriate Housing Element programs should set aside a percentage of the units for households employed in critical

workforce occupations. Examples of critical workforce occupations include law enforcement, firefighters, nurses, teachers and local government.

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

Programs

4. Section 8 Rental Assistance

The Section 8 Rental Assistance Program meets multiple housing needs. It helps to reduce the number of households that are cost-burdened, that is households spending more than they can afford on housing costs. The program also helps to reduce overcrowding as some of the assisted families shared housing with two or three households prior to receiving rental assistance. Additionally, this program helps to meet special housing needs such as the elderly and persons with disabilities.

The Housing Authority of the County of Santa Barbara administers the Section 8 Housing Choice Voucher Program within the City of Carpinteria. The City of Santa Barbara Housing Authority also provides Section 8 vouchers in Carpinteria. This program assists very-low-income families, the elderly and those with disabilities to afford decent, safe and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to choose their own housing, including single-family homes, townhouses and apartments.

In general, a family's income may not exceed the very-low-income limit (50% of area median income) for Santa Barbara County. By law, the Housing Authority must provide 75% of its vouchers to extremely-low-income households whose incomes do not exceed 30% of the County AMI.

Under the provisions of the Housing Choice Voucher Program, the tenant pays approximately 30% of his/her income towards rent and the Housing Authority pays the balance of the rent to the property owner who participates in the program on a voluntary basis.

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

The City will continue to conduct proactive outreach to promote the use of Section 8 vouchers by publishing links to the County Housing Authority and City of Santa Barbara Housing Authority on the City website, City newsletters and through social media. The City also will proactively engage local housing organizations representing the interests of lower-income and special needs households and neighborhoods with higher concentrations of lower-income households in future City actions related to land use and housing, including targeted stakeholder interviews or inviting a committee representative of these interests to participate.

Responsible Agency:	Community Development Department; Housing Authority of the County of Santa Barbara; City of Santa Barbara Housing Authority
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Funding Sources:	HUD; Housing Authority of the County of Santa Barbara; City of Santa Barbara Housing Authority
Actions & Timeframe:	
<ul style="list-style-type: none"> • Ongoing promotion of the use of Section 8 vouchers on the City website, newsletters and social media; • Continue to partner with the County and City of Santa Barbara Housing Authorities to support administration and explore possible expansion of Section 8 rental assistance in the City; • Target proactive outreach efforts in areas with higher rates of poverty; • Maintain 177 Section 8 vouchers in Carpinteria during the planning period; and • Review annually and report results by April of each year throughout the planning period and pursue changes by the mid-point in the planning period (2027), when review identifies potential improvements. 	
Quantified Objective:	Preserve 177 Section 8 vouchers during the planning period.

5. Affordable Rental Housing Development Assistance

There are a variety of federal and state housing programs to assist affordable housing development; however, most of these programs award funds on a competitive basis. The City partners with nonprofit organizations in order to leverage housing funds and obtain enough financing to rehabilitate existing housing and produce new affordable housing units. A recent example of a successful City partnership with a nonprofit housing developer is Casas de las Flores, a 100% affordable development built by People’s Self-Help Housing Corporation in 2015. The property features 43 units with three equipped with accessibility features. The City assisted development of this project through prioritizing the review of project applications and permits and reducing development impact fees by 50% for 100% affordable projects.

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

The City’s current and ongoing assistance to nonprofit housing developers includes the following, with priority for projects that include extremely-low-income (ELI) units:

- Annual outreach and collaboration with affordable housing developers
- Priority processing for projects with any amount of ELI units, meaning City staff prioritizes projects with ELI units over other projects while balancing workload and competing deadlines
- Fifty percent reduction of development impact fees
- Deferral and/or waiver of City planning fees
- Reduction in the number of parking spaces required

- Modifications to development standards
- Provision of surplus property at no cost
- Provide funding support through the City’s Housing Trust Fund or other sources for soft costs
- Support in the funding application process for low-income housing tax credits and other housing grant programs
- Encourage development of affordable family apartments with 2 or more bedrooms

Responsible Agency:	Community Development Department
Funding Sources:	Grant funds, Affordable Housing Trust Fund
Actions & Timeframes:	
<ul style="list-style-type: none"> • Annual outreach to affordable housing developers and annual application for grant funding, if available; • Ongoing posting of available affordable units on the City website as they become available; and • Continue to provide assistance to nonprofit housing developers on an ongoing basis as qualifying projects are processed by the City. 	
Quantified Objective:	Facilitate construction of 418 lower income rental units, including 143 ELI units, during the planning period, commensurate with the City’s RHNA allocation.

6. Inclusionary Housing

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

Residential developments of five or more units involving a subdivision map for the purpose of creating individual ownership units or parcels must construct 12% of the units at a price affordable to households earning 121% of the area median income (AMI). If a project is required to provide inclusionary ownership housing, an Inclusionary Housing Agreement must be approved by the City Council at the time of final subdivision map approval.

The City will continue to provide incentives for developers to facilitate inclusionary requirements. A developer may request and the City may approve one incentive to facilitate the construction of inclusionary units if the developer can demonstrate that the modification is necessary to provide for affordable housing cost.

Incentives for condominium multi-family development may include one of the following:

- Allow an encroachment into the required side yard setback up to three feet from the property line, provided any structure on the adjacent parcel is set back a minimum of five feet from the side property line;
- Allow a modification to the requirement for covered parking spaces;
- Allow building coverage to exceed Zoning Code standards;
- Allow a modification to requirements for separation between structures on the same site or parcel;
- Allow a modification of private or common open space requirements, not to exceed 25 percent less than the required amount; or
- Allow a modification to any other development standard that is mutually agreed to by the City and the developer that can be demonstrated as necessary to provide for affordable housing.

Incentives for single-family development may include one of the following:

- Allow an encroachment into the required side yard setback up to three feet from the property line, provided any structure on the adjacent parcel is set back a minimum of five feet from the side property line;
- Allow building coverage to exceed Zoning Code standards;
- Allow tandem parking in garages;
- Allow a modification to the minimum lot size requirement; or
- Allow a modification to any other development standard that is mutually agreed to by the City and the applicant that can be demonstrated as necessary to provide for affordable housing cost.

If it is determined that the construction of the affordable units is infeasible, the inclusionary ordinance provides for an in-lieu fee option. However, no one has requested to pay an in-lieu fee since adoption of the program in 2004. The ordinance does not allow the affordable housing to be provided off-site.

Any in-lieu fees collected are deposited into the Affordable Housing Trust Fund. The fund is used exclusively for the provision of affordable housing and for reasonable costs associated with the development, maintenance and oversight of affordable housing in the City. The fund includes in-lieu fees as well as other funds available to the City for exclusive use for the provision of affordable housing.

Responsible Agency:	Community Development Department
Funding Sources:	General Fund; Affordable Housing Trust Fund
Actions & Timeframes:	
<ul style="list-style-type: none"> • Process Inclusionary Housing Agreements for workforce housing on an ongoing basis; and 	

<ul style="list-style-type: none"> • Provide incentives necessary for the development of single- and multi-family housing projects with inclusionary workforce housing units on a project-by-project basis. 	
Quantified Objective:	Facilitate construction of at least 8 inclusionary workforce housing units during the planning period.

7. Density Bonus

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

Responsible Agency:	Community Development Department
Funding Sources:	General Fund; Affordable Housing Trust Fund
Actions & Timeframes:	
<ul style="list-style-type: none"> • Update City density bonus regulations by April 2024 in conformance with current state law; • Post and annually update density bonus regulations on the City website; and • Update density bonus regulations in response to additional changes in state law and/or by the mid-point in the planning period (2027) if housing production is not meeting objectives. 	
Quantified Objective:	Adopt density bonus regulations by April 2024

8. Facilitate Lot Consolidation or Subdivision

The consolidation of small parcels into a single building site can enhance the feasibility of affordable housing through economies of scale, by improved competitiveness for grant funding, and a reduction in the proportion of a site needed for setbacks. It is also possible that larger parcels more than 10 acres in size require subdivision to create suitably sized affordable housing sites. The City will continue to play an active role in facilitating lot consolidation and subdivision, particularly as it relates to parcels listed in the sites inventory. For example, the City will work with nonprofit developers and/or private landowners of small or large sites to consolidate or subdivide parcels to facilitate the development of housing affordable to lower-income households. These opportunities will be discussed with developers during the preliminary or conceptual review process and advertised on the City’s website. Lot consolidation or subdivision requests will be processed concurrently with other development approvals ministerially to the extent allowed by law. Incentives for lot consolidation may include, but are not limited to:

- Parking Reduction: Required parking may be reduced subject to a finding that adequate parking will be available to serve the subject project,
- Alternative Parking: Allow tandem or shared parking or modification of covered parking requirement subject to finding adequate parking is available to serve the project, and/or

- Expedited Processing: Concurrent and expedited processing for projects that include affordable units.

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

Responsible Agency:	Community Development Department
Funding Sources:	General Fund
Actions & Timeframes:	
<ul style="list-style-type: none"> • 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 by December 2024; • Encourage consolidation of small lots and subdivision of large lots by posting incentives on the City’s website by December 2024 and on a project-by-project basis throughout the planning period through discussions with housing developers during preliminary project reviews; • Amend the zoning code and Local Coastal Program to implement SB 9 (2021) by December 2024; and • 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. 	
Quantified Objective:	Approve 5 residential or mixed-use projects involving lot consolidations

**PROGRAM CATEGORY #3
ADDRESS AND, WHERE APPROPRIATE AND LEGALLY POSSIBLE, REMOVE
GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT AND
DEVELOPMENT OF HOUSING**

Goals

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

Policies

- *Expedite Affordable Housing Development Review:* Affordable housing developments shall receive the highest priority and efforts by staff, the Planning Commission and City Council to: (a) provide technical assistance to affordable

housing developers, including community involvement; (b) take into account project funding and timing needs in the processing and review of the applications; and (c) provide the fastest turnaround possible in determining application completeness.

- *Fee Mitigation:* Permit on a case-by-case basis fee reductions and waivers to help owner-builder projects, projects with minimum public service impacts, retrofitting projects and affordable housing developments.

Programs

9. Regulatory Concessions and Incentives for Affordable Housing

Concessions and incentives are granted on a “targeted” income basis to facilitate the preservation or development of housing affordable to very-low- and low-income households. This ongoing program will continue the City’s practice of providing regulatory concessions and incentives as a means of facilitating and encouraging affordable housing. These practices include:

- Providing relief from the covered parking and parking space requirements in order to facilitate the development and rehabilitation of affordable housing.
- Encouraging studio and one bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability.
- Reducing development impact fees for projects that provide 100% affordable units.
- Other incentives that may be requested pursuant to state density bonus law.

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

Responsible Agency:	Community Development Department
Funding Sources:	General Fund, Affordable Housing Trust Fund
Action & Timeframe:	
<ul style="list-style-type: none"> • Continue to provide concessions and incentives for affordable housing on a project-by-project basis. 	
Quantified Objective:	Facilitate construction of at least 418 lower income units during the planning period commensurate with the City’s RHNA allocation.

10. Fee Mitigation

The impact of fees on total development costs is of statewide concern. In the past, the City has subsidized fees to facilitate the development or rehabilitation of affordable housing. The City will continue to grant, on a project-by-project basis, fee deferrals, reductions and waivers to help owner-builder projects, projects with minimum public service impacts, retrofitting projects and affordable housing developments.

Responsible Agency:	Community Development Department
Funding Sources:	General Fund, Affordable Housing Trust Fund
Actions & Timeframes:	

<ul style="list-style-type: none"> • 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; and • 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. 	
Quantified Objective:	Facilitate construction of at least 418 lower income units during the planning period commensurate with the City's RHNA allocation.

11. Special Needs Housing

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

New laws adopted in recent years by the State Legislature revised some requirements for special needs housing. In 2018, AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. AB 139 (2019) modified parking standards for emergency shelters and AB 101 (2019) established requirements to allow low barrier navigation centers in certain locations. In 2022, AB 2339 added specificity on how cities plan for emergency shelters. To ensure consistency with these new laws, a zoning amendment will be processed by April 2024 to update City regulations for these types of facilities. In addition, the City will revise regulations to remove the CUP requirement for SRO housing by April 2024. The City will also amend existing regulations for approving reasonable accommodation requests as well as permit requirements and necessary findings for residential care facilities serving seven or more persons to ensure that they are consistent with all applicable State law and fair housing requirements by April 2024.

Responsible Agency:	Community Development Department
Funding Sources:	General Fund; grant funds (if available)
Actions & Timeframes:	
<p>Emergency Shelters</p> <ul style="list-style-type: none"> • Amend zoning regulations for emergency shelters consistent with AB 139 (2019) and AB 2399 (2022) by April 2024; and • Continue to provide services to people experiencing homelessness in collaboration with the County of Santa Barbara, non-government organizations providing homeless services in the region, and local community-based volunteers and organizations, and continuously evaluate 	

information to determine trends and issues related to homeless services as well as to evaluate the effectiveness and efficiency of those services.

Low Barrier Navigation Centers

- Adopt zoning regulations for low barrier navigation centers consistent with AB 101 (2019) by April 2024.

Transitional and Supportive Housing

- Analyze and amend zoning regulations for supportive housing as necessary for consistency with AB 2162 (2018) by April 2024; and
- Continue to facilitate the production of transitional and supportive housing to serve the needs of persons with disabilities on a project-by-project basis throughout the planning period. (See also Programs 4, 5, 9 and 17.)

SRO Housing

- Amend zoning regulations to remove the conditional use permit requirement for SROs by April 2024; and
- Continue to facilitate the production of SRO housing to serve the needs of lower-income persons on a project-by-project basis throughout the planning period. (See also Programs 4, 5, 9 and 17.)

Reasonable Accommodation

- Support reasonable accommodation for persons with disabilities by amending zoning regulations to remove subjective findings for approval by April 2024.

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 by April 2024.

Elderly

- Continue to actively engage the community regarding housing through the City Council Ad Hoc Senior Services Planning Committee; and
- 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 by December 2023.

Large Households

- Continue to implement programs designed to address housing affordability and accessibility that could benefit large households including Programs 1, 4, 8, 5, 6, 7, 9, 17, and 18; and
- Continue to work with non-profit housing organizations to facilitate affordable housing to benefit large households and others struggling with housing affordability.

Female-Headed Household

- Continue to implement programs designed to address housing affordability and accessibility that could benefit female-headed households including Programs 1, 4, 8, 5, 6, 7, 9, 17, and 18.

Farm Workers

- Continue to support farmworker housing through programs to facilitate affordable housing development and rental assistance including Programs 4, 5, and 9.

Quantified Objective:

Adopt all zoning code amendments by April 2024

PROGRAM CATEGORY #4**CONSERVE AND IMPROVE THE CONDITION OF THE EXISTING STOCK OF AFFORDABLE HOUSING****Goals**

- Conserve existing housing important to the community such as rental apartments, mobile home parks and other affordable housing units.
- Maintain the affordability of existing and future affordable housing developments.
- Attain a housing supply free from substandard and deteriorated housing conditions.

Policies

- *Section 8 Housing:* Maintain the numbers of extremely-low-, very-low- and low-income households that are assisted by the Section 8 rental assistance program.
- *Apartment Conservation:* Conserve apartment rental housing through Carpinteria Municipal Code Chapter 14.74 which prohibits the conversion to condominium ownership unless the apartment rental vacancy rate is more than 5%.
- *Apartment Conservation:* Conserve apartment rental housing by prohibiting the conversion to tenancy in common ownership through Ordinance No. 742.
- *Mobile Homes, Mobile Home Parks and Manufactured Housing:* Conserve mobile homes, mobile home parks and manufactured housing as an essential part of Carpinteria's housing supply through the City's Mobile Home Park Closure Ordinance.
- *Mobile Home Rents:* Continue the Mobile Home Park Rental Stabilization and Mobile Home Park Rent Stabilization Disclosure ordinances.
- *Long-Term Housing Affordability:* Enforce resale controls and income restrictions to ensure that affordable housing provided through the Inclusionary Housing Program remains affordable over time to the income group for which it is intended.
- *Maintenance and Repair:* Promote the maintenance and repair of owner-occupied and rental housing to prevent deterioration within the City.
- *Housing Rehabilitation:* Facilitate the rehabilitation of substandard and deteriorated housing where feasible.
- *Housing Replacement:* Where possible, promote the removal and replacement of those substandard units that cannot be rehabilitated.

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

Programs

12. Conservation of Mobile Home Parks and Rent Stabilization

According to California Department of Finance estimates there are approximately 861 mobile homes in Carpinteria. This represents approximately 14% of the City's total housing supply. Two actions will continue to be implemented during the planning period to conserve the City's mobile home parks. These actions will contribute to conserving affordable housing for lower-income households.

- a) *Mobile Home Park Zoning:* The City will retain the mobile home park zoning on the seven existing parks. According to the Zoning Code:

The purpose of the MHP district is to provide areas for mobile homes on nonpermanent foundations (i.e., mobile home parks) in recognition of the fact that such development offers opportunities for affordable rental housing. The intent is to ensure a safe and attractive residential environment by promoting high standards of site planning, architecture, and landscape design for mobile home parks.

The uses permitted subject to development plan approval in the MHP district are:

- Mobile home park;
- Recreational facilities for the use of the residents of the park;
- Uses, structures and buildings customarily incidental and subordinate to the uses permitted in this district.

The MHP designations will be maintained throughout the planning period. Further, the Mobile Home Park Closure Ordinance in Chapter 5.75 of the Business Taxes, Licenses and Regulations Code regulates the closure of mobile home parks. The Mobile Home Park Closure Ordinance establishes, among other things, the requirement that the mobile home park provide the resident with a right of first refusal to purchase housing constructed on the park site and with relocation assistance in the event of a park closure.

- b) *Mobile Home Rent Stabilization Program.* The City will continue implementation of the Mobile Home Park Rental Stabilization ordinance. In accordance with Section 5.69.040 of the Zoning Code, the maximum rent to be charged is set at 75% of the ratio of change in the Consumer Price Index (CPI). Each year, the City calculates the rent schedules for each mobile home park using this formula. The rent schedule then becomes the maximum rent for each mobile home space. The rent stabilization program will be implemented throughout the planning period.

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

Mobile home park preservation is also facilitated through the Condominium Conversion Ordinance (see Program 13).

Responsible Agency:	Community Development Department and City Manager's Office
Funding Sources:	General Fund
Actions & Timeframes:	
<ul style="list-style-type: none"> Facilitate preservation of all mobile home parks throughout the planning period; and 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; and Continue to implement the City's Mobile Home Park Closure Ordinance and Mobile Home Park Rent Stabilization Disclosure Ordinance throughout the planning period. 	
Quantified Objective:	Preserve 861 mobile home units throughout the planning period.

13. Condominium Conversion Ordinance

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

Applications for conversion are not accepted unless the rental vacancy rate exceeds 5%. Applications also are not accepted when the converted units represent 15% or more of the apartment rental housing supply.

Responsible Agency:	Community Development Department
Funding Sources:	General Fund
Actions & Timeframe:	
<ul style="list-style-type: none"> Continue to facilitate preservation of existing apartment units through implementation of the Condominium Conversion Ordinance during the planning period. 	
Quantified Objective:	0 units converted unless rental vacancy rate exceeds 5%

14. Housing Code Compliance

The City has adopted ordinances to create and maintain a healthy, safe and beautiful environment in which to live, work and play. Code Compliance Officers and the Building Inspector investigate,

document and enforce the Carpinteria Municipal Code, the California Building Codes, Health and Safety Codes and various state laws on public and private property regarding but not limited to:

- Building without permits
- Substandard housing
- Public nuisance and blighted property
- Zoning violations

For homeowners who need financial assistance to correct violations, Code Compliance Officers refer them to the United States Department of Agriculture (USDA) or other sources of funding assistance.

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

Responsible Agency:	Community Development Department
Funding Sources:	General Fund; USDA and other funding sources as available
Actions & Timeframes:	
<ul style="list-style-type: none"> • Continue to facilitate preservation of the existing housing stock through code compliance efforts and annual public announcements throughout the planning period; • Conduct housing condition surveys two times during the 6th cycle (in 2024 and 2029) to determine the nature and extent of housing deterioration and rehabilitation assistance needs; • Contact property owners and landlords with nonconforming conditions after each of the surveys for training on property maintenance requirements and tips; • Continue neighborhood canvassing with code compliance and maintain a cooperative approach with residents to ensure violations are successfully processed without a need for legal action throughout the planning period; and • 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. (See also Programs 15 and 16.) 	
Quantified Objective:	Complete two surveys during the planning period and contact property owners and landlords with nonconforming conditions following each survey.

15. Single-Family Housing Rehabilitation

The USDA is an important funding resource for housing preservation. Carpinteria’s very-low-income homeowners are eligible to apply for USDA Rural Housing Repair and Rehabilitation Program loans of up to \$20,000 to repair, improve or modernize their dwellings to remove health and safety hazards. The loan term is 20 years and the interest rate is 1%. Grants of up to \$7,500 are available to homeowners who are 62 years of age or older and who cannot repay a loan. A loan/grant combination for up to \$27,500 can be made if the applicant can repay a part of the loan. The City will continue to this program by providing information and support to residents in the grant and loan application process.

Responsible Agency:	Community Development Department
Funding Sources:	General Fund; USDA and other funding sources as available
Actions & Timeframes:	
<ul style="list-style-type: none"> • Annual contact with and review of USDA funding information; • Promote the program annually on the City website, through social media posts, and through other public announcements and informational material; • Advise property owners subject to code enforcement actions of the availability of funding for repairs and improvements on a project-by-project basis; • Assist property owners with grant or loan applications upon request; and • Annually 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. 	
Quantified Objective:	Facilitate rehabilitation of 5 units occupied by extremely-low income owner households and 5 units occupied by very-low income households during the planning period.

16. Multi-Family Housing Rehabilitation and Preservation

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

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

Responsible Agency:	Community Development Department
Funding Sources:	General Fund; CDBG and other funding sources as available
Actions & Timeframes:	
<ul style="list-style-type: none"> • 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; • Promote the program annually on the City website, through social media posts, and through targeted neighborhood noticing; and • Contact affordable housing developments and coordinate with qualified entities on preservation actions at least one year prior to covenant expiration. 	
Quantified Objective:	Facilitate rehabilitation of 5 extremely-low income units, 5 very-low income units, and 10 low income units during the planning period.

<p>PROGRAM CATEGORY #5 AFFIRMATIVELY FURTHERING FAIR HOUSING</p>

Goals

- Attain a housing market with “fair housing choice,” meaning the ability of persons of similar income levels regardless of race, color, religion, sex, national origin, disability and familial status to have available to them the same housing choices.
- Promote inclusive communities, further housing choice, and address racial and economic disparities through government programs, policies, and operations.

Policies

- *Promote Fair Housing:* Promote fair housing opportunities through the City’s participation in the County’s Community Development Block Grant (CDBG) Program.
- *Information and Referral:* Promote fair housing through the provision of information and referral services to residents who need help on fair housing issues. This includes referring local residents who want to file a housing discrimination complaint to the appropriate local, county, state or federal agency, depending on the nature of the complaint.
- *Fair Housing Information:* Implement activities to broaden resident knowledge of fair housing law.
- *Affirmatively further fair housing in compliance with state law*

Programs

17. Affirmatively Furthering Fair Housing

“Affirmatively furthering fair housing” (AFFH) means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development. (Gov. Code § 8899.50(a)(1).)

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

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
<p>1. Housing Affordability & Access to Opportunity and Mobility</p>	<p>Housing affordability gaps are increasing for both renters and owners, but renters are more likely to face cost-burden challenges. While these challenges are significant for most residents, they pose particular risks for vulnerable populations, including seniors, persons with disabilities, and female-headed households with children. Increasing housing opportunities in areas with good opportunity makes it easier for lower-income households to access the types of services and amenities that further social mobility.</p>	<p>Citywide and candidate opportunity sites</p>	<p><u>Facilitate Construction of Affordable Housing Near Transit and Services</u></p> <p>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

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			<ul style="list-style-type: none"> • 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> <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>

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			<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> <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>

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			<p>Facilitate rehabilitation 5 units occupied by extremely-low-income owner households and 5 units occupied by very-low-income owner households during the planning period (Program 15)</p> <p>Facilitate rehabilitation of 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>
<p>2. Homelessness</p>	<p>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.</p>	<p>Citywide</p>	<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>

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			<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>
<p>3. Fair housing education</p>	<p>Fair housing protections and education efforts have increased, but residents still report a lack of fair housing knowledge and specific discrimination around source of income. Education around fair housing rights and enforcement is an ongoing challenge that governments must address continuously. In particular, California’s fair housing law includes source of income as a protected class, but residents reported that over 60% of discrimination they were aware of was based on source of income.</p>		<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% 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>

Fair Housing Impediment and Priority	Contributing Factors	Geographic Targeting	Meaningful Actions
			<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>

18. Workforce Homebuyer Down Payment Loans

The Workforce Homebuyer Down Payment Loan Program is sponsored by the City of Carpinteria, in collaboration with the Housing Trust Fund of Santa Barbara County (HTF), to expand homeownership opportunities in Carpinteria. The program helps to bridge the homeownership affordability gap for workforce homebuyers by providing 30-year deferred payment loans up to \$100,000 per household to assist low- to above-moderate-income households in purchasing a home in the City. Funds can be used for down payment and closing costs for households earning up to 200% of the Area Median Income (AMI), adjusted for household size. The down payment loans have no current interest or principal payments, are structured with shared appreciation and are repaid upon sale or refinancing of the home or at the end of the 30-year loan term. Funding for the program has been provided through the City of Carpinteria. The program removes financial barriers to homeownership by lowering home acquisition and financing costs. The program enables qualified families to purchase a home that provides a stable residence that strengthens the family, the neighborhood and community.

The City will continue to implement this program by providing information and support to potential homebuyers in the loan application process.

Responsible Agency:	Community Development Department; Housing Trust Fund of Santa Barbara County
Funding Sources:	City of Carpinteria Affordable Housing Trust Fund, Housing Trust Fund of Santa Barbara County
Actions & Timeframe:	
<ul style="list-style-type: none"> • Assist potential homebuyers from the local workforce in applying for loan through the Workforce Homebuyer Down Payment Loan Program; and • Promote the program annually on the City website, through social media posts, and through other public announcements and informational material. 	
Quantified Objective:	Facilitate at least 2 loans for the local workforce per year.

C. Quantified Objectives

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

Table H-1 Quantified Objectives 2023-2031

Objective	Income Category					Totals
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New construction	143	143	132	135	348	901
Rehabilitation	10	10	10	-	-	30
Conservation*	464		287	287	-	1,038

* 177 units through Section 8 Rental Assistance (Program 4) in extremely low and very low income categories; 861 units through Conservation of Mobile Home Parks & Rent Stabilization (Program 12), assumes 33% in extremely low and low, 33% in low, and 33% in moderate income categories.

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