

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Santa Barbara	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<b>H2.1 Special Needs Population</b>	<b>Continue to fund and support a wide range of programs to meet needs of children, families, seniors, disabled persons, homeless, victims of domestic violence, and others.</b>	<b>Ongoing</b>	The City receives annual funding from HUD's CDBG Program and HOME Investment Partnership Program; in the 2021 program year, funding was approximately \$557,000 HOME funds are used to provide tenant-based rental assistance and to support housing development for special needs groups.
<b>H2.2 Rental Housing Mediation</b>	<b>Continue to fund and support Rental Housing Mediation Program (RHMP).</b>	<b>Ongoing</b>	The RHMP is mainly funded by the City's General Fund to support staff services to landlords and tenants to settle disputes as an alternative to litigation through the provision of Dispute Resolution Services: information on rights and responsibilities, staff consultations, mediations, community outreach and education. The Program includes a 15 Mediator Member City Council appointed Board, and serves the cities of Santa Barbara, Goleta and Carpinteria. In FY 2021, \$262,760 was expended, and the program served 1,079 unduplicated clients, 56% of which are Extremely-Low- to Low-Income per HUD's guidelines. These services, which are provided at no cost to Program participants, result in the retention of housing, maintain Section 8 Vouchers and assist in the prevention of homelessness.
<b>H2.3 Promote Public Awareness</b>	<b>Continue using Community Development Block Grant (CDBG) funds to publicize housing opportunities</b>	<b>Ongoing</b>	The City maintains a webpage with housing FAQs and housing-related policies and documents. Housing staff responds to requests for information regarding affordable housing topics, including the need for affordable housing, the City's efforts to address the issue, and opportunities to participate. CDBG Revolving Loan funds as well as other available sources are used to fund programs in support of producing and preserving housing opportunities, such as the City's Housing Rehabilitation Loan Program.

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<b>H2.4 Enforcement Against Discrimination</b>	<b>If budget allows, develop staffing and funding to pursue and assist State Dept. of Fair Employment and Housing staff to pursue enforcement against discrimination in housing.</b>	<b>Ongoing</b>	As an entitlement jurisdiction for CDBG and HOME funds, the City is required to affirmatively further fair housing. Approximately \$12,000 of funding for administration of the CDBG program is programmed for Fair Housing activities, which works to educate the public about fair housing laws at the local, state and federal level. On a case by case basis, allegations of housing discrimination are investigated. If necessary, enforcement actions are taken or referred to appropriate agencies for enforcement action. No cases were referred to the District Attorney's office for enforcement in 2021.
<b>H3.1 Continuum of Care Program</b>	<b>Continue to implement Continuum of Care program with adjacent jurisdictions and community-based organizations.</b>	<b>Ongoing</b>	The City is a partner in the County's Continuum of Care, which receives approximately \$2.0 million annually for countywide projects. Programs within the City are supported by those funds and supplemented with City CDBG funds.
<b>H3.2 Prevention Programs</b>	<b>Seek funding for homeless prevention programs.</b>	<b>Ongoing</b>	The City provided \$37,145 to assist homeless prevention in FY 2021.
<b>H3.3 Supportive Housing</b>	<b>Support conversion of existing hotels and motels to sponsored residential hotels, Single Room Occupancy (SRO) projects, or apartments for the homeless.</b>	<b>Ongoing</b>	The City's Tenant-Based Rental Assistance (TBRA) program provides security deposit and rental assistance for homeless clients. The program assisted 54 people to acquire permanent rental housing in 2021.
<b>H3.4 Recreational Vehicle Park</b>	<b>Facilitate Recreational Vehicle (RV) park through City's process, work with County and other agencies to locate RV parks.</b>	<b>Ongoing</b>	Housing staff is investigating ways that RV parks could be supported or funded and barriers could be removed through the City's permit process.
<b>H3.5 RV Park Program</b>	<b>Consider financial support for RV park project if application is submitted.</b>	<b>Ongoing</b>	No applications for RV parks were submitted in 2021.
<b>H3.6 Parking Locations</b>	<b>Allow overnight RV parking areas.</b>	<b>Ongoing</b>	The City continued to provide \$24,000 a year through June 30, 2024 in General Funds for daytime safe parking services.
<b>H4.1 Casa Esperanza Homeless Shelter</b>	<b>Continue to fund and support Casa Esperanza (PATH) or other suitable shelter facilities.</b>	<b>Ongoing</b>	The City provided \$202,100 from its Affordable Housing Fund in 2021.

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<b>H4.2 Operational and Service Needs</b>	<b>Support services and programs for homeless shelters.</b>	<b>Ongoing</b>	The City continues to fund and support services (\$769,792 in FY 2021).
<b>H5.1 Transitional Housing</b>	<b>Continue to fund non-profits to provide transitional housing.</b>	<b>Ongoing</b>	The City provides local Human Services funds to non-profits for transitional housing programs (\$77,885 in FY 2021).
<b>H5.2 Regional Coordination</b>	<b>Coordinate with County/Cities to implement the Consolidated Plan's Continuum of Care programs.</b>	<b>Ongoing</b>	The City continues to actively coordinate with the County Continuum of Care by having City staff assigned to serve on the CoC governance board. The City also contracts with a local agency that provides regional collaboration services.
<b>H6.1 Senior Housing</b>	<b>Promote senior housing at market and affordable rates.</b>	<b>Ongoing</b>	The City continues to promote senior housing, striving for a mix of affordable and market-rate housing for all of Santa Barbara's residents.
<b>H6.2 Unit Acquisition &amp; Rehab</b>	<b>Continue to promote acquisition and rehabilitation of existing units for affordable senior housing.</b>	<b>Ongoing</b>	The City makes funding available for the acquisition and rehabilitation of existing units through grants and loans, via the Multifamily Housing Rehabilitation Loan Program (HRLP), Affordable Housing Inclusionary Fund, and the Low and Moderate Income Housing Asset Fund. The City provided funding to Transition House to acquire and rehabilitate 3 single family homes for homeless families.
<b>H6.3 Upgrade Senior Facilities</b>	<b>Continue to facilitate private sector efforts to upgrade existing facilities.</b>	<b>Ongoing</b>	The City is able to facilitate such proposals to upgrade existing facilities projects through the permitting process and with possible grants and loans for rehabilitation, via the Multifamily Housing Rehabilitation Loan Program (HRLP), Affordable Housing Inclusionary Fund, and the Low and Moderate Income Housing Asset Fund.
<b>H6.4 Non-Institutional Facilities</b>	<b>Encourage non-institutional facilities for older senior population (75+).</b>	<b>TBD</b>	The City seeks opportunities to assist such facilities, such as providing funds for service-enriched housing for frail, low-income seniors and other special-needs populations.
<b>H6.5 Senior Advocacy</b>	<b>Continue to work with Area Agency on Aging.</b>	<b>Ongoing</b>	The City provided \$34,422 to the Long Term Care Ombudsman and Senior Services program (formerly Area Agency on Aging) in 2021.
<b>H6.6 Support Services</b>	<b>Encourage expansion of support services for independent senior population.</b>	<b>Ongoing</b>	The City provided \$35,695 for support services in 2021.
<b>H6.7 Housing Incentives</b>	<b>Continue to provide reduced parking incentives for senior housing projects in combination with bonus densities.</b>	<b>Ongoing</b>	The City provides concessions, such as reduced parking standards, on certain projects in exchange for affordable housing, including those for seniors and persons with disabilities.

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H6.8 Design Guidelines	Develop site and unit design guidelines for senior and disabled units that incorporate accessibility requirements.	2015-2020	Program not yet completed.
H7.1 Congregate Care	Promote new congregate housing or board and care facilities.	Ongoing	The City provided \$26,600 Human Services funds in 2021 to Sarah House for hospice care of low income residents.
H7.2 Special Needs Housing	Encourage community groups, non-profits, and faith-based community to create special needs housing.	Ongoing	In 2021, the City provided Affordable Housing funds to the City Housing Authority for Vera Cruz Village to develop 28 units of supportive housing for homeless.
H7.3 New Housing Opportunities	Work with community services providers to expand scope to include housing (new or rehab of existing units).	Ongoing	The City encourages community service providers to include housing and maintains affordable-housing funds to offer loans and grants for the acquisition and/or rehabilitation of housing.
H7.4 Priority Status	Encourage the Housing Authority to continue priority status for disabled persons with the greatest housing needs.	Ongoing	The Housing Authority continues to provide priority status for disabled persons with the greatest housing needs. In 2021, the Housing Authority assisted 593 individuals that were non-elderly disabled.
H7.5 Accessibility Funding	Fund accessibility improvements for disabled persons receiving Housing Choice Vouchers (formerly Section 8 certificates).	Ongoing	The City makes available funding, primarily through the CDBG Program, for rehabilitation of housing. Prior projects have included improvements such as construction of ADA compliant ramps.
H7.6 At-Risk Afford. Disabled Units	Ensure affordable units occupied by disabled tenants at-risk of converting to market rate remain affordable.	Ongoing	The City maintains affordable-housing funds to offer loans and grants for rehabilitation in exchange for extended affordability controls.
H8.1 Accessibility Review	Continue to review plans for accessibility standards.	Ongoing	The City reviews project plans in accordance with State/Fed laws and provides case-by-case ADA guidance on all projects that go through the development application review team or building permit process.
H8.2 Accessibility Guidelines	Distribute guidelines with specific ideas and examples that explain Fed and State laws to builders.	Ongoing	No guidelines have been produced but the City provides guidance to builders on a case-by-case basis.

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<b>H8.3 Accessible Housing</b>	<b>Adhere to Fair Hsg Act or CA Building Code, whichever is more stringent, for accessible housing.</b>	<b>Ongoing</b>	The City reviews each project application and ensures compliance with applicable accessibility regulations and requirements.
<b>H9.1 Accessible Housing Incentives</b>	<b>Implement policies to provide incentives for disabled access units to be provided in market-rate projects.</b>	<b>2015 - 2018</b>	No new policies have been implemented.
<b>H9.2 Case Management</b>	<b>Seek funding for case managers to support disabled in independent living situations.</b>	<b>TBD</b>	Human Services funding in the amount of \$13,145 was awarded to Independent Living Resource Center in 2021.
<b>H10.1 Early Project Consultation</b>	<b>Continue to provide predevelopment consult for housing opportunity sites and mixed use projects.</b>	<b>Ongoing</b>	City continues to offer early predevelopment consultations.
<b>H10.2 Property Profiles</b>	<b>Continue to provide property profile services.</b>	<b>Ongoing</b>	Property profile services are available.
<b>H10.3 Building Reuse</b>	<b>Encourage residential reuse of existing nonresidential buildings.</b>	<b>2016-2017</b>	Planning staff encourage developers to reuse existing nonresidential buildings for residential use. Zoning changes to change parking from a minimum to a maximum parking, reduce open space requirement and increase densities in the downtown were adopted in 2020 to further allow for adaptive reuse of buildings for residential. An Adaptive Reuse draft ordinance was also presented to Planning Commission in concept in 2021 and received positive feedback.
<b>H10.4 Housing at Shopping Centers</b>	<b>Promote mixed use housing at shopping centers.</b>	<b>Ongoing</b>	The AUD Program includes La Cumbre Plaza and other shopping center locations in the priority housing overlay (37-63 dwelling units per acre). Discussions have started with property owners of La Cumbre Plaza to enter into a Development Agreement to build housing on the site.

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<b>H11.1 Affordable &amp; Workforce Hsg</b>	<b>Explore options to promote affordable and workforce housing including revising variable density ordinance, requiring a term of affordability, and reducing parking standards.</b>	<b>2015-2017</b>	The AUD Program was designed to provide workforce housing for middle to upper middle income households. It includes reduced parking standards. In 2019 the AUD Program was amended to include an Inclusionary Housing requirement. This requirement is for projects with ten units or more to provide at least 10% of the units as affordable to households at the Moderate Income level (80% to 120% of Area Median Income), and projects with five to nine units to either build a unit affordable to households at the Moderate Income level or pay a \$25 per square foot in-lieu fee. No inclusionary units have been constructed in 2021, yet there are 19 units in eight projects in the pipeline.
<b>H11.2 Priority Housing Overlay</b>	<b>Encourage rental, employer sponsored, and co-operative housing in priority areas with incentives.</b>	<b>2015-2017</b>	The Priority Housing Overlay allows for higher residential densities for rental, employer sponsored, and co-operative housing. In the Priority Housing Overlay, 194 rentals have been approved, 88 units building permits are in review, and 243 units were issued certificates of occupancy.
<b>H11.3 Inclusionary Housing</b>	<b>Amend Inclusionary Ordinance to: require increased percent of affordable housing in new ownership developments; temporarily suspend inclusionary housing requirements or in-lieu fees during times of economic downturn; amend in-lieu fees; and require a Housing Mitigation Fee for commercial development.</b>	<b>2015-2020</b>	Program for ownership developments not yet undertaken.
<b>H11.4 Density Standards</b>	<b>Develop standards that permit greater density for projects that provide more price-restricted ownership units than required by inclusionary ordinance.</b>	<b>2015-2017</b>	In 2021 staff conducted public outreach on amendments to the AUD Program that would allow for larger buildings and additional units for projects that provide more price-restricted units than are required by the inclusionary requirements and analyzed the Economic Feasibility of the proposals.
<b>H11.5 Bonus Density</b>	<b>Continue to promote bonus density above State law.</b>	<b>Ongoing</b>	Through the City's density bonus program, the City allows development of a greater number of units than State Law. Prospective applicants are encouraged to use the City's program when appropriate for a project.

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<b>H11.6 Private Sponsors</b>	<b>Continue to solicit housing proposals from private sponsors.</b>	<b>Ongoing</b>	The City solicits housing proposals for both affordable and market-rate units from private sponsors.
<b>H11.7 Infill Housing</b>	<b>Continue to assist with development of infill housing with incentives to use underutilized and vacant parcels for new extremely low, very low, low, and moderate income households.</b>	<b>Ongoing</b>	The City is working with the Housing Authority to develop Very-Low-, Low-, and Moderate-Income housing on an underutilized parking lot. The City has contributed a vacant underutilized parking lot located at the corner of Castillo and Carrillo to develop approximately 60 rental housing units targeted at moderate income households (workforce).
<b>H11.8 Opportunity Sites</b>	<b>Assist builders to develop affordable projects by identifying infill and opportunity sites.</b>	<b>Ongoing</b>	The Housing Element identified opportunity sites.
<b>H11.9 Sweat Equity Projects</b>	<b>Continue to support sweat equity projects</b>	<b>Ongoing</b>	The City is in the process of committing funding to a development, with Habitat for Humanity, for a sweat-equity project to develop 6 single family ownership units for low income households.
<b>H11.10 Large Rental Units</b>	<b>Encourage 3+ bedroom rental units</b>	<b>Ongoing</b>	Larger rental units are encouraged and provided in some AUD Program projects because density is not based on bedroom count.
<b>H11.11 Condominium Conversions</b>	<b>Continue to implement condo conversion ord. to promote entry level housing ownership opportunities</b>	<b>Ongoing</b>	No condominium conversions were proposed in 2021.
<b>H11.12 Surplus Land</b>	<b>Inventory government, school district, and utility owned land and pursue dedication of such land for low and middle income housing</b>	<b>Ongoing</b>	Surplus land was inventoried, no land is currently available for housing.
<b>H11.13 Housing Opportunities</b>	<b>Look for housing opportunities on City-owned land or over private and public parking lots</b>	<b>TBD</b>	The City is working with the Housing Authority to develop housing on an underutilized parking lot.
<b>H11.14 Public Facilities</b>	<b>Pursue acquisition of National Guard and Army Reserve sites for affordable housing, park, school or other public benefit</b>	<b>TBD</b>	In 2018, Santa Barbara Unified School District purchased the National Guard Armory. The City continues to consult with the School District regarding development potential of the site.

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<b>H11.15 Financial Assistance</b>	<b>Apply for or support all available public and private funding for affordable housing</b>	TBD	The City supports state and federal legislation and programs to provide financing for affordable housing in the Legislative Platform, as well as through continued administration and matching funds for state and federal funding programs for affordable housing.
<b>H11.16 Property Transfer Tax</b>	<b>Increase property transfer tax to fund affordable and workforce housing</b>	Ongoing	Senate Bill 2 includes a \$75 fee on the recording of certain real-estate documents to fund affordable housing. In 2021, the City started a contract with a consultant to use funding under SB2 to update the General Plan Program Environmental Impact Report in order to continue to streamline review of housing projects.
<b>H11.17 Alternative Revenue Sources</b>	<b>Explore sources of revenue for Affordable housing to replace Redevelopment Agency funds</b>	TBD	The City is tracking all funding opportunities for affordable housing.
<b>H11.18 Extend Redevelopment Project Area</b>	<b>Continue to pursue legislative amendments to replace Redevelopment Agency (RDA)</b>	TBD	The City supports legislation for new community revitalization tools including affordable housing development.
<b>H12.1 Above Moderate Housing</b>	<b>Encourage housing for first-time buyers, including moderate and middle-income households.</b>	Ongoing	In 2021, one application for a project with seven ownership units was received and one project with four ownership units received certificate of occupancy under the AUD Program.
<b>H12.2 Large Employers</b>	<b>Encourage employer housing</b>	Ongoing	Both Westmont College and Cottage Hospital have created employee housing under the City's regulations. The AUD Program also encourages employer housing but no large employers have yet taken advantage of it.
<b>H13.1 Preserve Rentals</b>	<b>Preserve rentals by exploring ways to avoid condo conversions or creation of tenant coop ownership of previous rentals</b>	2015 - 2020	Program not yet undertaken but the City does enforce on illegal vacation rentals, which may result in better availability of long-term rentals.
<b>H13.2 Condominium Conversion</b>	<b>Amend Municipal Code to require condo conversions to conform to General Plan density requirements</b>	2015 - 2020	Program not yet undertaken.
<b>H13.3 Rental Units</b>	<b>Allow rehab of existing rental units at nonconforming densities and zoning standards</b>	2015 - 2020	The zoning ordinance allows for improvements to existing units that are nonconforming to density and current zoning standards.



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<b>H14.1 Market Rate Housing</b>	<b>Encourage market rate housing in multi-family and commercial zones to be consistent with AUD provisions and have access to public open space.</b>	<b>2015 - 2017</b>	AUD Program provisions apply to market rate housing in multi unit and commercial zones, which are served by existing public open space.
<b>H14.2 Resource Conservation</b>	<b>Establish standards for resource use in relation to density to encourage reduced footprint projects.</b>	<b>2015 - 2020</b>	Program not yet undertaken.
<b>H14.3 Market-Rate Incentives</b>	<b>Prepare design standards and codify incentives for market rate developers to build smaller units.</b>	<b>2015 - 2020</b>	The AUD Program codifies incentives for smaller units. Infill design standards were completed in 2017 (see H16.5). The process to create Objective Design Standards was started in 2021.
<b>H15.1 Secondary Dwelling Unit Ord.</b>	<b>Amend Municipal Code to provide more site planning flexibility and design concepts.</b>	<b>2015 - 2020</b>	In 2021, the City amended the Zoning Ordinance for Accessory Dwelling Units again to comply with new state laws, including both Inland and Coastal areas.
<b>H16.1 Affordable Housing Projects</b>	<b>Continue to give priority to affordable housing on staff, committee, and commission agendas</b>	<b>Ongoing</b>	The City administratively provides priority for affordable housing projects on agendas and plan checks.
<b>H16.2 Affordable Housing Facilitator</b>	<b>Continue with staff level affordable housing facilitator</b>	<b>Ongoing</b>	The City's Housing Project Planner serves as an affordable housing facilitator.
<b>H16.3 CEQA Exemptions</b>	<b>Continue to use CEQA infill exemption</b>	<b>Ongoing</b>	The CEQA infill exemption is used when applicable.
<b>H16.4 Coordinated Project Review</b>	<b>Address issues of coordination between review Boards</b>	<b>Ongoing</b>	Coordinated reviews are conducted and liaisons are appointed to improve communication.
<b>H16.5 Infill Project Guidelines</b>	<b>Develop guidelines for small infill projects (1-3 units)</b>	<b>2015 - 2017</b>	Infill Design Guidelines were completed in 2017 and are included in the Architectural Board of Review and Historic Landmarks Commission Guidelines.
<b>H16.6 Water Meters</b>	<b>Allow one water meter for apts with sub-meters for each unit</b>	<b>Ongoing</b>	State law requires all multi-unit developments approved after January 1, 2018, to be separately metered in order to measure water consumption. Developments with 100% rental units affordable to very low or low income households can use one water meter per six units under specific conditions. Accessory Dwelling Units do not require a separate water meter.

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<b>H16.7 Expedited Review</b>	<b>Continue to expedite review of Affordable Housing Projects</b>	<b>Ongoing</b>	Affordable housing projects are prioritized in the review process and streamlined process.
<b>H16.8 Multi-Family Design Guidelines</b>	<b>Develop Multi-Family Residential Design Guidelines</b>	<b>2015 - 2017</b>	The Infill Design Guidelines partially fulfil this objective. City Council gave direction to further review this through the AUD Program amendments in 2019. In 2020, the City prepared draft Objective Design Standards for Streamlined Housing Projects per Senate Bill 35. In 2021 the City started the process of creating Objective Design Standards for all multi-unit housing.
<b>H17.1 Parking Requirements</b>	<b>Consider incremental Zoning Ord. changes to reduce parking requirements for AUD projects, allow tandem parking, flexible parking standards for constrained sites, no guest parking req. for housing in downtown core, round down parking calculations</b>	<b>2015 - 2017</b>	These incremental changes were further refined in 2020. The AUD Program parking standards dictate a parking maximum on one space in the Central Business District, unbundled parking, and no guest parking is required. Tandem parking is allowed for accessory dwelling units, multi-unit, and mixed-use development and is also allowed for all other residential uses if needed for flexibility on a constrained lot. Offsite parking is allowed for residential units in commercial zones. Parking calculations are now rounded down to the nearest whole number.
<b>H17.2 Zoning Standards</b>	<b>Consider Zoning Ordinance amendments to change outdoor living space, yard, and setback requirements for housing in commercial zones</b>	<b>2015 - 2017</b>	With zoning ordinance amendments included in the New Zoning Ordinance (2017), standards were made more flexible for housing in nonresidential zones as follows: 1. Nonresidential setbacks are allowed for mixed-use development 2. Live-Work Units allow reduced open yard and parking. 3. The minimum distance between buildings requirement was removed. 4. There is more flexibility for an "alternative open yard" on mixed use projects to be approved by design review (instead of a Modification). In 2020 required open space was allowed to also be counted on roof decks. In 2021 a conceptual Adaptive Reuse ordinance was vetted through Planning Commission that would further amend open space requirements in commercial zones for reuse of existing buildings.
<b>H17.3 Expedite Environmental Review</b>	<b>Continue MEA system to expedite environmental review consistent with State housing laws</b>	<b>2015 - 2020</b>	The City is using SB2 grant funding to update the General Plan EIR to streamline CEQA review for housing projects. The City also continues to use the MEA to expedite review and apply applicable statutory and categorical exemptions.

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<b>H17.4 Development Review Process</b>	<b>Evaluate the current development review process and recommend improvements</b>	<b>Annual</b>	The development review process is reviewed annually as part of budget process. Additionally, workflow study was completed, which examined opportunities to improve efficiency, communication, and customer service. In 2021 City staff continued working to implement those process improvements, and meet with the Land Development Team Oversight Committee to report on the recommendations implementation.
<b>H18.1 Adaptive Mgmt. Program</b>	<b>Monitor and evaluate housing production</b>	<b>Annual</b>	Housing production is tracked and evaluated on an ongoing basis. Residential units proposed under the AUD Program are tracked regularly and posted on the City's website.
<b>H19.1 Low-Interest Loans</b>	<b>Continue to provide low-interest housing rehab loans</b>	<b>Ongoing</b>	The City's Housing Rehabilitation Home Program (HRLP), Affordable Housing Fund and Affordable Housing Inclusionary Fund provides grants and low-interest loans for housing rehabilitation. In 2021, the City provided a grant to Transition House for reroofing and electrical repair of three single family homes for homeless families.
<b>H19.2 Neighborhood Surveys</b>	<b>Continue to survey neighborhoods with the highest number of units in need of rehab.</b>	<b>Ongoing</b>	Units were surveyed as part of the 2015 Housing Element Update.
<b>H19.3 Substandard Housing</b>	<b>Continue to allow demo of substandard housing</b>	<b>Ongoing</b>	The City continues to allow demolition of substandard housing.
<b>H20.1 Zoning Enforcement</b>	<b>Continue to enforce on chronic offenders</b>	<b>Ongoing</b>	The City continues to enforce on chronic offenders.
<b>H20.2 Substandard Apt Complexes</b>	<b>Acquire large substandard apts</b>	<b>Ongoing</b>	The City continues to seek opportunities to fund projects to acquire and rehabilitate substandard apartment complexes.
<b>H20.3 Bilingual Assistance</b>	<b>Continue to provide bilingual ombudsperson</b>	<b>Ongoing</b>	Bilingual staff are available throughout the organization to assist with general questions, development applications, housing issues, and tenant/landlord disputes. The Housing and Human Services Division has 3 bilingual staff members.
<b>H20.4 Zoning Information Reports</b>	<b>Continue to require Zoning Information Reports (ZIRs)</b>	<b>Ongoing</b>	The ZIR program was changed substantially in 2019 and no longer requires staff perform a site visit or record review. ZIRs continue to be required and can be obtained through review of the street and planning files on the City website.

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H20.5 Illegal Dwelling Units	Consider ways to legalize illegal units.	2015 - 2017	The amended Accessory Dwelling Unit Ordinance facilitates legalization of some illegal units.
H20.6 Substandard Buildings	Consider a program to require owners of substandard buildings to fund relocating tenants to habitable units.	TBD	Program not yet undertaken.
H20.7 Tax Code	Continue to use tax code to prohibit rental income property owners and corporations from receiving income tax deductions if a state or local regulatory agency has determined the rental income housing violates state law or local codes dealing with health, safety, or building.	Ongoing	The City identifies substandard housing conditions and requires compliance with Government Code Section 17274 and 24436.5 when applicable.
H21.1 Affordability Covenants	Continue to preserve affordable housing covenants.	Ongoing	The City monitors the expiration of affordability covenants and sometimes offers rehabilitation funds in exchange for extended affordability covenants; however, the City cannot unilaterally extend ownership covenants.
H21.2 At-Risk Affordable Units	Continue to encourage the Housing Authority and nonprofit organizations to acquire and manage units which affordability requirements are due to expire.	Ongoing	The City encourages the Housing Authority and other nonprofits to acquire units with affordability limits that are due to expire. The City is collaborating with State HCD and City Housing Authority on preventing foreclosure of Green Mobile Home Park in order to extend the at-risk affordability covenant for 46 low-income households.

**Table D**

**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H21.3 Expiring Affordability	For projects with expiring affordability provisions: make a determination as to whether longer affordability is feasible under existing financing; engage in dialogue with property owners, no later than 12 months prior to the expiration of the recorded affordability covenant to extend the affordability period. If the affordability period is not extended, the City in conjunction with the property owner shall notify the tenants of the impending expiration to ensure property and timely notification; examine funding availability for the extension of the affordability covenants; explore potential for sale of project to nonprofit or the Housing Authority; and require addition affordability as a condition of subordination of an existing City loan against the property.	Ongoing	The City monitors covenants before they expire; however, the City cannot unilaterally extend ownership covenants. In the case of multi-unit rental projects, the affordability term is extended by refinancing the loan agreement. In 2021, the City extended two affordability covenants by 30 additional years each through loan subordinations for the Victoria Hotel (houses dually diagnosed individuals) and the Mental Wellness Center.

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<b>H21.4 Presidio Park Apartments</b>	<b>Ensure that Presidio Park Apartments remain affordable in the interim between when their Section 8 contract expires and when the City has option to purchase (2018). Prior to 2018, develop a financial plan to purchase or preferably monetize Presidio Park Apartments and ensure they remain a long-term affordable housing project.</b>	<b>2015 - 2020</b>	Presidio Park Apartments affordability was extended 60 more years to the year 2077 through the sale of the City's exclusive right to repurchase.
<b>H22.1 Affordable Housing Task Force</b>	<b>Continue to support and participate on the Joint Cities/County Affordable Housing Task Group.</b>	<b>Ongoing</b>	The City actively participates in and organizes quarterly meetings of the Joint City/County Affordable Housing Task Force.
<b>H22.2 Shared Housing Development</b>	<b>Explore joint housing development opportunities, with the County of Santa Barbara and the cities of Carpinteria and Goleta.</b>	<b>Ongoing</b>	The City explores opportunities for joint housing projects with the County and Cities of Goleta and Carpinteria.
<b>H22.3 Affordability Criteria</b>	<b>Continue coordination with the County to maintain uniform affordability criteria.</b>	<b>Ongoing</b>	The City continues coordination with County on affordability criteria, and the City would seek input from the County and surrounding cities before modifying criteria.
<b>H22.4 Farmworker Housing</b>	<b>Encourage and support the County's efforts to address the special needs of farmworkers on the South Coast. Review City zoning regulations to ensure conformance with Health and Safety Code Sections 17021.5 and 17021.6.</b>	<b>2015</b>	The City supports County's farmworker housing efforts. Employee housing is not included in the definition of a boarding house or other similar terms per Section 17021.5. The City does not have an agricultural land use category per Section 17021.6.
<b>H22.5 Affordable &amp; Workforce Hsg</b>	<b>Continue to work with community groups in support of Affordable and "Workforce" housing on the South Coast.</b>	<b>Ongoing</b>	The City works with community groups to support regional workforce housing including the Joint City/County Affordable Housing Task Force, Coastal Housing Partnership, Santa Barbara League of Women Voters and the Housing Trust Fund.

**Table D**

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<b>H22.6 Coastal Housing Partnership</b>	<b>Continue to participate and support the Coastal Housing Partnership, as well as explore ways to expand its role and reach.</b>	<b>Ongoing</b>	The City is an active member in Coastal Housing Partnership.
<b>H22.7 Employer Incentives</b>	<b>Work with the Coastal Housing Partnership to develop incentives for employers throughout the South Coast to provide employee housing on-site or close-by off-site, and establish or expand programs that encourage employers to provide other housing benefits or financial assistance programs, such as down payments, closing costs and rental move-in fees for employees.</b>	<b>Ongoing</b>	The Coastal Housing Partnership operates a program for employees of member agencies to purchase housing on the South Coast. The City supports this effort and encourages employers to consider employee-housing programs.
<b>H22.8 Bridge Loans</b>	<b>Encourage the Community Housing Trust Fund to explore the feasibility of providing "bridge loans" to existing property owners to add small rental units (including "granny units") to their property. The bridge loan would be for the construction period. In exchange, the rental units would be required to be affordable for a reasonable period of time.</b>	<b>Ongoing</b>	Program not yet undertaken.

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H22.9 Affordable Student Housing	Encourage UCSB and SBCC to address affordable student, faculty, and staff housing on campus and at close-by off-site opportunity sites. Discuss with SBCC or other interested organizations the potential and obstacles to development of student housing on campus or within walking distance to the campus. Provide encouragement and assistance in pursuit of any needed legislative or Local Coastal Plan Amendments for the provision of student housing.	Ongoing	The City continues to discuss student housing opportunities with SBCC/UCSB and with developers contemplating projects in proximity to the campuses.
H22.10 Regional Coordination on Affordable Housing	Continue to coordinate with other South Coast agencies to identify available land for residential development and consider partnerships between local agencies to develop housing for the South Coast workforce. Inventory and consider publicly-owned sites throughout the South Coast's urban areas with good transit accessibility for such development.	Ongoing	The City continues regional coordination, including participating in discussions via the Joint City/County Affordable Housing Task Force and regarding potential projects for the Affordable Housing & Sustainable Communities Program.
H23.1 State and Federal Funding	Explore opportunities for joint City/County applications for Federal and State housing assistance programs.	Ongoing	The City continues to provide Annual Action Plan (AAP) required under 5-Year HUD Consolidated Plan. The AAP acts as the City's application for federal HOME and CDBG funding. The City tracks funding opportunities from the State HCD.



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<b>H23.2 Annexations</b>	<b>At the request of the County and community, pursue joint projects, including annexations, similar to the Mercy Housing/St. Vincent's affordable housing project.</b>	<b>Ongoing</b>	One annexation was processing in 2021 which included a tentative subdivision map for a six-lot subdivision.
<b>H23.3 City Resources</b>	<b>Look for opportunities to use City funding and staffing resources for affordable housing projects outside the City limits as requested and appropriate.</b>	<b>Ongoing</b>	No projects were undertaken in 2021, although Housing staff communicates with local affordable-housing developers about projects, including some scattered sites projects beyond City limits.
<b>H23.4 New Funding Sources</b>	<b>Encourage the community-based Housing Trust Fund and the Trust for Public Lands to work together in efforts to identify new funding sources for affordable housing projects.</b>	<b>Ongoing</b>	No projects undertaken in 2021.
<b>H23.5 Housing Authority Coordination</b>	<b>Encourage the City and County Housing Authorities to work together to purchase sites and/or construct affordable housing.</b>	<b>Ongoing</b>	In 2021, the City provided additional gap funding for increased construction costs of Vera Cruz Village which broke ground in December 2021. The City executed a project agreement with the City Housing Authority to develop 60 affordable housing units on an under utilized City parking lot. The City also coordinated with the City Housing Authority to prevent foreclosure on 46 low-income households at Green Mobilehome Park.
<b>H24.1 Rental Housing</b>	<b>Encourage the passage of legislation that provides incentives for the construction of rental housing.</b>	<b>Ongoing</b>	The City supports legislation that provides incentives for rental housing through its 2021 Legislative Platform.
<b>H24.2 Condominium Production</b>	<b>Encourage the passage of legislation that would resolve the condominium construction defect liability problem.</b>	<b>Ongoing</b>	No action taken.

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H24.3 Housing for Disabled	Support State legislation that would expand housing opportunities for the disabled.	Ongoing	The City supports legislation that expands housing opportunities for disabled individuals through its 2021 Legislative Platform.
H24.4 Residential Development	Encourage the federal and state governments to establish policies and expand programs that will assist in the production and financing of residential development.	Ongoing	The City supports the re-establishment of federal tax incentives which encourage private development and ownership of rental housing and state and federal legislation and programs that provide financing for affordable housing through its 2021 Legislative Platform.
H24.5 Section 8 Program	Oppose any legislation that would reduce funding for the Section 8 Housing Voucher Program, including the block granting of the program to the states; support legislation that provides new incremental units of Section 8 Voucher assistance nationwide, particularly in high cost areas like Santa Barbara where the need is greatest; and support legislation that ensures adequate Section 8 Voucher renewal funding so that the number of low-income families presently served is not reduced.	Ongoing	The City opposes any legislation to reduce financing for the Section 8 program and supports the preservation of HUD Section 8 program funding through its 2021.
H25.1 Housing Resources	Provide information to the public about needs and resources in the community.	Ongoing	The City continues to inform the public via the Affordable Housing, AUD Program, and Accessory Dwelling Unit websites, as well as through participation in community forums and events such as the Housing Authority's Housing Day.

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H25.2 Rental Incentive Information	Provide information to potential developers regarding need for 3+ bedroom units for extremely low, very low, low, and moderate households.	Ongoing	Program not yet undertaken.
H26.1 Housing Opportunities	Continue to distribute resource guide of available housing opportunities and community programs.	Ongoing	The City affordable ownership housing program maintains an interest list and provides that list to sellers and developers of affordable ownership housing. The City also maintains a list of affordable rental / senior properties. The City distributes an affordable housing resource guide, which was updated in 2020.
H26.2 Accessibility Regulations	Continue to provide information for property owners to comply with Title 24, ADA, and Fair Housing Act Regulations.	Ongoing	The City continues to provide compliance information through Building & Safety handouts, at the public counter and through the Fair Housing Enforcement Program.
H26.3 Housing Achievements	Publicize housing achievements.	Ongoing	The City continues to publicize housing achievements via the Affordable Housing website and the AUD Program website, as well as through participation in community forums and events such as the Housing Authority's Housing Day.

**General Comments**

**Table D**

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