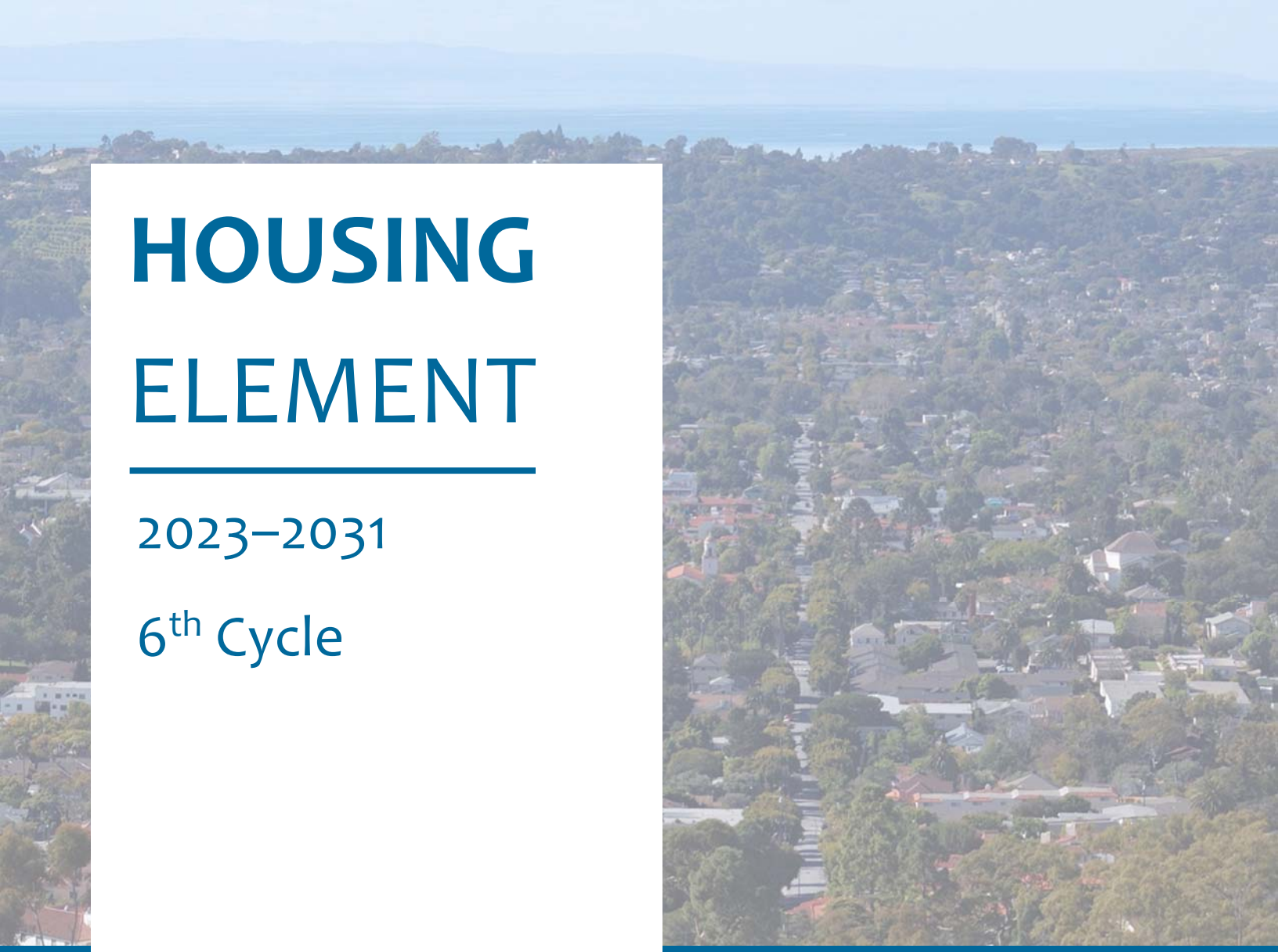

HOUSING ELEMENT

2023–2031

6th Cycle

Adoption Draft

October 20, 2023

City of SANTA BARBARA PLANNING

City of Santa Barbara Mayor

Mayor Randy Rowse

City of Santa Barbara City Council Members

Alejandra Gutierrez, District 1

Mike Jordan, District 2

Oscar Gutierrez, District 3

Kristen Sneddon, District 4

Eric Friedman, District 5

Meagan Harmon, District 6

City of Santa Barbara Community Development

Elias Isaacson, Director

Renee Brooke, City Planner (former)

Laura Dubbels, Housing and Human Services Manager

Daniel Gullett, Principal Planner

Timmy Bolton, Project Planner (former)

Rosie Dyste, Project Planner

Jessica Metzger, Project Planner (former)

Adam Nares, GIS Technician

Jillian Ferguson, Associate Planner

Maria Schroeder, Housing Programs Specialist

Elizabeth Stotts, Program Analyst

Lindsey Drewes, Community Development Program Specialist

Logan Cimino, Planning Intern (former)

Victoria Li Lahe, Planning Intern (former)

Matthew Winter, Planning Intern (former)

City of Santa Barbara Planning Commission Members

Roxana Bonderson, Chair

John M. Baucke, Vice Chair

Lucille Boss

Donald DeLuccio

Gabriel Escobedo, Chair (former)

Jay D. Higgins (former)

Sheila Lodge

Devon Wardlow

Lesley Wiscomb

Consulting Team – BAE

Aaron Barker, Vice President

Matt Kowta, Managing Principal

Additional Support Provided by

The Santa Barbara Foundation

The City of Santa Barbara Housing Authority

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ACRONYMS AND ABBREVIATIONS

AB - Assembly Bill

ACS - American Community Survey

ACT - Alliance for Community Transformation

ADA - Americans with Disabilities Act of 1990

ADU - Accessory Dwelling Unit

AFFH - Affirmatively Furthering Fair Housing

AH - Affordable Housing

AI - Analysis of Impediments to Fair Housing Choice

AMI - Area Median Income

AUD - Average Unit Size Density Incentive

CalHFA – California Housing Finance Agency

CDBG - Community Development Block Grant

CHAS - Comprehensive Housing Affordability Strategy

City - City of Santa Barbara

COPA - Community Opportunity to Purchase Act

County - County of Santa Barbara

CUP - Conditional Use Permit

DDS - Department of Developmental Services

DOF - Department of Finance

ELI - Extremely Low-income

FEHA - Fair Employment and Housing Act

FHAA - Fair Housing Act - Amended

FHEO - Fair Housing Enforcement and Outreach

HCD - Department of Housing and Community Development

HOA - Homeowners Association

HRLP – Housing Rehabilitation Loan Program

HUD - Department of Housing and Urban Development

LEAP - Local Early Action Planning (Grant)

LHMP- Local Hazard Mitigation Plan

LMI - Low/Moderate Income

LMIHAF – Low and Moderate Income Housing Asset Fund

LUP – Land Use Plan

MPO - Metropolitan Planning Organization

MTD - Metropolitan Transit District

OEHHA - Office of Environmental Health Hazard Assessment

PATH – People Assisting the Homeless

PIT - Point in Time

RCAA - Racially Concentrated Areas of Affluence

RDA - Redevelopment Agency

R/ECAP - Racially or Ethnically Concentrated Area of Poverty

RGF - Regional Growth Forecast

RHMP - Rental Housing Mediation Program

RHNA - Regional Housing Needs Allocation

RTP - Regional Transportation Plan

SB - Senate Bill

SBCAG - Santa Barbara County Association of Governments

SBCC - Santa Barbara Community College

SRO - Single Room Occupancy

SSI - Supplemental Security Income

State - State of California

TCAC - Tax Credit Allocation Committee

TCRC - Tri-Counties Regional Center

UCSB - University of California Santa Barbara

USDA - United States Department of Agriculture

GLOSSARY

ADU: ACCESSORY DWELLING UNIT

An attached or detached residential dwelling that provides complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. An accessory dwelling is an accessory use to the permitted primary residential use and shall be located on the same parcel as the primary residential use.

AFFH: AFFIRMATIVELY FURTHERING FAIR HOUSING

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.

AFFORDABLE HOUSING

Housing is generally considered to be affordable to a household if less than 30 percent of a household's gross income is spent on housing costs (including rent, utilities, and mortgage interest). Federal, state, and local housing assistance programs establish categories of affordable housing, set maximum incomes for eligibility to qualify for deed restricted affordable housing, and maximum rents and housing costs that may be charged based on household size. See also AMI and Deed Restricted.

State of California Income Categories for Households:

- *Extremely Low-Income*: 0 to 30 percent of Area Median Income (AMI)[1].
- *Very Low-Income*: 30 to 50 percent of AMI.
- *Low-Income*: 50 to 80 percent of AMI.
- *Moderate-Income*: 80 to 120 percent of AMI.
- *Above Moderate-Income*: More than 120 percent of AMI.

City of Santa Barbara Definitions:

From the Inclusionary Housing Ordinance, Santa Barbara Municipal Code Title 30, Chapter 30.160:

- *Middle-Income Household*: A household whose income is between 120 to 160 percent of AMI, adjusted for household size.
- *Upper-Middle Income Household*: A household whose income is between 160 to 200 percent of AMI, adjusted for household size.

Workforce Housing: Although not specifically defined in the Zoning Ordinance, the term "workforce housing" is typically used to refer to units for households that are overqualified for subsidized affordable housing (very low-, low-, and moderate-income), yet cannot afford the average market-rate housing. The General Plan "Definitions" chapter describes "work force" under the "Affordable housing" definition as middle- and upper-middle income households earning up to 200 percent of AMI.

[1] For Regional Housing Needs Assessment, this is included in the very low-income category.

The City's adopted Affordable Housing Policies and Procedures Manual (March 2021) provides additional details on qualifications for affordable housing.

AMI: AREA MEDIAN INCOME

The most recent applicable county median family (typically for a household of four people) income published by California Tax Credit Allocation Committee (TCAC).

AUD: AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM

A housing development program adopted by the City in 2013 to encourage the construction of new rental housing with increased densities (up to 63 units/acre) and other incentives.

CITY

City of Santa Barbara.

COASTAL ZONE

That land and water area of the City of Santa Barbara extending seaward to the State's outer limit of jurisdiction and extending inland to the boundary shown on the official Zoning Maps for the CZ Coastal Overlay Zone, as amended from time to time and adopted by the Coastal Commission.

CDBG: COMMUNITY DEVELOPMENT BLOCK GRANT

An annual entitlement received by the City from the U.S. Department of Housing and Urban Development (HUD) to be used for activities that benefit low- and moderate-income persons. Moneys are predominantly used for capital projects located in low-income neighborhoods. The grants also fund activities of social service agencies. See also HOME.

CUP: CONDITIONAL USE PERMIT

A discretionary permit that enables the City to consider, on an individual basis, specific land uses that might otherwise have undesirable effects upon an area and to approve such uses when conditions can be placed on them that would avoid those effects.

DEED RESTRICTED

For the purpose of this Housing Element, deed restricted refers to housing subject to affordability restrictions or covenants. In the City of Santa Barbara, the developer/owner of deed restricted rental and ownership units must execute and record an "Affordability Covenant" for a term of ninety (90) years from the effective date of the covenant.

DENSITY

For the purpose of this Housing Element, density means number of permanent dwelling units per acre.

DENSITY BONUS

An increase in maximum allowable density for qualifying projects, in accordance with California Density Bonus Law (Government Code §§ 65915-65918) or the City's Density Bonus Program (Santa Barbara Municipal Code Title 30, Chapter 30.145).

GENERAL PLAN

The comprehensive General Plan of the City of Santa Barbara together with all Specific Plans adopted by the City Council. See also Specific Plan.

HOME: HOME INVESTMENT PARTNERSHIP PROGRAM

An annual entitlement received by the City from HUD for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. The City typically uses HOME funds to assist local housing and service providers to provide security deposit loans and tenant-based rental assistance.

HOUSEHOLD

For the purpose of this Housing Element and the census data presented herein, a household includes all the people who occupy a residential unit, which is any building or portion thereof that contains living facilities, including provisions for sleeping, eating, cooking, and sanitation, for not more than one household. People not living in households are classified as living in group residential, which are shared living quarters without separate kitchen facilities for each room or unit, where five or more rooms or beds are rented individually to tenants under separate rental agreements, and meal service is typically included in the price of lodging.

HASB: HOUSING AUTHORITY OF THE CITY OF SANTA BARBARA

A local public agency that provides affordable rental housing for low-income families, elderly, and disabled persons. It is an operating arm of the City and also a legally distinct public entity. The HASB provides housing and supportive services that is developed and owned and/or managed for eligible applicants and housing through rent subsidies. See also Housing Choice Voucher Program.

HOUSING CHOICE VOUCHER PROGRAM

A federal government program (formerly known as Section 8) for assisting very low-income families, the elderly, and the disabled to afford housing in the private market. Housing choice vouchers are administered locally by the Housing Authority of the City of Santa Barbara (HASB). A housing subsidy is paid to the landlord directly by the HASB on behalf of the participating family.

HOUSING ELEMENT LAW

Laws first passed by the California State Legislature in 1969 and periodically amended mandating that housing be included as an element of each jursidiction’s general plan.

LANDMARK

A structure, site, cultural landscape or feature having historic, architectural, archeological, cultural, or aesthetic significance and designated by City Council as a Landmark under the provisions of Title 30.

LAND USE CATEGORY

Any of the districts defined by Title 28 and Title 30 of the Santa Barbara Municipal Code, which are applied to portions of the City of Santa Barbara for the purpose of identifying areas of land suitable for particular land uses. See also Zoning District.

LOW AND MODERATE INCOME HOUSING ASSET FUND

Established to conduct the dissolution of operations related to housing assets and activities of former Redevelopment Agency (Housing Successor) of the City of Santa Barbara.

MULTI-UNIT RESIDENTIAL

Three or more attached or detached residential units and may include one or more accessory dwelling units on a single lot. Types of multi-unit residential include townhouses, multiple detached residential units (e.g., bungalow court), and multi-story apartment buildings.

OVERLAY ZONE

Additional regulations superimposed on existing zoning in specified areas. Subsequent development must comply with the requirements of both the overlay zone and the base district.

PERSONS WITH DISABILITIES

Persons who have a medical, physical, or mental condition, disorder or disability as defined in Government Code § 12926 or the Americans With Disabilities Act, that limits one or more major life activities.

PLANNING PERIOD

The time period between the due date for one housing element and the due date for the next housing element.

QUANTIFIED OBJECTIVES

State-required estimates of the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period.

REASONABLE ACCOMMODATION/MODIFICATION

A change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with disabilities to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces. The Americans with Disabilities Act often refers to these types of accommodations as “modifications”.

Under the Fair Housing Act, a reasonable modification is a structural change made to existing premises, occupied or to be occupied by a person with a disability, in order to afford such person full enjoyment of the premises.

RHNA: REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Needs Allocation process establishes the total number of housing units that the City must plan for within the eight-year Housing Element planning period.

SBCAG: SANTA BARBARA COUNTY ASSOCIATION OF GOVERNMENTS

A voluntary council of governments formed under a joint powers agreement executed by each of the general-purpose local governments. In Santa Barbara County, SBCAG is the designated regional planning agency and the metropolitan planning organization.

SINGLE-UNIT RESIDENTIAL

One primary residential unit and up to one accessory dwelling unit or one junior accessory dwelling unit located on a single lot. This classification includes individual mobilehomes and manufactured housing units installed on a foundation system pursuant to § 18551 of the Health and Safety Coe and meeting the standards of Section 30.185.270, Mobilehomes, Recreational Vehicles, and Modular Units, Individual Use, of the Santa Barbara Municipal Code. .

SITE

For the purpose of this Housing Element, site means a parcel or lot.

SPECIAL NEEDS GROUPS

For the purpose of this Housing Element, special needs groups are seniors, people with disabilities (including developmental disabilities), large families (households of five or more persons), female headed households, farmworkers, people experiencing homelessness, and students.

SPECIFIC PLAN

A Specific Plan is a detailed policy and regulatory document that establishes zoning regulations tailored to the site, consistent with the General Plan. By law it is required to include:

- Land use regulations and development standards;
- A program of implementing measures;
- Planned and needed public works projects to serve the Specific Plan area; and
- Financing measures necessary to implement the Plan and its recommendations.

SUITABLE SITES INVENTORY

An inventory of land suitable for residential development prepared to compare the City's development capacity with its Regional Housing Needs Allocation. The inventory includes specific vacant sites and sites having the potential for redevelopment.

STRUCTURE OF MERIT

A historic resource designated by the Historic Landmarks Commission that deserves official recognition as having historic, architectural, archeological, cultural, or aesthetic value but does not rise to the level of Landmark status.

USE BY RIGHT

For the purpose of this Housing Element and suitable sites included in two or more consecutive housing element planning periods (i.e., nonvacant sites in the 5th cycle and vacant sites in the 5th and 4th cycle housing element), the phrase "use by right" applies to proposed housing projects on the aforementioned previously identified suitable sites when 20 percent or more of the units are affordable to very-low and low-income households. For these proposed projects, the City shall not require:

- A conditional use permit.
- A planned unit development permit.
- Other discretionary, local-government review or approval that would constitute a "project" as defined in § 21100 of the Public Resources Code (California Environmental Quality Act "CEQA").

However, if the project requires a subdivision, it is subject to all laws, including CEQA. The "use by right" phrase does not preclude the City from imposing objective design review standards. However, the review and approval process must remain ministerial and the design review must not constitute a "project" as defined in CEQA.

VACANT SITE

A vacant site is a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (such as a paved parking lot, or income production improvements such as crops, high voltage power lines, oil-wells, etc.) or structures on a property that are permanent and add significantly to the value of the property.

VACANT UNIT

A housing unit is vacant if no one is living in it at the time of the [U.S. Census Bureau] interview, unless its occupants are only temporarily absent. In addition, housing units where all the occupants have a usual residence elsewhere are grouped with vacant units.

ZONING DISTRICT

A specifically delineated area of district in the city within which regulations and requirements uniformly govern the use, placement, spacing, and size of land and structures.

EXECUTIVE SUMMARY

The 2023-2031 Housing Element provides new goals and programs to guide the City over at least the next eight years to better address the gap between housing production and housing need in the community. The programs are informed by current housing conditions, demographic information, and the needs of our residents considering the lack of sufficient access to quality, affordable housing.

Since 1969, the State of California has required that cities and counties adequately plan to meet the housing needs of everyone in the community through preparing a Housing Element as one of the required elements of the General Plan. The City's first Housing Element was adopted in 1979 and has been updated periodically. Subsequent housing element laws require the City's Housing Element to be updated in coordination with Santa Barbara County Association of Governments (SBCAG) every other Regional Transportation Plan update (i.e., at least every eight years). Housing Element planning periods are referred to as "cycles". This Housing Element is for the 6th cycle planning period from February 2023 to February 2031.

The housing needs for the City are determined through the Regional Housing Need Allocation (RHNA) process. The California Department of Housing and Community Development (HCD) is responsible for determining regional housing need, segmented by income levels, for each the state's Councils of Government, including SBCAG which comprises the entire County of Santa Barbara. HCD determines projected household population in consultation with the California Department of Finance (DOF) and adjusts the regional allocation to account for housing vacancy rate, replacement units, overcrowding, and cost burden.

For the 6th cycle RHNA, SBCAG received a regional determination of 24,856 units, which is approximately 125 percent higher than the 5th cycle (2014-2022) determination of 11,030 units. This increase in the regional determination reflects the markedly different housing markets in 2021 compared with 2014 as well as the addition of new existing need considerations (overcrowding and cost burden) due to state legislation adopted in 2018 (Senate Bill 828, 2018). The City's 6th cycle RHNA allocation (8,001 units) is 95 percent higher than the 5th cycle (4,100 units).

In the 5th cycle, the total number of housing units that received a building permit up through calendar year 2022 is 1,832 units, or 45 percent of the total 5th cycle RHNA allocation (Table 1). As with previous years, most permitted housing units are in the "Above Moderate" RHNA income category, meaning housing affordable to households making 120 percent or more of the County's Area Median Income (AMI). In 2022, accessory dwelling units (ADUs) accounted for just under half permitted units that year.

Table 1: Regional Housing Needs Allocation Status (2015 - 2022)

RHNA INCOME CATEGORY	2015 – 2022 RHNA	2015 – 2022 PROGRESS	REMAINING ALLOCATION	PERCENT REMAINING
Very Low	962	120	842	87.5%
Low	701	115	586	84.0%
Moderate	820	16	804	98.5%
Above Moderate	1,617	1,581	36	2.5%
Total	4,100	1,832	2,268	55.3%

There are multiple reasons why affordable units are not being produced at the same level as market rate but lack of financing is one of the key factors. From 1977 to 2012, the largest source of City affordable housing financing was from the City's Redevelopment Agency (RDA). The state required each RDA to allocate at least 20 percent of annual tax increment revenue to create, protect, or rehabilitate affordable (very low, low, and moderate-income) housing. The state legislature dissolved all RDAs as of February 2012 and since then, no equivalent source of funding for affordable housing has been established. A program in this Housing Element is intended to at least partially replace this lost funding source.

The City government is not required to build the housing assigned through the RHNA process but it is responsible for ensuring that adequate land is zoned to accommodate the projected need and to adopt and implement programs that promote and facilitate housing at all income levels. The City must rely on infill redevelopment since there are very few vacant parcels. The City has the capacity to accommodate the RHNA units within the existing higher density residential and commercial zones that allow mixed-use development. The Sites Inventory and Analysis section demonstrates that the City has at least the capacity to meet the overall 6th cycle RHNA of 8,001 units with an additional buffer of approximately 14 percent to ensure that sufficient capacity will be available to accommodate RHNA income categories throughout the eight-year planning period, as recommended by HCD.

The City's prior housing elements focused on removing regulatory barriers, incentivizing mixed-use development, supporting affordable housing programs, encouraging smaller units, and increasing residential density downtown. In particular, adoption of the Average Unit-Size Density Incentive (AUD) program in 2013 and new state laws to facilitate accessory dwelling units in 2017 (and as periodically amended) resulted in increased production of smaller market rate (i.e., above moderate-income level) rental units. However, the number of new deed-restricted units affordable to households making less than 120 percent of AMI has not met demand and the City is falling behind on affordable housing production as the demand increases. In response, the focus of the 6th cycle Housing Element programs is to increase the production of deed-restricted affordable units including creating a permanent source of funding for these units and adopting further incentives to encourage inclusion of higher levels of deed-restricted affordable units in new multi-unit housing projects.

A notable addition in this 6th cycle Housing Element is the need to "affirmatively further fair housing" as a required objective for local housing elements statewide. The concept of furthering fair housing comes from the Federal Fair Housing Act. It means that the City must take actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. More information on this topic is available in Appendix B.

The City of Santa Barbara is committed to allowing as much housing as possible within resource limits to provide an array of lifestyle options for a demographically and economically diverse resident population. Promoting a diversity of housing types, increasing the feasibility of development of underused and infill sites throughout the City, and focusing new housing near transit and jobs are some of the strategies needed for the City to meet its housing commitment, reduce greenhouse gas emissions, and continue to affirm that housing is a basic human right for all residents. The Housing Element lays out the City's plan for removing barriers to housing production to counter well-documented housing shortages and helps ensure that the City is planning for its "fair share" of affordable and market rate housing. The Housing Element also continues and expands upon the City's efforts to preserve existing housing in the community.

Housing Element Organization

The Housing Element includes five main sections and appendices listed below. The Housing Plan (Section 5) builds upon and revises the goals, policies, and programs of the 2015-2023 Housing Element to ensure that the City can meet the housing needs of all residents through 2031, when the plan is scheduled to be updated again as required by state law.

1 INTRODUCTION

Introduces the purpose of the Housing Element, context, related documents, and summary of public outreach and participation.

2 HOUSING NEEDS SUMMARY/COMMUNITY PROFILE

Describes Santa Barbara's demographics and existing housing related to the City's housing needs, including housing type and affordability.

3 HOUSING CONSTRAINTS

Identifies governmental, market, environmental, and other existing obstacles or challenges to increasing and maintaining housing in Santa Barbara.

4 HOUSING RESOURCES

Shows the Regional Housing Needs Allocation (RHNA), or the "fair share" of housing units the City must plan for at different affordability levels as required by law, describes the sites inventory and analysis, and summarizes financial and administrative resources for housing.

5 HOUSING PLAN

Lays out the goals and steps needed to meet the housing needs of current and future residents over the next eight years. Each of the eight goals listed below has associated policies and detailed programs to meet the goal.

- Goal 1: Create New Housing: Create new healthy, safe, and energy-efficient housing that meets community needs, within our resources.
- Goal 2: Prioritize Affordable Housing: Prioritize housing that is affordable to the workforce and vulnerable communities, by the use of deed restrictions and other measures, over other

types of development, with special emphasis on housing that meets the needs of extremely low, very low, low, moderate, and middle income, and special needs households.

- Goal 3: Provide Housing Assistance: Provide financial resources and supportive services for members of the community who need housing assistance.
- Goal 4: Promote Housing Stability: Implement tenant protection measures, promote full-time occupancy of existing housing, and discourage conversion of housing to other uses.
- Goal 5: Preserve Housing: Maintain and improve the physical condition of existing housing at all affordability levels.
- Goal 6: Engage the Community: Educate and support the community about housing issues, affordable housing opportunities, and available resources and programs.
- Goal 7: Coordinate with Regional Partners: Coordinate with surrounding communities and regional agency partners to address regional housing issues, homelessness, and the jobs/housing balance.
- Goal 8: Fund Affordable Housing: Develop a permanent source of local funding to produce deed-restricted affordable housing.

APPENDICES

These are the more detailed, technical analyses and reports prepared to inform the goals, policies, and programs. It includes 1) a review of the 2015 Housing Element; 2) the Affirmatively Furthering Fair Housing assessment; 3) public outreach table; 4) accessory dwelling unit survey results; 5) housing stock survey results; 6) residential development standards; and 7) neighborhood descriptions and the suitable sites inventory.

Public Outreach and Opportunities to Comment

Public outreach is an important part of any General Plan update and, state law requires "...a diligent effort to achieve public participation of all segments of the community in the development of the housing element, and the program shall describe this effort." A discussion of the City's robust public outreach and participation effort is included in the Introduction and a detailed list of public outreach meetings and other efforts is in Appendix C.

There are at least four drafts planned for the 2023-2031 Housing Element: 1) Public Review Draft (released July 5, 2022); 2) HCD Review Draft (submitted August 19, 2022); 3) Revised HCD Review Draft (submitted April 2023); and 4) City Adoption Draft (date to be determined). Public comments are welcome and accepted on each draft. Prior to release of the Public Review Draft, the City received approximately 60 public comments on the Housing Element update. The Public Review Draft Housing Element was available for review from July 5 to August 3 2022 and the City received approximately 67 written comments on the draft. The HCD Review Draft was available for review from August 19 to March 13 2022 and the City received 15 written comments. The Revised HCD Draft was available for review from April to October 2023 and the City received 19 written comments. A strike through/underline version of each draft and a matrix of responses to public comments is available online (see Table 2 below).

Per HCD, if an organization or individual plans to provide comments to HCD on the City's Housing Element, early contact with the assigned review staff member (HCD Analyst) is encouraged to ensure that HCD is aware of this intent. To ensure that HCD has sufficient time to consider comments in the review of the Housing Element, written comments should be provided within the first 30 days of the review, directly to the assigned HCD Analyst or emailed to HousingElements@hcd.ca.gov.

For more information about the topics listed above, see Table 2.

Table 2: Topic Links

TOPIC	LINK
General Plan - 2015 Housing Element	https://santabarbaraca.gov/government/priorities-policies/general-plan
Draft Housing Element and Public Comments	https://santabarbaraca.gov/HEU
RHNA Allocation Process	http://www.sbcag.org/rhna.html.
Housing Element Annual Progress Reports	https://santabarbaraca.gov/government/priorities-policies/general-plan/general-plan-implementation-annual-progress-reports-apr.
Comments to HCD on the draft Housing Element	HousingElements@hcd.ca.gov
Affirmatively Furthering Fair Housing Data and Mapping Resources	https://affh-data-resources-cahcd.hub.arcgis.com/

1. INTRODUCTION

Housing Element Purpose and Context

The State of California has declared the availability of decent and suitable housing to be "a priority of the highest order". This priority has become increasingly urgent in recent years as communities across the state, including Santa Barbara, struggle to meet the housing needs of all their residents. California Housing Element Law, established in 1969, recognizes the vital role local governments' play in the supply and affordability of housing and requires all cities and counties in California establish a long-range plan to meet their fair share of regional housing needs. Cities are charged with planning for the welfare of their citizens, including ensuring that the existing and projected demands for housing are adequately met. The Housing Element is the primary tool used by the state to ensure local governments are appropriately planning for and accommodating enough housing across all income levels.

The Housing Element is a mandatory part of a jurisdiction's General Plan but differs from other General Plan elements in two key aspects. The Housing Element must be updated every eight years for jurisdictions within a metropolitan planning organization (MPO) on a 4-year regional transportation plan (RTP) cycle, such as the Santa Barbara County Association of Governments (SBCAG). The Housing Element must also be reviewed and approved (i.e., certified) by the California Department of Housing and Community Development (HCD) to ensure compliance with statutory requirements.

This Housing Element covers the 2023 to 2031 planning period (referred to as the "6th cycle" in state planning law) and contains updated goals and strategic directions (policies and programs) that the City is committed to undertake to address housing needs. State law requires a review of the prior "5th cycle" 2015 to 2022 Housing Element's effectiveness in obtaining goals and objectives, including progress in implementation, and appropriateness of goals, policies, and programs to determine if they should be changed or adjusted in the next cycle. This evaluation is found in Appendix A.

Multiple changes to California Housing Element Law have become effective since processing of the City's 5th cycle Housing Element. In particular, the state increased its ability to enforce Housing Element requirements, and the ability for interested persons to challenge the City's compliance with Housing Element Law. Pursuant to Government Code § 65585, the state has a greater range of penalties that can be imposed on jurisdictions for noncompliance. This puts the City at risk of exposure to a variety of fiscal and regulatory impacts that could reduce local control over housing-related decision-making. Jurisdictions that do not comply also risk the state imposing a more frequent Housing Element update cycle. The 6th cycle Housing Element Update was prepared to comply with Housing Element Law, as amended, and all other federal, state, and local requirements as necessary to demonstrate compliance with state law and gain state certification.

Beginning 2019, all housing elements must include a program that promotes and affirmatively furthers fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (FEHA), Government Code § 65008, and any other state and federal fair housing and planning law. Under state law, affirmatively furthering fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome

patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

Additionally, all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. The housing element land inventory and identification of sites must be consistent with a jurisdiction's duty to AFFH and the findings of its AFH. Appendix B includes the AFFH analysis. The City's Analysis of Impediments to Fair Housing prepared by Root Policy Research in 2020 (the "City AI") provided extensive data and policy recommendations that informed the AFFH analysis.

Relationship to Other General Plan Elements

State law mandates the adoption of a general plan (Government Code § 65300), which serves as the blueprint for how a particular city or county will develop. A general plan expresses the community's development goals and embodies public policy relative to the distribution of future land uses, both public and private. Zoning ordinances, specific plans, development projects, capital improvements, and development agreements are required to conform to the general plan. Preparing, adopting, implementing, and maintaining the general plan serves to identify the community's land use, circulation, environmental, economic, and social goals and policies as they relate to future growth and development. The City has a long-standing commitment to affordable housing and sound community planning. Protecting and enhancing the quality of life by "living within our resources" have been fundamental goals for Santa Barbara since adoption of the first General Plan in 1964.

A general plan consists of individual elements that address a specific area of concern, but collectively, they make up an integrated planning approach for the jurisdiction. State law requires that general plans include the following seven elements:

- Land Use
- Transportation
- Conservation
- Noise
- Open Space
- Safety
- Housing

A city or county may choose to have additional elements as part of their general plan. The City's additional elements include Parks and Recreation, Economy and Fiscal Health, and Historic Resources.

In 2011, the City adopted the Plan Santa Barbara General Plan. This process resulted in a new General Plan Introductory Framework, a comprehensively updated Land Use Element, and a new set of goals and policies for the remaining elements. The 2011 General Plan update reorganized the Elements, consistent with the Introductory Framework for Sustainability (and state law), and compiled six previous volumes into one document as follows:

Table 3: City General Plan Elements

ELEMENT	LAST UPDATED	OTHER COMPONENTS
Land Use	2011	
Housing	2015	
Open Space, Parks, and Recreation	2011	1972 Open Space Element 1982 Parks and Recreation Element
Economy and Fiscal Health	2011	
Historic Resources	2012	
Environmental Resources (includes Conservation and Noise)	2011	1979 Conservation Element 1979 Noise Element
Circulation (Transportation)	2011	1997 Circulation Element
Safety	2013	

To meet the City's Regional Housing Needs Allocation (RHNA) of 8,001 new units over the next eight years and to affirmatively further fair housing, the Housing Element includes programs to amend adopted development standards and policies. As required by State law, elements of the General Plan should form an integrated, internally consistent plan, and inconsistencies cannot be remedied by a statement giving one element precedence over the others (Gov. Code § 65300.5; Sierra Club v. Board of Supervisors of Kern County (1981) 126 Cal.App.3d 698). Therefore, adoption of the Housing Element may require amendments to other General Plan elements to ensure internal consistency. In addition, the City will review for and confirm internal consistency as part of its annual General Plan Implementation Report required under Government Code § 65400.

Pursuant to State law, adoption of this Housing Element will trigger revision of the City's Safety Element. The Safety Element was last updated and adopted in 2013. Since that time, the State has established new requirements pertaining to safety element updates as follows:

- The safety element must be revised to identify new information on fire hazards, flood hazards, and climate adaptation and resiliency strategies applicable to the city or county that was not available during the previous revision of the safety element.
- The revision must occur upon each revision of the housing element or Local Hazard Mitigation Plan (LHMP), but not less than every eight years.

The Safety Element update is anticipated to commence once the 2023-2031 Housing Element is certified. After City Council initiation of the General Plan amendment for the Housing Element and Safety Element updates in March 2022, the City also initiated formal notification to California Native American Tribes per state law. No further consultation was requested by the California Native American Tribes.

Community Context

Affordable housing on the South Coast is currently provided by a combination of local government agencies and programs, private nonprofit housing developers, and federal government rental subsidies, and privately-owned housing that may be more affordable than typical market rate housing (e.g., mobile homes, or accessory dwelling units provided free of rent or at a low cost to family members or caregivers). The City of Santa Barbara has provided, to developers and nonprofit sponsors, financial and/or land use incentives in exchange for long-term recorded affordability agreements ensuring that

subsidized units will remain affordable for a specified number of years. Additional units are subsidized under the Housing Choice Voucher program (Section 8). In total, there are approximately 5,543 affordable and Housing Choice Voucher assisted units within the City.

The South Coast region housing market area extends from the City of Carpinteria and the Ventura County line to the City of Goleta, including the City of Santa Barbara and all the region's unincorporated communities. The County of Santa Barbara and the cities of Goleta, Carpinteria and Santa Barbara have regulatory authority over housing and job growth, as well as the provision of affordable housing. Although the South Coast is a single housing market, median single-unit housing ownership prices vary by city or region, ranging from $1.2 million in Goleta to over two million in the City of Santa Barbara (median listing price for April 2022, realtor.com). However, even in the few areas of the City or South Coast where lower median home values exist, the price is generally unaffordable to the vast majority of households. Every year, the City publishes data on active rental housing listings across the South Coast. As of April 2022, median rent for a two-bedroom apartment was $3,475 in Santa Barbara (up 28 percent from April 2021) and $4,545 in Goleta (up 95 percent from April 2021). Median rent for a two-bedroom house was $4,500 in Santa Barbara (up 58 percent from April 2021). In April 2021, the median rent for a two-bedroom house was $2,995 in Goleta. There was no sample data for two-bedroom houses in Goleta in the 2022 survey (City of Santa Barbara 2022 and 2021 Rent Surveys for the South Coast, June 2022 & May 2021). Santa Barbara exhibits the same trend as much of the state and nation: home and rent prices are up significantly and the supply of available homes and apartments is severely insufficient.

While the amount of new commercial development has been limited in the City since 1990 through the Nonresidential Growth Management Program, the region has not adopted similar control measures, nor managed to produce enough levels of affordable housing. Regional cooperation in addressing the jobs/housing balance issues that affect the South Coast region continue to be an important goal of this Housing Element. Policies and programs recognizing and promoting the City's commitment toward a coordinated regional effort in addressing the South Coast region's housing market are included in the Element.

Public Outreach and Participation

California law requires local governments to engage the public in developing the Housing Element. Specifically, Government Code § 65583(c)(7) states "that the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." State law does not specify the means and methods for participation; however, it is generally recognized that the participation must be inclusive. Throughout the preparation of the 2023–2031 Housing Element, the City conducted numerous outreach efforts to engage all segments of the community.

VIRTUAL MEETINGS, ONLINE OUTREACH, AND IN-PERSON EVENTS

Learning from experience in public outreach during COVID-19, the City adapted public outreach to be a variety of virtual meetings, online outreach, live streaming video, and in-person events (Appendix C). One of the greatest challenges of community engagement, especially during COVID-19, is diversity and involvement from those not typically engaged in city planning efforts. This is especially true for

marginalized and disadvantaged populations in our community. To achieve the greatest level of participation, the City:

- Ensured noticing of meetings and the website were bilingual for our residents who are not fluent in English and used guidelines from the California Web Accessibility standards for ADA compliance.
- Built an interested parties list by advertising on City newsletters and social media (Facebook, Nextdoor, Twitter, and LinkedIn) and leveraging our partnerships with housing advocates, neighborhood groups, and professional organizations, reaching over 38,000 residents.
- Educated and partnered with community groups on the importance of the Housing Element, including virtual and in-person meetings with over 40 nonprofit organizations who serve our residents, neighborhood groups, and faith-based organizations to increase engagement and build relationships.
- Leveraged new relationships with stakeholders, neighborhood groups, and faith-based organizations to use their digital communications channels to inform residents throughout the process (social media, electronic newsletters, and websites) to distribute information and events to their served communities.

The City also developed events and activities designed to allow the public to participate in a way that was easy, user-friendly, and accessible to everyone. Some of the key activities used throughout the process were:

- Developed a project website in both English and Spanish on informative materials, project progress, public outreach events, staff reports, draft documents, a live suitable sites GIS map, and other relevant links (https://santabarbaraca.gov/heu).
- Created educational videos in both English and Spanish on the Housing Element Process.
- Held a joint City Council and Planning Commission meeting to establish the Housing Element goals.
- Collaborated with the Cities of Goleta, Carpinteria, and the County of Santa Barbara on an in-person and live-streamed public workshop to review local housing element updates and regional housing issues[2].
- Conducted a community survey on the use of Accessory Dwelling Units.
- Formed a Planning Commission Working Group to help guide the Housing Element's policies and programs.
- Presented the Public Review Draft Housing Element to the City Council and Planning Commission during the public comment period to gather feedback from decision-makers.

[2] Over 140 people attended the in-person event and over 30 attended the live-stream

PUBLIC COMMENTS ON THE DRAFT HOUSING ELEMENT

The first public draft of the Housing Element was released in July 2022 for a 30-day public review period. The draft was available in hard copy at the Eastside and Central libraries and City Hall and posted on the project website. The Planning Commission held a public hearing to take input on the public draft on July 14 with 16 written public comments and nine speakers, followed by City Council on July 26, 2022, with 22 written public comments and 19 speakers. Public notice of the two public hearings, with information about how to access the Public Review Draft, and all related materials were advertised in the newspaper, and communicated via an e-bulletin to the interested parties' list of over 370 subscribers and to City News in Brief that reaches approximately 30,000 people.

The City received over 120 comments on the July 2022 Public Review Draft Housing Element. Public comments were considered for a minimum of 10 business days after the close of the public comment period. City staff reviewed each public comment submitted during the outreach process to determine if changes should be made to incorporate them into the City's housing strategy. Where appropriate, feedback received was incorporated into the August 2022 draft for submittal to the State of California Department of Housing and Community Development (HCD). Staff prepared responses to comments in three categories: 1) Anonymous Comments from the Online Workshop (April 15–July 18, 2022); 2) Written Comments from Joint County and Cities Housing Element Workshop on June 22, 2022; and 3) Comments Received on the Draft Housing Element Prior to Release and During the Public Comment Period of July 5–August 3, 2022. A "Global Responses" to public comments was prepared for questions or concerns that were included in multiple public comment letters.

A strike through/underline version of each Draft, public comment letters, and the City's response to the comments are posted on the project website. Notification of the availability of each Draft and responses to comments are sent to the interested parties list and published in the American Institute of Architects Newsletter.

On August 19, 2022, the City submitted the revised Draft Housing Element to HCD (HCD Review Draft) for a 90-day review period. During this review period, the City received 15 comments. Staff reviewed each comment and prepared written responses. While most of the responses were clarifications, public input on this draft resulted in revisions to include a study of fractional ownership trends within Program HE-20: Evaluate Hotel Zones and to propose amendments to the Zoning Ordinance to better accommodate childcare facilities.

On November 16, 2022, the City received the results of HCD's review of the August 2022 Draft with revisions necessary to comply with State Housing Element Law. On April 19, 2023, the City submitted the April 10, 2023 Revised Draft Housing Element to HCD. Nine public comment letters were received on the Revised Draft. These included questions and comments about implementation of proposed programs, questions about the City's compliance with permit streamlining and CEQA, inquiries about specific sites from potential developers, and comments about the ADU ordinance. The draft was revised where applicable in response to these comments.

On June 1, 2023, the City presented an overview of the Revised Draft Housing Element to the Planning Commission and took public comments. One individual spoke at the hearing and six public comment letters were received as well as follow up written comments and suggested edits from two Planning Commissioners and several comment letters after the hearing. The comments included input on specific programs and questions about data and quantified objectives. The draft was revised in

response to many of the suggested edits and to clarify programs and data questions. New policies were also added in response to public comments.

Public outreach is ongoing over the course of the 6th Cycle Housing Element process. During the HCD 90-day review period and beyond, the City held five presentations and one radio interview about the Housing Element's policies and programs, with a specific focus on special needs of persons with disabilities, people experiencing homelessness, and lower-income households. As described above, the City reviewed the comments, incorporated them as appropriate into each Draft, and posted the responses.

2. HOUSING NEEDS SUMMARY/COMMUNITY PROFILE

This section provides information related to the City's demographic, household, and housing characteristics and an analysis of the community's housing needs. Many demographic factors affect the demand for housing and the type of housing needed or preferred. Factors such as age, presence of children, size of household, and income all contribute to housing needs.

This section uses data from the U.S. Census, California Department of Finance, California Employment Development Department, the Santa Barbara County Association of Governments (SBCAG) Housing Element Data Package (this package was provided to the County and each incorporated jurisdiction and mainly uses American Community Survey [ACS] 5-year estimates[3] from 2015–2019), and other relevant sources. While every attempt was made to use the most recent or relevant data source available, the 2016–2020 ACS was not used due to the impact of the COVID-19 pandemic on data quality in 2020. There were fewer ACS interviews in 2020 and respondents had higher levels of education and income and were more likely to be married than respondents in prior years. As such, sources may differ among population characteristics and from those cited in the City's 2015 Housing Element.

Population Trends

POPULATION GROWTH TRENDS

In 2010 the City's population was 88,410 and by January 2022 the State Department of Finance (DOF) estimated the City's population to be 86,591, representing a two percent decrease over that 12-year period. Table 4 illustrates how the City's population has changed over time. The largest population growth occurred between 2010 and 2016, with an increase in 4,467 people (5.1 percent), representing an average annual growth rate of 1.5 percent. However, in the years since 2016, the City's population rate of growth has been considerably slower, with occasional decreases in population.

[3] The 5-year estimates from the ACS are "period" estimates that represent data collected over a period of time. Multi-year estimates provide an increased statistical reliability of data in less populated areas and for small population subgroups.

Table 4: Population Growth Trends (2010-2022)
City of Santa Barbara

YEAR	POPULATION	NUMERICAL CHANGE	PERCENT CHANGE	AVERAGE ANNUAL GROWTH RATE
2010	88,410			
2011	88,877	467	0.5%	0.05%
2012	89,474	597	0.7%	0.07%
2013	90,640	1,166	1.3%	0.1%
2014	91,629	989	1.1%	0.1%
2015	92,358	729	0.8%	0.08%
2016	92,877	519	0.6%	0.06%
2017	92,663	-214	-0.2%	-0.02%
2018	92,759	96	0.1%	0.01%
2019	92,927	168	0.2%	0.02%
2020	87,476	-5,451	-6.2%	-0.06%
2021	88,499	1,023	1.2%	-0.01%
2022	86,591	-1,908	-2.2%	-0.2%

State of California, Department of Finance, E-5 Population Estimates 2010-2020 and 2020-2022

Table 5: Population Forecasts
City of Santa Barbara Vs. Santa Barbara County

YEAR	CITY OF SANTA BARBARA			SANTA BARBARA COUNTY		
	POPULATION	NUMERICAL CHANGE	PERCENT CHANGE	POPULATION	NUMERICAL CHANGE	PERCENT CHANGE
2025	97,300	2,200		478,600	17,700	
2030	98,600	1,300	1.3%	489,900	11,300	2.4%
2035	99,900	1,300	1.3%	501,500	11,600	2.4%
2040	101,100	1,200	1.2%	513,300	11,800	2.4%
2045	101,600	500	0.5%	517,500	4,200	0.8%
2050	102,000	400	0.4%	521,700	4,200	0.8%

SBCAG, Regional Growth Forecast 2050 Santa Barbara County

PROJECTED REGIONAL POPULATION GROWTH

The Regional Growth Forecast (RGF) 2050 (Santa Barbara County Association of Governments 2018) forecasts demographic changes for the major economic and demographic regions and the eight incorporated cities of Santa Barbara County. The population forecast is based on projected job growth. The RGF estimates that from 2025 to 2050, population in the County will increase by approximately 43,100 persons (nine percent) to a total of 521,700. Significant population increases are projected in the North County (i.e., west and north of Gaviota, including Lompoc, Santa Maria, Santa Ynez, and Cuyama Valleys), while population increases in the South Coast region are expected to be substantially less. During the entire forecast period (2017–2050), the South Coast region is forecast to grow in population by about 15,850, or approximately seven percent, while North County is expected to grow by about 52,410, or approximately 22 percent.

The City of Santa Barbara's population is projected to reach 102,000 by the year 2050. This represents a 4.8 percent total change or a 0.19 percent annual average increase from 2025 to 2050. For context, the 20-year annual average increase from 1990 to 2010 was approximately 0.17 percent. From 2010 to 2017, the population increased from 88,410 to 92,663, a 4.8 percent total increase (or a 0.7 percent annual average increase).

According to recent DOF estimates, from 2018 to 2022, the City's population actually decreased from 92,759 to 86,591, a 6.6 percent total decrease (or a 1.3 percent annual average decrease). (California Department of Finance E-5 Population and Housing Estimates).

AGE CHARACTERISTICS

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyle, family types, income levels, and housing preference. For the purpose of this analysis, the age groups are generally defined as preschool (0-4), school age (5-19), college / early workers, young adults (20-24), prime workforce and child rearing years (25-54), mid-life / pre-retirement (55-64), and senior / retirees (65+ years of age).

Table 6 below illustrates how the City's age distribution from 2015 to 2019 compared to the County as a whole. This table shows that the City's population is older than the County's population as a whole, with a median age of 39 years compared to 33.8 years for the County. A population composed of older residents has implications regarding the type and size of future housing needs as well as for accessibility.

Table 6: Age Distribution
City of Santa Barbara vs. Santa Barbara County

AGE GROUP	CITY OF SANTA BARBARA		SANTA BARBARA COUNTY	
	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE
0-4 years	4,333	4.7%	28,159	6.3%
5-19 years	13,858	15.2%	92,555	20.8%
20-24 years	8,566	9.4%	49,023	11%
25-54 years	36,036	39.4%	158,345	35.6%

AGE GROUP	CITY OF SANTA BARBARA		SANTA BARBARA COUNTY	
	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE
55-64 years	11,525	12.6%	50,184	11.3%
65+ years	17,058	18.7%	66,563	14.9%
Total	**91,376**	**100%**	**444,829**	**100%**
Median Age	39		33.8	
2015-2019 ACS, Table DP05				

Employment Trends

CITY RESIDENTS JOBS BY INDUSTRY

Information on jobs and employment gathered during the 2015 to 2019 ACS is keyed to where people live. Table 7 shows the distribution of employed City residents by industry compared to Santa Barbara County as a whole. The most notable differences between City and County employment as seen in this table are the lower proportion of City residents employed in agriculture and the higher proportion of City residents employed in professional occupations and the arts and entertainment.

Table 7: Employment by Industry
City of Santa Barbara vs. Santa Barbara County

INDUSTRY	CITY OF SANTA BARBARA		SANTA BARBARA COUNTY	
	NUMBER	PERCENT	NUMBER	PERCENT
Agriculture, forestry, fishing and hunting, and mining	408	0.8%	19,435	9.1%
Construction	2,948	5.8%	12,302	5.8%
Manufacturing	2,931	5.7%	14,552	6.8%
Retail trade	4,586	9.0%	20,456	9.6%
Educational services, and health care and social assistance	12,510	24.5%	49,462	23.2%
Arts, entertainment, and recreation, and accommodation and food services	7,789	15.3%	26,591	12.5%
Other services, except public administration	3,122	6.1%	11,823	5.5%
Public administration	1,447	2.8%	8,742	4.1%

INDUSTRY	CITY OF SANTA BARBARA		SANTA BARBARA COUNTY	
	NUMBER	PERCENT	NUMBER	PERCENT
Transportation and warehousing, and utilities	1,323	2.6%	6,484	3.0%
Information	1,428	2.8%	3,942	1.8%
Finance and insurance, and real estate and rental and leasing	2,656	5.2%	9,911	4.6%
Professional, scientific, and management, and administrative and waste management services	9,167	17.9%	25,849	12.1%
Wholesale trade	760	1.5%	3,889	1.8%
Total Employed City Residents	51,075	100%	213,438	≈ 100%
2015-2019 ACS, Table DP03				

CITY RESIDENT JOBS BY OCCUPATION

According to the 2015 to 2019 ACS, the majority (64.4 percent) of City residents are employed in white-collar occupations, including management, business, science, arts, sales, and office occupations. Compared to the County of Santa Barbara, City residents held white-collar jobs at a slightly higher rate during this period (Table 8).

Table 8: Residents in Workforce by Occupation
City of Santa Barbara vs. Santa Barbara County

OCCUPATION CATEGORY	CITY OF SANTA BARBARA		SANTA BARBARA COUNTY	
	NUMBER	PERCENT	NUMBER	PERCENT
Management, business, science, and arts occupations	23,174	45.4%	76,726	35.9%
Service occupations	11,726	23.0%	45,491	21.3%
Sales and office occupations	9,719	19.0%	40,877	19.2%
Natural resources, construction, and maintenance occupations	3,362	6.6%	30,562	14.3%
Production, transportation, and material moving occupations	3,094	6.1%	19,782	9.3%
Total Employed City Residents	51,075	≈ 100%	213,438	100%
2015-2019 ACS, Table DP03				

Housing Stock Characteristics

HOUSING CONDITIONS

The age and exterior condition of housing is one indicator of overall housing conditions. Approximately 87 percent of the housing stock in the City was built prior to 1990 (Table 9), which can raise housing maintenance issues. Housing units older than 30 years typically need some rehabilitation work to address issues with roofing, siding, and plumbing and electrical systems.

Table 9: Housing Unit Age
City of Santa Barbara vs. Santa Barbara County

YEAR STRUCTURE BUILT	CITY OF SANTA BARBARA		SANTA BARBARA COUNTY	
	ESTIMATE	PERCENT	ESTIMATE	PERCENT
Built 2014 or later	241	0.6%	2,406	1.5%
Built 2010 to 2013	798	2.0%	3,078	2.0%
Built 2000 to 2009	1,682	4.2%	12,308	7.8%
Built 1990 to1999	2,313	5.8%	15,497	9.9%
Built 1980 to 1989	4,189	10.5%	23,414	14.9%
Built 1970 to 1979	5,587	14.0%	29,155	18.6%
Built 1960 to 1969	6,665	16.7%	31,650	20.1%
Built 1950 to 1959	7,319	18.3%	20,148	12.8%
Built 1940 to 1949	2,829	7.1%	6,058	3.9%
Built 1939 or earlier	8,309	20.8%	13,447	8.6%
Total Housing Units	**39,932**	**100%**	**159,317**	**100%**

2015-2019 ACS, Table DP-4 (census data collected for this table has a high margin of error, the estimate for units built 2014 or later in the City of Santa Barbara is lower than actual numbers)

To further understand characteristics of the City's existing housing stock, City staff conducted visual surveys to estimate the number of substandard units. If existing housing units fall into substantial disrepair or become dilapidated, they risk being removed from the City's housing supply.

In April and May 2022, the City performed walking surveys of eight residential neighborhoods. These neighborhoods are a representative sample to provide for a general sense of the housing stock condition and were not intended to be a comprehensive City-wide survey. Housing units were surveyed from the street for the exterior condition of roofing, walls, windows, driveway, fencing, landscaping, and accumulated belongings in the yard. The condition of these elements was rated from one to three: one being "sound/good condition", two being "minor/moderate need of repair", and three being "substantial/major need of repair".

- Roofing was rated based on its need for patching or replacement of damaged roof shingles or tiles.
- Walls were rated based on their apparent structural integrity, paint condition, and noticeable damages, such as cracking. For instance, walls that received a score of one and were considered in "sound/good" condition had few to no cracks, minimal peeling, and appeared structurally sound. Walls that received a score of two and were considered in "minor/moderate need of repair" had noticeable cracking and peeling, but nothing substantial. Walls that received a score of three and were considered in "substantial/major need of repair" had significant cracking, peeling, and damage covering more than 50 percent of the housing unit, or appeared structurally unsound.
- Windows were rated based on if they were broken, cracked, or boarded up.
- The driveway was rated based on the severity of cracking.
- Accumulated belongings in the yard was rated based on the presence of inoperable machinery or personal belongings that were kept in the yard.
- Fencing was rated based on sagging, missing slats, or visible rusting.
- Landscaping was rated based on if it appeared to be maintained.

The ratings for each exterior condition were averaged and units were determined to be in "sound" to "dilapidated" condition.

The housing condition survey included a total of 1,584 housing units (Table 10). The majority of units were single-unit dwellings, followed by multi-unit complexes, and duplexes. Of the 1,584 units surveyed, 833 were found to be sound, 727 were found to be in minor need of repair, 22 were found to be in moderate need of repair, and two in substantial need of repair. None of the units surveyed were considered to be dilapidated.

Table 10: Housing Conditions Survey
City of Santa Barbara (2022)

HOUSING TYPE	SOUND	MINOR	MODERATE	SUBSTANTIAL	DILAPIDATED	TOTAL
Single-Unit	690	557	17	2	0	1,266
Duplex	60	72	3	0	0	135
Multi-Unit	83	98	2	0	0	183
Total Units	**833**	**727**	**22**	**2**	**0**	**1,584**
Percent	52.6%	45.9%	1.4%	0.1%	0.0%	

2022 City Housing Stock Condition Survey

The eight surveyed neighborhoods include Laguna, Eastside, Westside, the Mesa, San Roque, Samarkand, Downtown, and West Beach (Figure 1). The Laguna area is a mixed residential neighborhood that transitions to denser multi-unit, institutional, and office uses closer to Santa Barbara Street and the Downtown. The Eastside neighborhood is mainly residential, with most of its commercial activity located along the Milpas Street corridor. The majority of the Eastside neighborhood is

designated for medium density housing, but also contains single-unit homes in the northeast and southeast corners and medium-high density housing in the southern portion near Highway 101. The Westside neighborhood transitions from single unit to duplex to multi-unit housing as it moves west to east towards the City's urban center and Highway 101. The Mesa neighborhood is predominately single-unit housing with a commercial center dividing the Mesa into East Mesa and West Mesa. The San Roque and Samarkand neighborhoods primarily consist of single-unit housing and are located near the Upper State Street district. The Downtown area is dominated by commercial buildings and denser multi-unit housing. The West Beach neighborhood consists of dense multi-unit housing alongside motels and hotels.

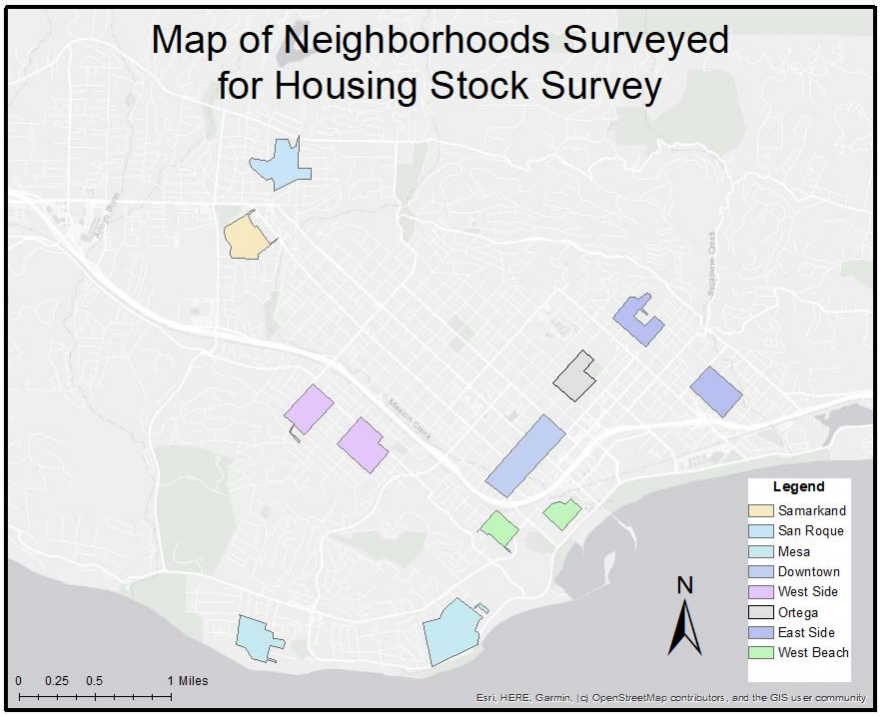


FIGURE 1: HOUSING STOCK NEIGHBORHOODS SURVEYED

TENURE AND VACANCY RATES

According to ACS 2015-2019 estimates, the owner occupancy rate in the City of Santa Barbara is significantly lower than in Santa Barbara County. Approximately 40.7 percent of households own their homes in the City whereas approximately 52.1 percent of households own their homes in the County. This indicates that the City continues to be a prominent place for renter occupied households.

Table 11: Existing Households by Tenure
City of Santa Barbara vs Santa Barbara County

EXISTING HOUSEHOLDS BY TENURE	CITY OF SANTA BARBARA	PERCENT	SANTA BARBARA COUNTY	PERCENT
Owner Occupied	15,180	40.7%	75,945	52.1%
Renter Occupied	22,153	59.3%	69,911	47.9%
Total Households	**37,333**	**100%**	**145,856**	**100%**

2015-2019 ACS, Table B25003

Table 12 shows the housing type mix for the County and City in 2006 to 2010 compared to 2015 to 2019. In the City, while multi-unit housing types have been steadily increasing, the breakdown in unit type has been very consistent over the last 20 years (i.e., about 55 percent single-units, 15 percent two to four units, 29 percent five or more units, and one percent mobile home and other), reflecting the City's age and historic development patterns. The five-year ACS data presented in Table 10 is based on 60 months of collected data. The unit numbers do not necessarily match the housing unit data the City provides annually to the State Department of Housing and Community Development, which is based on number of housing permits issued.

Table 12: Housing Units by Type-Change Over Time
City of Santa Barbara vs. Santa Barbara County

HOUSING TYPE	CITY OF SANTA BARBARA			SANTA BARBARA COUNTY		
	2006-2010	2015-2019	CHANGE	2006-2010	2015-2019	CHANGE
One-unit, detached	18,185	18,984	4.4%	89,468	91,003	1.7%
One-unit, attached	3,437	2,843	-17.3%	10,154	10,641	4.8%
2 units	2,191	2,452	11.9%	5,080	4,946	-2.6%
3 or 4 units	3,254	3,143	-3.4%	9,859	9,575	-2.9%
5 to 9 units	3,493	3,803	8.9%	11,612	11,826	1.8%
10 to 19 units	3,488	3,287	-5.8%	8,942	8,951	0.1%
20 or more units	3,749	5,096	35.9%	9,467	13,271	40.2%
Mobile home	372	324	-12.9%	7,660	6,875	-10.2%
Boat, RV, van, etc.[4]	22	0	-100.0%	139	73	-47.5%

[4]Staff has been unable to determine why boat, recreational vehicle, and van housing types were reported as decreasing from 22 in 2006-2010 to zero in 2015-2019.

Total Units	**38,191**	**39,932**	**4.6%**	**152,381**	**157,161**	**3.1%**

2006-2010 and 2015-2019 ACS, Table DP-4

The total number of housing units have increased in both the City and County over the two five-year spans (2006 to 2010 and 2015 to 2019). The total number of units increased by a slightly higher rate in the City than in the County (4.6 percent vs. 3.1 percent).

Table 13: Occupancy Status
City of Santa Barbara vs. Santa Barbara County

HOUSING UNITS	CITY OF SANTA BARBARA			SANTA BARBARA COUNTY		
	2006-2010	2015-2019	CHANGE	2006-2010	2015-2019	CHANGE
Occupied	35,335	37,333	5.7%	141,793	145,856	2.9%
Vacant	2,856	2,599	-8.9%	10,588	11,305	6.8%
Total Units	**38,191**	**39,932**	**4.6%**	**152,381**	**157,161**	**3.1%**

2006-2010 and 2015-2019 ACS, Table B25002

The City and County have similar vacancy rates (6.5 percent and 7.2 percent, respectively from the 2015 to 2019 data) among existing housing units. Based on comparisons between the two five-year spans (2006 to 2010 and 2015 to 2019), both the City's and County's number of occupied housing units has increased (5.7 percent and 2.9 percent, respectively). While the City's number of vacant housing units has decreased (8.9 percent), the County's number of vacant housing units has increased (6.8 percent). For the purposes of this analysis, housing units may be deemed "vacant" for a variety of reasons, which are shown in in Table 14 and further discussed below.

Table 14: Housing Stock by Type of Vacancy
City of Santa Barbara vs. Santa Barbara County

TYPE OF VACANCY	CITY OF SANTA BARBARA			SANTA BARBARA COUNTY		
	2006-2010	2015-2019	CHANGE	2006-2010	2015-2019	CHANGE
For Rent	606	386	-36.3%	2,479	1,872	-24.5%
Rented, Not Occupied	546	218	-60.1%	1,290	797	-38.2%
For Sale Only	251	98	-60.9%	1,243	613	-50.7%
Sold, Not Occupied	60	66	10%	356	488	37.1%
For Seasonal, Recreational, or Occasional Use	975	1,067	9.4%	2,960	4,088	38.1%
For Migrant Workers	0	0	0%	4	208	5,100%
All Other Vacants	418	764	82.8%	2,256	3,239	43.8%

Total	**2,856**	**2,599**	**-8.9%**	**10,588**	**11,305**	**6.8%**
2006-2010 and 2015-2019 ACS, Table B25004						

The ACS definitions of vacancy are as follows:

- For rent: “Vacant units offered for rent and vacant units listed for rent or for sale”.
- Rented, not occupied: “Vacant units that have been rented (i.e., compensation has been paid or agreed upon) but where the renter has not yet moved in”.
- For sale only: “Vacant units offered for sale only (i.e., does not include vacant units that are listed for sale or for rent)”.
- Sold, not occupied: “Vacant units that have been sold but where the new owner has not yet moved in”.
- For seasonal, recreational, or occasional use: “Vacant units used or intended for use part time or occasional use throughout the year. This includes units used seasonally or recreationally, such as second or non-primary housing units, and timeshares”.
- For migrant workers: Vacant units designated for migrant workers (not specifically defined by the ACS).
- All other vacants: “Vacant units that don’t fall into any of the categories above. This can include units held vacant for personal or family reasons, units requiring or undergoing repair, corporate housing, units held for use by a caretaker or janitor, units subject to legal proceedings, units being kept vacant for a future sale, etc.”

The reasons for housing stock vacancy in both the City and the County were relatively diverse. That being said, units for seasonal, recreational, or occasional use made up the highest percentage of vacant units in both the City and the County, although that type of vacancy made up a higher percentage of total vacant units in the City than in the County (approximately 41.1 percent vs. 36.2 percent from the 2015 to 2019 data). Over the two five-years spans (2006 to 2010 and 2015 to 2019), both the City’s and County’s “For Rent”, “Rented, Not Occupied”, and “For Sale Only” vacancy types have decreased. The City’s and County’s “Sold, Not Occupied”, “For Seasonal, Recreational, or Occasional Use”, and “All Other Vacants” vacancy types have increased. The City’s “For Migrants Workers” vacancy type had no change, while the County’s increased significantly.

Household Characteristics

HOUSEHOLD GROWTH TRENDS 1990-2019

Table 15 shows that between 1990 and 2000, the number of City households increased by 1,257, representing a slight annual increase of 0.4 percent. The 2010 Census reported a net loss of 156 households in the City between 2000 and 2010. The 2015-2019 ACS estimated the number of households in the City to be 37,333, an average annual increase of 0.97 percent since 2010.

Table 15: Household Growth Trends (1990-2019)
City of Santa Barbara

YEAR	HOUSEHOLDS	NUMERICAL CHANGE	ANNUAL PERCENTAGE CHANGE
1990	34,348		
2000	35,605	1,257	0.4%
2010	35,449	-156	-0.04%
2015-2019	37,333	1,884	0.6%

1990, 2000, 2010 Census, 2015-2019 Census ACS, Table B25003

Housing Affordability

HOUSING AFFORDABILITY CRITERIA

State law establishes six income categories for purposes of designated housing programs based on the area (i.e., county) median income ("AMI").

- Acutely Low (15 percent or less of AMI)[5]
- Extremely Low (16-30 percent of AMI)
- Very Low (31-50 percent of AMI)
- Low (51-80 percent of AMI)
- Moderate (81-120 percent of AMI)
- Above Moderate (over 120 percent of AMI)

Acutely and extremely low-income households are subsets of the very low-income households as it relates to RHNA and are defined as 30 percent of AMI and below. In addition to these categories, the City has identified "Middle-Income" (121-160 percent AMI) and "Upper-Middle" (161-200 percent AMI) in recognition of the high housing costs in the South Coast area. These income categories are used in the Inclusionary Housing Ordinance for ownership units to meet the needs of these households, which are typically not met with traditional local or state density bonus programs of government tax incentives.

Housing affordability is based on the relationship between household income and housing expenses. According to the U.S. Department of Housing and Urban Development (HUD) and HCD, housing is considered "affordable" if the monthly payment is no more than 30 percent of a household's gross income. In some areas, these income limits may be increased to adjust for high housing costs.

Table 16 shows 2022 affordable rent levels and estimated affordable purchase prices for housing in Santa Barbara County by income category. This data comes from the State of California specifically for the Santa Maria–Santa Barbara MSA for the purposes of designated programs to determine applicant eligibility (based on the level of household income) and may be used to calculate affordable housing

[5] Per 2021 state law (AB 1043 [2021]). State Income Limits apply to designated programs and are used to determine applicant eligibility (based on the level of household income) and may be used to calculate affordable housing costs for applicable housing assistance programs.

costs for applicable housing assistance programs. In our area, the low-income limits are adjusted because of unusually high housing-cost-to-income relationship[6]. Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table 16 have been estimated based on typical conditions.

Table 16: Income Categories and Affordable Housing Costs
Santa Barbara County

2022 COUNTY MEDIAN INCOME = $100,100	INCOME LIMITS	AFFORDABLE RENT[1]	AFFORDABLE PRICE (ESTIMATED)[1]
Acutely Low (15% and below)	$15,015	$375	-
Extremely Low (16-30%)	$41,900	$1,048	$85,100
Very Low (31-50%)	$69,850	$1,746	$221,600
Low (51-80%)	$111,900	$2,798	$427,600
Moderate (81-120%)	$120,120	$3,003	$467,700
Above Moderate (>120%)	>$120,120	>$3,003	>$467,700

Source: HCD State Income Levels for 2022, 5/13/22
Based on a four-person household
[1]Equal to 30% of gross income for rent or mortgage principle/interest/taxes/insurance (PITI)

EXTREMELY LOW-INCOME HOUSEHOLDS

State housing law requires a quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households as a subset of the very low-income group, defined as households with income 30 percent or less of Area Median Income (AMI). AMI, as established by HUD, corresponds to the income for a four-person household. According to the 2022 Income Limits published by the California Department of Housing and Community Development, a four-person household with an annual income of $41,900 or less is considered an extremely low-income household. ELI households have a variety of housing needs. Many families and individuals who receive public assistance, social security insurance, or disability insurance benefits are considered extremely low-income households. In addition, employed households earning 30 percent or less of the AMI are also considered ELI.

According to the HUD Comprehensive Housing Affordability Strategy (CHAS) data (2015-2019 ACS), the City had approximately 4,860 ELI owner and renter households, representing approximately 13 percent of all households. Of these 4,860 ELI households, 1,065 (21.9 percent) are owner households and 3,795 (78.1 percent) are renter households. Approximately 75 percent of ELI owners and 73 percent of ELI renters were reported to be overpaying for housing (cost burden greater than 30 percent

[6] An area's income limit is adjusted due to high housing costs if 85 percent of the area's annual 2 bedroom fair market rent is greater than 35 percent of the US median income.

of household income). Furthermore, approximately 69 percent of ELI owners and 67 percent of ELI renters are severely cost burdened (cost burden greater than 50 percent of household income). Many ELI households also face other housing problems, such as overcrowded living conditions and/or living without complete kitchen or plumbing facilities.

Existing Needs

The City's 2020-2024 Consolidated Plan for allocating federal HUD formula grants includes an analysis of ELI household problems and needs. The Plan includes an assessment of ELI households that are experiencing one or more housing problems/severe housing problems, defined as:

1. Lacks complete kitchen facilities.
2. Lacks complete plumbing facilities.
3. More than one person per room/more than 1.5 persons per room (severe).
4. Cost burden greater than 30 percent/cost burden exceeds 50 percent (severe).

The analysis shows that 86 percent of ELI households have at least one of four housing problems, and 79 percent of all ELI households have a severe housing problem. The analysis also reviewed the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category as a whole and found that for ELI households, no single racial/ethnic group experiences a disproportionately[7] high rate of need relative to the City as a whole.

The major obstacles to meeting the needs of ELI households include the high and sustained demand for public services, as well as the lack of funding. During the last 12 years, the City's CDBG allocation has dropped by 26 percent and the HOME allocation by 33 percent. These cuts, along with the state's elimination of Redevelopment Agencies, with no subsequent replacement, are the main obstacles to meeting underserved needs.

Projected Needs

To determine the projected housing needs for ELI households, the City assumed that 50 percent of the 2,147 very low-income RHNA units (1,073 units) are for ELI households. As discussed previously, ELI households typically experience overpayment, overcrowding, or substandard housing. In addition, some of these households may have physical and mental disabilities, which require special housing needs.

Resources

To address the array of housing needs for ELI households, the City continues to fund and promote affordable housing opportunities for its special needs population. Financial assistance is provided via the Low and Moderate Income Housing Asset Fund (LMIHAF), which has expended a total of 47 percent of the fund for development of rental housing affordable to ELI households since 2016. In addition, the federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program formula grants allocated to the City are prioritized to the needs of the lowest income residents, based on the assumption that due to the extremely high cost of rental and ownership housing, they are at greatest risk of displacement, homelessness, or other serious housing situations.

[7] According to HUD, disproportionate need occurs when a household category has a level of need that is at least 10 percentage points higher than the level of need of all households in a particular income category.

In Program Year 2021, 1,950 ELI persons were served by CDBG and HOME funds where information of income by family size is required to determine eligibility.

According to the CDBG and HOME Annual Action Plan, the City helped prevent low-income individuals and families with children (especially those with incomes below 30 percent of median) from becoming homeless through continued support of programs such as the Rental Housing Mediation Program, Fair Housing Enforcement Program, Legal Aid, People Assisting the Homeless (PATH), and Transition House, all of which have substantial programs to assist in homeless prevention. Transition House offers a homelessness prevention program to assist very low-income households increase their earning potential and improve their household finance management. The Housing Rehabilitation Loan Program rehabilitates substandard multi-family buildings and implements affordability controls. The Rental Housing Mediation program assists and/or mediates disputes between tenants and landlords to prevent the possibility of displacement/homelessness. The Fair Housing Enforcement Program investigates reported cases of housing discrimination and educates the public on housing rights and responsibilities. Legal Aid provides legal services regarding uninhabitable residences, evictions, and unlawful detainers. PATH coordinates with Cottage Hospital to receive homeless individuals who need respite beds.

In addition, the City contracted with SB ACT to establish a citywide collaboration between homeless service providers; elected representatives; community leaders; and advocacy groups, which is intended to prevent duplication of effort and better serve homeless individuals, families and persons at risk of homelessness. One of the workgroups facilitated by SB ACT is a homelessness-prevention workgroup.

Non-entitlement resources the City makes available to, or are received by the City's partners to meet ELI needs include:

- Housing Authority of the City of Santa Barbara:
    - Housing Choice Voucher (Section 8): 2,869 units/households, 75 percent serving ELI households.
    - Workforce Housing: 200 units/households, 60 percent serving ELI households.
    - Senior Housing: 630 units/households, 63 percent serving ELI households.
    - Supportive Housing: 189 units/households, 88 percent serving ELI households.
- Continuum of Care Funds: The City is a partner in the County's Continuum of Care.
- Low-Income Housing Tax Credits: The federal four percent and nine percent tax credit is the principal source of funding for construction of affordable rental housing.
- General Fund: The City budget commits approximately $700,000 in Human Services Grants annually from the General Fund for programs that provide basic human needs, such as food and shelter, and programs that are preventative in nature.
- Permanent Local Housing Allocation: The City commits state funds to support street outreach services to persons experiencing homelessness, and to support the Rental Housing Mediation Program.

Smaller units can be one strategy to meet the needs of single ELI households. In 2004, the state Building Code was amended to reduce the size requirement for single room occupancy (SRO) units to a minimum of 150 square feet to facilitate their construction. The City's Municipal Code allows small

units, including 150 square feet ADUs and Junior ADUs (maximum 500 square feet) that would function similar to SROs, and possibly meet the needs of some ELI households. To date, units of that size are rarely proposed or included in housing projects. Goals, policies, and programs intended to address the housing needs of all income levels, including ELI households, are included as part of this Housing Element. In addition to continuing the City's partnerships and existing support for the resources and programs listed above, consistent funding for affordable housing is one of the greatest needs, which is reflected in Program HE-31 Secure Permanent Affordable Housing Funding.

HOUSING CHALLENGES

Overcrowding

The U.S. Census has no official definition of a crowded unit but considers an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding can serve as an indicator that a community does not have an adequate supply of affordable housing and/or lacks housing units of adequate size to meet the need of large households. Overcrowding can also result when high housing costs relative to income force too many individuals or families to share housing. Overcrowding can accelerate deterioration of the housing stock and associated infrastructure.

Table 17 indicates that approximately eight percent of the City's occupied housing units were considered overcrowded. Overcrowding was more common among renters (12 percent) than for owners (one percent). About 4.8 percent of renter households reported severe overcrowding.

Table 17: Overcrowded Households by Tenure
City of Santa Barbara

HOUSING TYPE	OWNER		RENTER		TOTAL	
Person per room	Households	Percent	Households	Percent	Households	Percent
1.00 or fewer	14,995	98.78%	19,393	87.55%	34,388	92.11%
1.01 to 1.50	135	0.90%	1,695	7.65%	1,830	4.90%
1.51 or more	50	0.32%	1,065	4.80%	1,115	2.99%
Total	15,180	100%	22,153	100%	37,333	100%
% Overcrowded by Tenure	185	1.20%	2,760	12.45%	2,945	7.88%

2015-2019 ACS, Table B25014

According to the City's Analysis of Impediments to Fair Housing Choice[8] (2020), many residents and stakeholders (i.e., organizations that provide housing and human services, fair housing enforcement and advocacy, services to residents with disabilities, residents in poverty, workforce development, and transportation) who were engaged in interviews and focus groups described situations of extreme overcrowding in the City—stemming from the shortage of affordable, appropriately sized units. In many

[8] The City, as a recipient of Community Development Block Grant funds, is required to complete an assessment of fair housing, known as an Analysis of Impediments, or AI.

cases families are sharing a single room and individuals are renting what stakeholders described as "closets" for hundreds of dollars per month.

Overpayment

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30 percent of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50 percent of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size. For lower-income renters, severe cost burden can require families to double up, resulting in overcrowding and related problems.

RENTER HOUSEHOLDS OVERPAYING

The HUD Comprehensive Affordable Housing Strategy (CHAS) data source estimates the percentage of household income paid for rent by total household income. High rents in the City have the most significant negative effect on lower-income households. As shown in Table 18, 50 percent of renter households are cost burdened and 26 percent of all renters have a severe cost burden. Among lower-income renters, overpayment was estimated to affect 77 percent of households.

This information is especially somber when one considers that the City estimates that 14 percent of the housing stock is publicly subsidized. According to the City's Analysis of Impediments to Fair Housing Choice (2020), 70 percent of renters worry about their rent going up to a level they can't afford and 70 percent want to buy a house but are unable to afford it. Renters are also concerned about landlord behavior: 31 percent said they worry if they request a repair their rent will go up or they will be evicted. Low-income respondents (those with household incomes below $25,000) are particularly concerned about costs (rising rents and struggles to pay rent/mortgage) as well as overcrowding (units not large enough for their family).

Table 18: Cost Burden By Tenure And Income Category
City of Santa Barbara

CATEGORY	EXTREMELY LOW	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL	TOTAL LOWER-INCOME OVERPAYING
Ownership Households	905	950	1,515	950	10,770	**15,090**	3,370
Paying Over 30%	710	675	745	460	2,260	**4,850**	2,130
Percent	78.5%	71.1%	49.2%	48.4%	21%	**32.1%**	63.2%
Paying Over 50%	625	535	470	255	630	**2,515**	1,630
Percent	69.1%	56.3%	31%	26.8%	5.8%	**16.7%**	48.4%
Renter Households	3,490	2,710	3,970	2,330	9,110	**21,610**	10,170
Paying Over 30%	2,575	2,105	3,175	1,395	1,695	**10,945**	7,855
Percent	73.8%	77.7%	80%	59.9%	18.6%	**50.6%**	77.2%

CATEGORY	EXTREMELY LOW	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL	TOTAL LOWER-INCOME OVERPAYING
Paying Over 50%	2,370	1,600	1,230	170	185	**5,555**	5,200
Percent	67.9%	59%	31%	7.3%	2%	**25.7%**	51.1%

HUD CHAS Dataset, 2014-2018 ACS

OWNER HOUSEHOLDS OVERPAYING

The picture is also troubling for many who live in owner-occupied housing in the City. Overall, about 32 percent of owner-occupied households are cost burdened and 17 percent of all owners have a severe cost burden. An estimated 63 percent of lower-income households are overpaying for housing ownership.

COASTAL ZONE HOUSING

State law requires jurisdictions within Coastal Zone boundaries to review coastal zone affordable housing obligations including the preservation of existing units affordable to low- and moderate-income households and, where feasible, to include low- and moderate-income housing in new development. The following information is provided per Government Code § 65588(d):

- Since January 1982, 234 new housing units have been approved for construction in the City's Coastal Zone, including 72 accessory dwelling units.
- 24 units for low- and moderate-income households were required to be provided as a result of projects approved either within the Coastal Zone or within three miles of it.
- 18 units were occupied by low- and moderate-income households and were authorized to be demolished or converted in the Coastal Zone since January 1, 1982.
- 1 unit for low- and moderate-income households was required either within the Coastal Zone or within three miles, in order to replace those being demolished or converted.

The City's Coastal Land Use Plan (LUP) allows increased densities for affordable housing proposals using density bonus, inclusionary housing, or lot area modification, as long as the development is found consistent with the policies of the Coastal LUP. Furthermore, the City's accessory dwelling unit ordinance was locally adopted and certified by the Coastal Commission for use in the Coastal Zone. Policies and programs to protect and provide affordable housing in the City (including the Coastal Zone) are provided in the Goals, Policies, and Programs section.

Assessment of "At Risk" Assisted Units

Section 65583(a)(9) of the Government Code requires that the Housing Element include an analysis of existing assisted housing at-risk of changing to non-low-income housing uses during the next 10 years and, if necessary, the development of programs to preserve or replace those assisted housing units.

AT-RISK AFFORDABLE RENTAL HOUSING

Except for public housing and other Housing Authority units, the City does not own any affordable housing units. In return for the financial assistance the City provides, the developer/owners of the City's affordable rental housing stock are required to make the units affordable to low-income households for a specified period of time. The City provides most of its financial assistance to local nonprofit organizations, since few for-profit firms have approached the City for assistance in building affordable housing. Regardless of whether they are for profit or nonprofit, all developer/owners of affordable housing units sign affordability covenants that specify allowable rent and income levels for the project.

Upon expiration of a project's affordability controls, the affordable units are at risk of being sold or converted to market rate housing. Based on a review of the City's records, the 80 affordable rental housing units listed below in **Error! Reference source not found.** have affordability controls that will expire during the next 10 years (2023 through 2033).

Table 19: Projects With Affordable Rental Housing At Risk (2023-2033)
City of Santa Barbara

ADDRESS	OWNER	AFFORDABLE UNITS/INCOME LEVEL	FUNDING SOURCES[1]	EARLIEST EXP. DATE
1104 Carpinteria Street	Borgatello	2/Moderate	Zoning Mod	2023
47 Broadmoor Plaza	Santa Barbara Community Housing Corporation (SBCHC)	15/Low	RDA	2023
107 E Micheltorena	PathPoint	11/Low	CDBG	2024
1409 Castillo Street	SBCHC	14/Low	CDBG/RDA	2024
125 W Anapamu	Sanctuary Psychiatric Ctrs of Santa Barbara	27/Low	RDA/CDBG	2025
429 Stanley	DeVore	1/Low	Zoning Mod	2025
1511 Bath	Smagala	2/Low	RDA	2026
1610 Cliff	Berenstein Family Trust	1/Low	Zoning Mod	2027
2044 Chino	Lugo	1/Low	Zoning Mod	2028
816 Vine	HASB	6/Low	CDBG	2028
Total:	**10 Projects**	**80 Units**		

City of Santa Barbara 2022
[1]CDBG stands for the federal Community Development Block Grant Program; RDA stands for the City's Redevelopment Agency Housing Set-Aside funds; Zoning Mod does not stand for any source of funding, but rather for lot area modification that were granted in return for dedication of affordable housing units.

As indicated in the Assessment of Conversion Risk section below, nonprofit owners are considerably more likely than for-profit owners to maintain affordable housing units beyond the expiration of affordability controls. Only seven (8.8 percent) of the 80 at-risk affordable rental units are owned by for-profit owners.

AT-RISK AFFORDABLE OWNERSHIP HOUSING

The City also requires affordable ownership housing opportunities in certain cases, such as conversion of apartments to condominiums, for mostly moderate-income households. Most of the early ownership projects were developed by two nonprofit organizations, Homes for People and Santa Barbara Community Housing Corporation, with financial assistance from the City and its Redevelopment Agency. Covenants on units in these projects were typically 30-year covenants. Since then, affordability periods for ownership units were extended to 90 years. Should the owner sell before the 30-year term concluded, then the next owner would sign on for a new 90-year covenant.

Listed below in Table 20 are 19 ownership projects in which covenants for 119 individual affordable ownership units could expire during the next ten years (2023-2033); the covenants for the remaining 94 units in the 19 projects will not expire until later (since these units were sold to new qualifying homeowners before the end of their affordability period). It is possible that owners in some of the 119 units with expiring covenants may end up selling before the end of their affordability period, which would trigger an additional period of affordability up to a maximum of 90 years.

Most of the new affordable ownership housing projects are currently built by for-profit developers without financial assistance from the City or its Successor Housing Entity to the Redevelopment Agency, pursuant to the City's Inclusionary Housing Ordinance requirements (Title 30, Chapter 30.160) and Density Bonus incentives (Title 30, Chapter 30.145).

Table 20: Projects With Affordable Ownership Housing At Risk (2023-2033)
City of Santa Barbara

ADDRESS	AT RISK UNITS	TOTAL UNITS	FUNDING SOURCES[1]	EARLIEST EXP. DATE
2001-11 Elise Way Maravillas	2/Moderate	3	RDA	2022
3708-3773 Greggory Way Franciscan Villas	14/Moderate	33	Zoning Mod	2023
1838 San Andres Street Pinecone	5/Moderate	5	RDA	2023
33 Ocean View Avenue Pueblo Andaluz	8/Moderate	10	RDA	2023
1920 Robbins Street Robbins Court	5/Moderate	6	Zoning Mod	2023
211 W. Gutierrez St. El Zoco	7/Moderate	16	RDA	2024
3902-3930 Vía Diego/402-432 Vía Rosa La Colina Village	15/Moderate	25	Zoning Mod	2024
1019 Quinientos St. La Ventura	7/Moderate	9	RDA	2024
831 W. Anapamu Street 7 Oaks	4/Moderate	5	Zoning Mod	2025
414 W. De la Guerra St. Casa Chula	1/Moderate	3	RDA	2025
802-1141 Westmont Rd. Las Barrancas	14/Moderate	41	n/a	2026
3558-3578 Modoc Rd.	2/Moderate	8	Zoning Mod	2027

ADDRESS	AT RISK UNITS	TOTAL UNITS	FUNDING SOURCES[1]	EARLIEST EXP. DATE
Arroyo Verde				
1024-1030 Quinientos/2-12 S. Voluntario St. Campos Feliz	4/Moderate	8	RDA	2027
3800-3839 La Cumbre Hills Ln. La Cumbre Hills	19/Middle	22	Zoning Mod	2027
2014-2016 Modoc/2041-2051 Oak Avenue Oak Creek	2/Moderate	4	RDA	2027
315 W. Los Olivos St. Los Olivos Village	6/Moderate	9	RDA	2028
417 W. Anapamu St. Villa Anapamu	1/Moderate	2	RDA	2028
915, 917 Bath Street Old Vic	1/Moderate	2	RDA	2032
329 W. Ortega Street Ortega Homes	2/Moderate	2	RDA	2031
Total: 19 Projects	**119 Units**	**213 Units**		

City of Santa Barbara 2022

[1]Zoning Mod does not stand for any source of funding, but rather for modifications to the City's zoning code that were granted in return for the dedication of affordable housing units; RDA stands for the City's Redevelopment Agency Housing Set-Aside funds.

AFFORDABLE RENTAL HOUSING PROJECTS WITH EXPIRED AFFORDABILITY COVENANTS

Table 21 below lists 10 projects with a total of 44 units where affordability covenants expired since the City's last Housing Element Update (from 2015 through 2022). In 2010, the City changed its policies to extend the affordability period for rental projects from 60 to 90 years.

Table 21: Affordable Rental Housing With Expired Affordability Covenants (2015-2022)
City of Santa Barbara

PROJECT	UNITS	STATUS
1409 Kenwood Road	1	Covenant with the City of Santa Barbara expired in 2015
1426 Euclid Avenue	1	Covenant with a private owner expired in 2017
1215 Cacique Street	5	Covenant with a private owner expired in 2019
811-815 Salsipuedes Street	13	Covenant with a private owner expired in 2018
821 Bath Street	12	Covenant with the nonprofit Community Housing Corporation expired in 2020; however, loan terms are being renegotiated and the affordability terms will be extended
432 W. Valerio	2	Covenant with a private owner expired in 2021
114 La Paz	2	Covenant with a private owner expired in 2021
1306 Garden Street	4	Covenant with a private owner expired in 2021
1910-1912 Robbins Street	2	Covenant with a private owner expired in 2021
222 Meigs Road	2	Covenant with a private owner expired in 2022
Total Units	**44**	

City of Santa Barbara 2022

MONITORING AT-RISK AFFORDABLE UNITS

All affordable housing units are monitored throughout the affordability period established as part of their recorded affordability covenants. No later than 12 months prior to the expiration of an affordability covenant for rental properties, the property owner is contacted to discuss and identify ways to extend the affordability period. For ownership projects, the City sometimes offers rehabilitation funds in exchange for extended affordability covenants; however, the City cannot unilaterally extend ownership covenants. In the case of rental projects, the affordability term can be extended by refinancing the loan agreement. For example, in 2021, the City extended two affordability covenants by an additional 30 years each through loan subordinations. The City encourages the Housing Authority and other nonprofits to acquire units with affordability limits that are due to expire.

If the affordability period is not extended, notices are sent to tenants with information regarding the impending expiration of the affordability period. Tenants are made aware that rents could be raised and are provided information on rules established by State law regarding rent increases, noticing requirements, City rental mediation services, and other affordable housing providers in the area.

ESTIMATED REPLACEMENT COSTS

Because producing new housing in Santa Barbara is very expensive, it can be more cost effective to protect existing covenant-controlled units than build new units. Rents for low-income units simply do not support the conventional financing needed to acquire property and build affordable housing; therefore, deep subsidies are required. Land costs are high, even in areas with high concentrations of low-income households. Nevertheless, the City works closely with nonprofit developers to leverage additional funds and permit as many new units for lower-income households as possible. As noted above, the City works with nonprofits to extend affordability covenants typically by renegotiating 30-year loan terms. In

exchange for extending the loan term, the developer is required to extend the affordability covenant. Costs to the City of preserving units in this manner are difficult to quantify but they include loss of repayment on the loans, deferred interest, or forgiving interest payments.

If the at-risk affordable units were to be replaced by new affordable units, based on new construction figures for the next affordable housing project to be built in the City (29 units at Vera Cruz Village), the cost per unit is $702,413. This amount includes land and building acquisition, construction "hard costs", contractor and developer fees, and soft costs (i.e., architectural, engineering, financing, permit, and legal fees, etc.). In leveraging other funds, such as tax-exempt bond financing, conventional loans, and contributions from the developer, the City subsidy for affordable housing projects is relatively low. Using the total per unit development cost cited above (without subsidies), it would cost nearly $139 million to replace the 199 at risk units with new units.

ASSESSMENT OF CONVERSION

As enumerated in Table 20 and Table 21 above, there are 10 affordable rental housing projects with 80 at-risk units and 19 affordable ownership housing projects with 119 at-risk units. Affordable rental housing units under for-profit ownership are perceived as being at higher risk of conversion to market rate housing when affordability controls expire. Most of the at-risk affordable rental housing units (91 percent) are owned by nonprofit organizations.

The affordable rental housing units considered at the highest risk of conversion are the remaining seven units that are owned by for-profit firms. Fortunately, two of these seven units (28 percent) are in projects where either tenancy restrictions (such as senior housing) will continue for the life of the project, or the owner actively participates in the Housing Choice Voucher Program (or both).

The City has taken steps to extend the life of recorded covenants for affordable housing units. As mentioned above, the term for new affordability covenants is now 90 years. The City also works nearly exclusively with nonprofit firms for the creation of its affordable rental housing, which effectively extends the affordability period in perpetuity (or at least for as long as the nonprofit organization is in existence). The City relies mostly on for-profit firms to create affordable ownership housing through density bonus incentives and inclusionary housing requirements. Covenant terms for ownership units were also extended to 90 years.

QUALIFIED ENTITIES AND RESOURCES TO PRESERVE "AT-RISK UNITS"

The resources needed to preserve at-risk units are typically either 1) funding to purchase existing units or develop replacement units; 2) nonprofits with the intent and ability to purchase and/or manage at-risk units; or 3) programs to provide replacement funding for potentially lost Housing Choice Voucher Program rent subsidies.

Financial Resources for Replacement Housing

The City is proud of its affordable housing record. Since 1973, the City has provided approximately $150 million in grants and loans for the production and preservation of about 4,316 affordable housing units. As detailed below, the City receives affordable housing funds from several sources. The remainder of the funds will be used to continue the City's strong commitment to providing affordable housing.

THE CITY'S REDEVELOPMENT AGENCY HOUSING SET-ASIDE FUNDS

From 1977 to 2012, the largest source of City affordable housing financing was the City's Redevelopment Agency (RDA). As required under state redevelopment law, the RDA dedicated at least 20 percent of its "tax increment" income generated from its downtown redevelopment project area for affordable housing (for very low-, low-, and moderate-income households). Since the City's Redevelopment Agency began operating in 1977 until the state dissolved the RDA in 2012, the RDA provided $66.1 million in loans and grants of redevelopment funds to approximately 70 affordable housing projects (rentals, ownership, and group/transitional housing) in the City. In June 2011, the California Legislature adopted Assembly Bill 1X26 (the "Dissolution Act") resulting in the dissolution of all redevelopment agencies in California as of February 1, 2012. The Bill included provisions for the City, in which the agency was located, to assume all right, title, and responsibility for the housing assets of the dissolved agency. In January 2012, the Santa Barbara City Council designated the City of Santa Barbara as the Successor Housing Entity to the Redevelopment Agency of the City of Santa Barbara and in November 2012, the City adopted Resolution No. 12-083 and assumed all right, title, and interest in all housing assets of the former Redevelopment Agency.

State law requires unencumbered Housing Asset Funds (HAF) to be used as previously required for monies in the Low and Moderate Income Housing Asset Fund established under the RDA (also known as "set-aside" funds). Subsequent amendments expanded the requirement to include specified types of services within permissible categories of homeless prevention and rapid rehousing.

Since dissolution of the RDA, the City has invested $32.15 million of set-aside funds in 11 affordable housing projects intended to serve seniors/special needs/homeless populations with low-, very low-, and extremely low-income levels. Table 22 lists the affordable housing projects totaling 288 very low- and low-income units.

Table 22: Affordable Housing Projects Using Set-Aside Funds
City of Santa Barbara (2014 – 2022)

PROJECT	STATUS	AMOUNT (MILLIONS)	LOW	VERY LOW	TOTAL UNITS
Transition House (Mom's Place) 421-425 E. Cota	Completed	$1.6	2	14	16
Bradley Studios 512-518 Bath Street	Completed	$8.4	0	54	54
Habitat #3 822 and 824 Canon Perdido Street	Completed	$0.93	12	0	12
233 W. Ortega/630 Bath Street	Completed	$0.30	2	4	6
2904 State Street	Completed	$1.15	8	0	8
Jardin de las Rosas 510 – 520 N. Salsipuedes	Completed	$2.0	39	0	39
Grace Village 3869 State St.	Completed	$0.50	57	0	57
Presidio Park Apartments 420 E. De La Guerra St.	Completed	$11.19	49	0	49
Johnson Court 813 E. Carrillo St.	Completed	$2.00	0	16	16

PROJECT	STATUS	AMOUNT (MILLIONS)	LOW	VERY LOW	TOTAL UNITS
817 N. Salsipuedes St.	Completed	$0.53	3	0	3
Vera Cruz Village 110-116 E. Cota St.	Construction	$3.55	2	26	28
Total		**$32.15**	**174**	**114**	**288**

City of Santa Barbara 2022

FEDERAL HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM FUNDS

The City is a Participating Jurisdiction under the HOME Program and has received funding since the inception of the program in 1992. Since 2018, annual allocations have remained relatively steady at approximately $500,000. By law, HOME funds must be spent on producing or preserving housing or providing tenant-based rental assistance for low- and very low-income households.

FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

The City is a CDBG Entitlement Jurisdiction and receives an annual allotment of funds accordingly. Since 2018, this annual funding has also remained relatively steady at approximately $900,000. The funds must benefit low- and very low-income individuals. The City spends most of its CDBG entitlement funds on capital improvements and related social services. As mentioned above, CDBG program income (loan repayments) is used for rehabilitation of nonprofit rental projects.

HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher Program (formerly called the Section 8 Program) is a valuable resource that provides housing for low-income and special needs households and helps preserve some at-risk units with long term contracts. Both nonprofit organizations and for-profit firms/owners participate in this program, which is operated by the Housing Authority of Santa Barbara. Under this program, federal funds are used to help low-income households pay rent for both affordable and market rate housing. There are two housing options, each with their own waiting list: tenant-based vouchers and project-based vouchers. Tenant-based vouchers allow assisted households to use a voucher at open rental market units. Project-based vouchers offer rental housing options at specific locations. Property owners receive direct payments equal to the difference between the market rent and the tenant's contribution to the rent (30 percent of household income). There are currently 2,536 Housing Choice Vouchers used in the City (R. Fredericks, City of Santa Barbara Housing Authority, June 2022).

The Housing Authority has an ongoing relationship with the Santa Barbara Rental Property Owners Association whereby they provide free advertisement on the program for landlord outreach on their website and in their monthly magazine. Additionally, the Housing Authority was selected by HUD to be in their innovative Move-To-Work Program under the Landlord Incentives Co-hort. The Housing Authority provides the following incentives to landlords to take advantage of the Housing Choice Voucher Program:

- $1,000 for new landlords (who haven't participated in last five years or a new property);
- $2,000 mitigation fund for unpaid rent or damages;
- Up to 10.5 days vacancy payment (between consecutive Section 8 tenancies); and
- Security deposit loan program.

Special Housing Needs

Government Code § 65583(a), requires an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. Per § 65583(a)(7), this section analyzes the needs of seniors, people with disabilities (including developmental disabilities), large families, families with female heads of households, students, farmworkers, and families and persons in need of emergency shelter in the City. These specific groups typically encounter more difficulty in finding decent, affordable housing due to special circumstances. Special needs may be related to one's employment type and income, family characteristics, medical condition or disability, or household characteristics.

These households may require special accommodations, such as on-site supportive services, unique building design, or spatial accommodations. Special considerations should be taken to ensure adequate housing for seniors, single parent households, people with disabilities, people living below the poverty line, students, and people experiencing homelessness. Furthermore, many of these groups overlap. For instance, many seniors live with a disability, and many single mothers are homeless. Generally, these groups would be assisted by an increase in affordable housing, especially housing located near public transportation and services.

Consolidated Action Plan

The City of Santa Barbara prepared a 2020–2024 Consolidated Plan and 2020 Annual Action Plan (Consolidated Action Plan) to comply with HUD's federal block grant funding requirements. The Consolidated Action Plan identifies overall housing and community development needs for the City. In addition to the data used in this section, the Consolidated Action Plan was used to determine housing needs and goals.

SENIORS

The number of elderly persons as a percentage of total U.S. population is expected to continue to increase over the coming decades due to the aging "Baby Boom" generation, lower birth rates in recent years, and longer life expectancies. In 2019, the national population aged 65 or older numbered 54.1 million, or 16 percent of total population. The number of older Americans has increased by 14.4 million (or 36 percent) since 2009, compared to an increase of three percent for the under-65 population (Administration for Community Living, 2020 Profile of Older Americans, May 2021).

Housing affordability is an important consideration for older residents, as they typically live on fixed incomes. Persons aged 65 and older often have special needs related to housing, such as particular construction and location requirements to facilitate mobility and access. For instance, they may require ramps, handrails, lower cabinets, and counters to allow greater access and mobility. In addition, due to limited mobility, seniors need close proximity and access to public facilities (e.g., medical and shopping) as well as public transit. Housing for this age group is often constructed at higher densities and typically consists of one- and two-bedroom apartment units.

According to the 2015 to 2019 ACS, nearly 19 percent of the City's 91,376 population was age 65 years or older. Based on that, the percentage of residents 65 years and older is estimated to have increased from 14.2 percent in 2006 to 2010 to 18.6 percent in 2015 to 2019.

Table 23: City Population by Age

AGE	2006 -2010	PERCENT	2015 - 2019	PERCENT
Up to 64 Years	75,837	86%	74,318	81%
65 Years +	12,573	14.2%	17,058	18.6%
Total	**88,410**		**91,376**	

2015 - 2019 ACS, Table DP05

The City has a greater share of residents over the age of 65 (18.6 percent) compared to Santa Barbara County (14.9 percent) and California as a whole (14.8 percent).

As a special needs group, the elderly are in some respects unique. According to the 2015 to 2019 ACS, the majority of elderly households in the City are homeowners, representing 61.9 percent of all elderly households.

Table 24: Elderly Householders by Tenure and Age

HOUSEHOLDER AGE	OWNERS	RENTERS	TOTAL HOUSEHOLDS
65 – 74 Years	3,600	2,309	5,909
75 Plus Years	3,191	1,864	5,055
Total	**6,791**	**4,173**	**10,964**

2015 – 2019 ACS, Table B25007

This is a high rate of ownership for a population comprising about 19 percent of the total population in the City. However, of elderly homeowners, 1,039 households pay more than 30 percent of their monthly income on housing costs, and 770 households pay more than 50 percent of their monthly income on housing costs (2011- 2015 CHAS). Senior households may be less able to cope with increasing housing costs (rents for renters and property taxes for owners) as they are more likely to be living on a fixed retirement income. Most seniors desire to age in place but may need accessibility modifications as they age and may need additional support services in order to properly maintain their home and property. Many may also require transportation services and easy access to health services and home health care options and support related to aging in place such as home modification, home repair, and assistance with maintenance.

Resources

In the City of Santa Barbara, there are three continuing care retirement communities for the elderly with a capacity for 1,192 persons and 19 residential care facilities with a capacity for 529 persons. The City's Human Services and CDBG programs allocate grants to support local nonprofit organizations that provide services to low- and moderate-income seniors, including those with disabilities. Table 25 provides a partial listing of these organizations.

Table 25: Community Development Block Grant Recipients

ORGANIZATION	SERVICES
Foodbank Older Adult Nutrition Program (formerly known as Brownbag Program)	Home food delivery for low-income seniors
Family Services Agency	Long Term Care Ombudsman to advocate for the rights of residents in skilled nursing homes and assisted living facilities. Senior Services free case management and support for people 60 and older or those caring for older residents
Area Agency on Aging (Central Coast Commission for Senior Citizens)	Programs that promote health, dignity, and well-being of older adults. Produces the Senior Resource Directory. One member on the Board of Directors is recommended by Santa Barbara City Council.
Friendship Adult Day Care Center	Classes and programs for seniors and dependent adults with Alzheimer's/dementia/other health conditions of aging and their family caregivers
City Parks and Recreation Senior Programs	Exercise programs and classes at the Carrillo Recreation Center and Louise Lowry Davis Center
Center for Successful Aging	Provides peer counseling and support programs
Santa Barbara Meals on Wheels	Delivers meals to those who might otherwise go without, due to the inability to shop or cook for themselves.
Housing Authority	Provides multiple affordable housing opportunities for seniors, and the Housing Choice Voucher Program.

PERSONS WITH DISABILITIES

Persons with disabilities have special housing needs and face unique problems in obtaining affordable and adequate housing. Persons with disabilities often have particular requirements due to accessibility issues, fixed or lower-income and high health care costs. There are different types and levels of disabilities, including physical (mobility impairments, sight impairments, hearing impairments or speech impediments), mental, and developmental disabilities. Because of this broad range of types of disabilities, identifying and meeting housing needs is challenging.

Individuals with disabilities require conveniently located housing in close proximity to transit, retail, and commercial services, as well as their place of employment. Housing adapted for wheelchair accessibility, ramps, lower sinks, grip bars, wider doorways, etc., is required for the physically disabled. Making a new or existing dwelling unit accessible requires different features depending on the type of disability. The Fair Housing Act requires buildings with four or more new units to meet accessibility requirements. All federally assisted new housing projects with five or more units must design and construct five percent of the units, or at least one unit, to be accessible for persons with mobility disabilities. The Americans with Disabilities Act of 1990 (ADA) requires public and common use areas in housing developments to be accessible to persons with disabilities. However, housing developments built prior to the Fair Housing Act (after March 13, 1991) or prior to ADA rarely include accessible features and some of these units can be difficult to retrofit.

Another serious problem that people with disabilities face is one of housing affordability. The cost of housing in Santa Barbara and the low-income status of most people with disabilities make it difficult to find housing. For many of the disabled population, the only source of income is Supplemental Security Income (SSI) benefits. Given this limited income, rent often accounts for a major portion of their monthly expenses. Therefore, a variety of housing types, both rental and ownership, should be made available for this segment of the population.

The total civilian noninstitutionalized population of persons aged 18 to 64 is 58,559. Of those, seven percent (4,151 persons) have a disability. Chart 1 (2015-2019 ACS, Table C18120) shows persons with a disability by employment status. About four percent (2,075 persons) of non-institutionalized persons in the total labor force of 48,608 persons (i.e., employed or unemployed and actively looking for work/available for work) stated that they had a disability, while 20 percent not in the labor force had a disability.

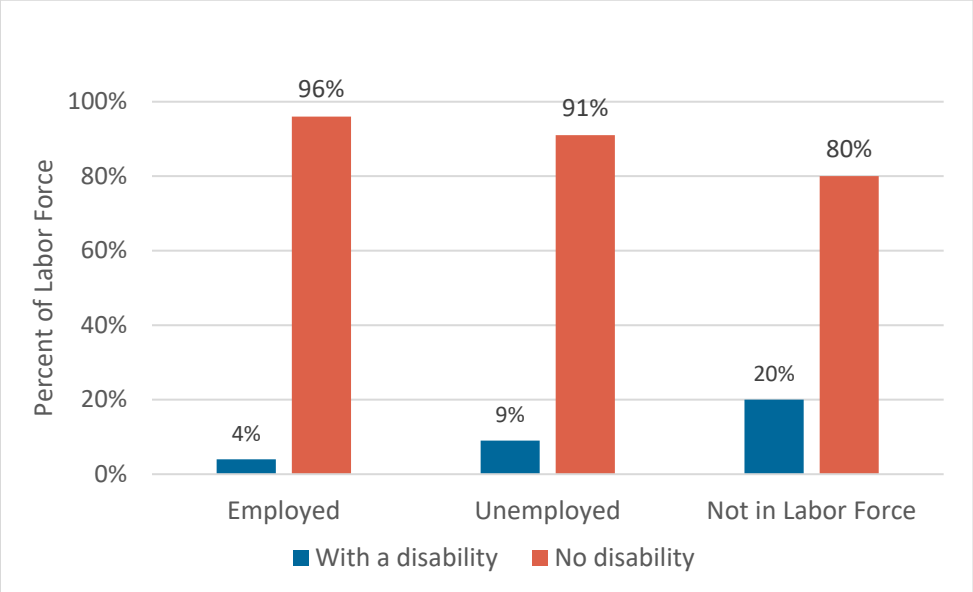


CHART 1: NONINSTITUTIONALIZED PERSONS WITH A DISABILITY BY EMPLOYMENT STATUS

Persons aged five to 64 represent 51 percent (4,602 persons) of the total disabled population of 9,057 persons. The most frequently reported disabilities in this age group were cognitive (54 percent), ambulatory (30 percent), and independent living difficulty (28 percent) (Chart 2). For seniors (age 65+), representing 49 percent of the disabled population (4,455 persons), the most frequently reported disabilities are ambulatory (52 percent), independent living difficulty (49 percent), and hearing (44 percent) (Chart 3). It is important to note that totals in Charts 2 and 3 may exceed 100 percent due to multiple disabilities per person. Data for Chart 2 and 3 is sourced from the 2015-2019 ACS, Table S1810.

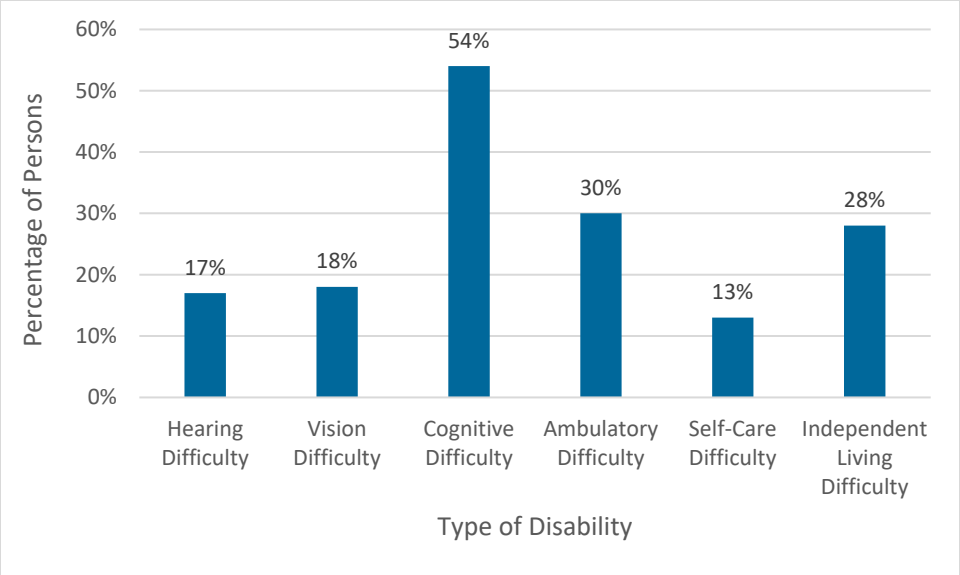


CHART 2: PERCENT OF PERSONS AGES 5-64 BY TYPE OF DISABILITY

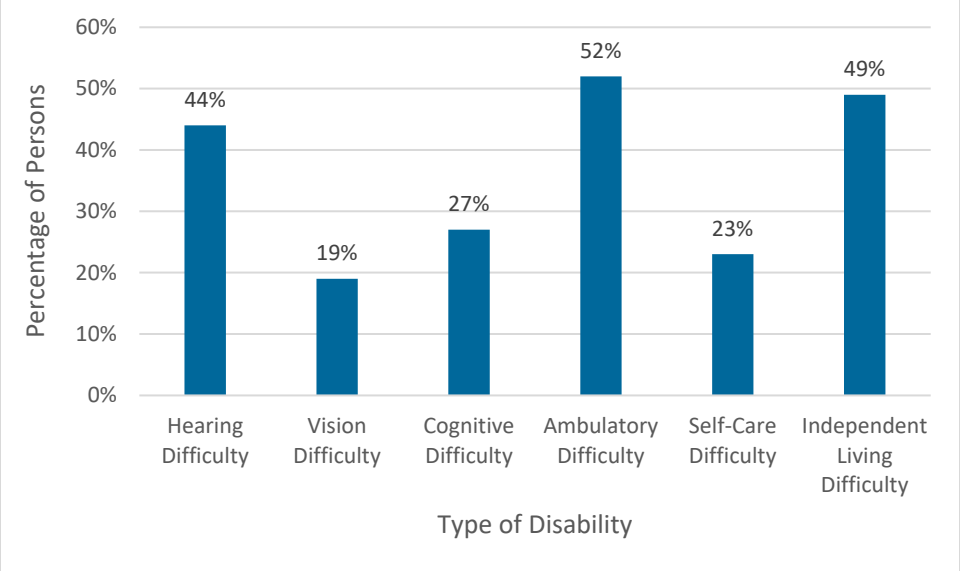


CHART 3: PERCENT OF PERSONS AGES 65 AND OVER BY TYPE OF DISABILITY

Developmental Disabilities

As defined by state law, “developmental disability” means a substantial disability of an individual that:

- Is manifested before the individual attains age 18.
- Continues, or can be expected to continue, indefinitely.

The term includes intellectual disability, cerebral palsy, epilepsy, autism, and disabling conditions closely related to intellectual disability or requires treatment similar to that required for individuals with an intellectual disability. It does not include other handicapping conditions that are solely physical in nature.

The State Department of Developmental Services (DDS) collects data on individuals with a developmental disability by zip code and residence type. As of June 2019, the City of Santa Barbara had approximately 485 persons aged 17 and younger and 458 persons over 18 with developmental disabilities (some zip codes span into Santa Barbara County unincorporated areas). Of those, 75 percent are living with parents or family guardian, 19 percent are in independent and supportive living situations, and six percent are in an intermediate care facility.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Resources

The DDS provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Santa Barbara is served by the Tri-Counties Regional Center (TCRC) which is based in Santa Barbara. As of May 2022, TCRC served approximately 17,600 clients, with approximately 4,000 clients living in Santa Barbara (TCRC Director of Community Development). Any resident who has a developmental disability that originated before age 18 is eligible for services.

Local community-based organizations that serve the disabled population are shown in Table 26. The City's Human Services and CDBG programs allocate grants to help support these local nonprofit organizations that provide services to low- and moderate-income residents with disabilities. The City's Community Development and Human Services Committee includes representatives from the disabled community and the City's Access Advisory Committee meets quarterly to assist and advise staff on general matters concerning access and compliance with the State Building Code regarding accessibility for people with disabilities.

Table 26: Organizations that Provide Services to People with Disabilities

ORGANIZATION	SERVICES
Independent Living Resource Center	Advocacy for independent living and full access for individuals with disabilities for residents of Santa Barbara, San Luis Obispo, and Ventura counties
Tri-Counties Regional Center	Lifelong services and support for people with developmental disabilities for residents of Santa Barbara, San Luis Obispo, and Ventura counties
Alpha Resource Center	Services and support for families of children with developmental disabilities, day services for adults 22 years of age and older with intellectual and developmental disabilities, and social and recreational activities for teens and young adults
CHANCE Housing	Helps adults and children with disabilities find and maintain affordable, accessible community based housing
Salvation Army	Adult day care programs for seniors with mental and physical disabilities
Mental Wellness Center	Provides a range of services for individuals with mental illnesses. The

ORGANIZATION	SERVICES
	Residential Services Program includes more than 100 beds consisting of adult residential board and care homes, independent living, and Housing First facilities for people diagnosed with serious mental illness.
Friendship Adult Day Care Center	Activities for seniors and dependent adults with cognitive disabilities
Hillside House	Care for moderate to severely disabled, low-income adults

LARGE HOUSEHOLDS

Large households include five or more persons. Due to the limited supply of affordable, adequately-sized units to accommodate large households, large families face an above-average level of difficulty in locating adequate housing. Even when larger units are available, the cost is generally higher than that of smaller units. The lack of supply, compounded with the often lower-incomes of larger families, results in many large families living in overcrowded conditions.

The 2015 to 2019 ACS shows that large households comprise 8.3 percent of all households in Santa Barbara. This percentage has not changed since the 5th Cycle Housing Element. Of those, 32.5 percent are owners and 67.5 percent are renters. By comparison, households of two to four persons comprise 59.5 percent and single person households comprise 32.2 percent of all households. Overall, the housing need for small units exceeds that for units with three or more bedrooms. This trend is expected to continue in the coming decades due to the growth in the senior population, who often live alone.

The data from Chart 4 is from 2015-2019 ACS, Table B25009. The data from Chart 5 is from 2015-2019 ACS, Table DP-4.

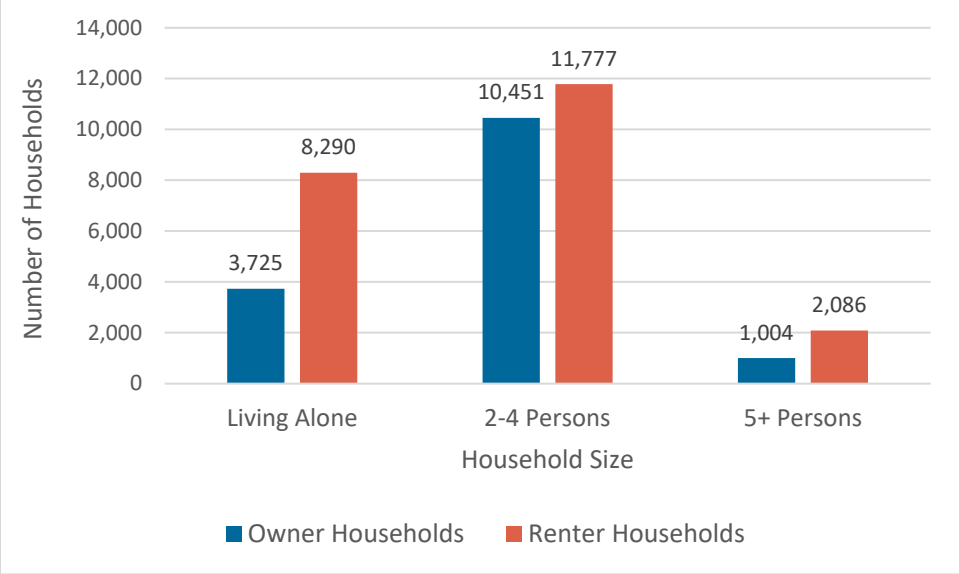


CHART 4: HOUSEHOLD SIZE OF RENTER & OWNER-OCCUPIED HOUSEHOLDS

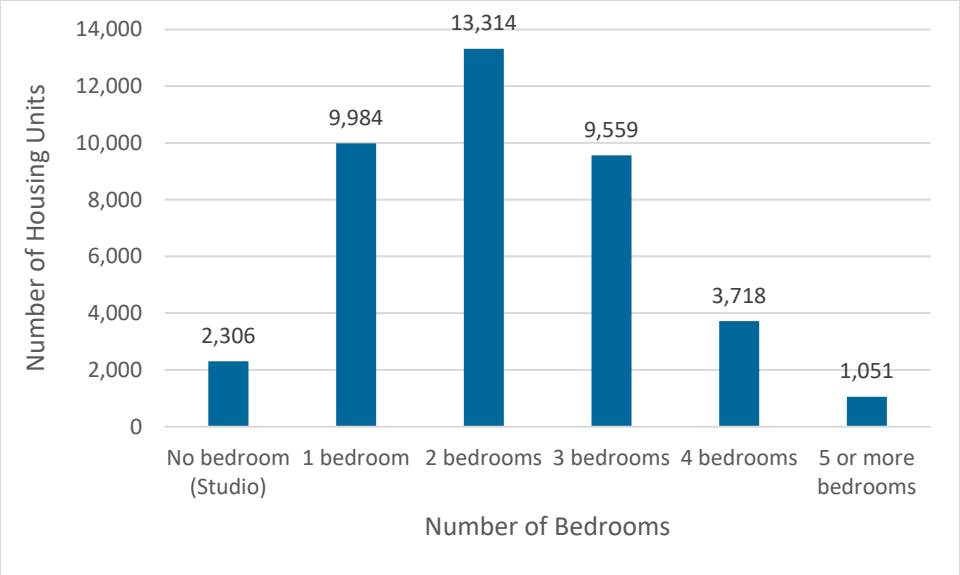


CHART 5: HOUSING UNITS BY NUMBER OF BEDROOMS

Large family households in Santa Barbara are much more likely to have a housing problem (defined as incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent) than small family households: 43 percent of small family household have a housing problem compared to 75 percent of large family households (City of Santa Barbara Analysis of Impediments to Fair Housing Choice, 2020).

Resources

As shown in Chart 5, the City has approximately 14,328 existing units with three or more bedrooms which could accommodate large households. Under the AUD program, larger rental units are encouraged and provided in some projects because density is not based on bedroom count. In the 5th Cycle (up to December 2021), 64 three+ bedroom market rate units were approved, issued a building permit, or constructed and the Housing Authority of Santa Barbara (HASB) acquired one three bedroom/two bathroom house. Larger deed-restricted affordable units are included in the City's Housing and Human Services affordable housing inventory, including 181 three+ bedroom ownership units and 202 three+ bedroom rental units (40 of which are HASB units). The Housing Authority has an additional 132 three+ bedroom units in its portfolio.

FEMALE HEADED HOUSEHOLDS

Single parent households, in particular female-headed households, generally have lower-incomes and experience higher living expenses. This makes it difficult to find safe, decent, and affordable housing. These households can also face challenges in attaining affordable childcare, health care, and other supportive services. Female-headed households, especially those with children, have special needs with respect to affordable, adequately sized housing units, located near schools and recreational facilities.

The 2015-2019 ACS estimates reported that about 31 percent of all households in the City are female headed households. Of those, 13 percent are with children, and 87 percent without. Of all families under the poverty level, 48 percent are female-headed.

Table 27: Female Headed Households

HOUSEHOLD TYPE	ESTIMATE	PERCENT OF TOTAL HOUSEHOLDS (37,333)
Female Headed Householders	**11,397**	**31%**
Female Heads with Own Children	1,477	4%
Female Heads Without Children	9,920	27%
Total Families Under the Poverty Level	1,376	
Female Headed Households Under the Poverty Level	664	2%

2015-2019 ACS, Table B11012, B17012

COLLEGE AND UNIVERSITY HOUSING

There are three major schools (a university and two colleges) within the Santa Barbara area. The University of California at Santa Barbara (UCSB) is located just west of the City. UCSB had an enrollment of 26,124 undergraduate and graduate students for the Fall 2021 Quarter; 10,375 of those students (40 percent) lived in UCSB housing facilities comprised of residence halls, family student housing, and undergraduate and graduate apartment housing. The remaining 54 percent live in the local community, and five percent live elsewhere. Of those living in the local community, five percent, or 1,310 individuals, live in the City of Santa Barbara. UCSB is the largest employer in Santa Barbara County, employing a total of nearly 11,000 academic and non-academic staff (UCSB 2021-2022 Campus Profile). Faculty and staff housing on or near the campus includes 224 for sale units for faculty, and 35 rental units for faculty and staff.

Santa Barbara City College (SBCC) is located within the City of Santa Barbara. SBCC does not provide on-campus or off-campus housing for students. As of fall 2021, SBCC had an enrollment of 14,039 students, including students on the main campus, students from local high schools (dual enrollment), and exclusively online. Of those, 39 percent have a mailing address in the City of Santa Barbara. From 2014-2021, SBCC student enrollment dropped 23 percent, with most of the decrease coming from part-time students (The Channels, 10/29/21). Some SBCC students live in residence halls or other student housing options alongside UCSB students in Isla Vista. Others live in privately-owned, off-campus, student housing apartments and single-unit residences adjacent to SBCC.

Westmont College is located in Montecito, a 10-minute drive east of Santa Barbara. Westmont is restricted to an on-campus enrollment of 1,200 students through a Conditional Use Permit. Westmont provides on-campus housing for 98 percent of its students; therefore, fewer Westmont students impact the rental housing market. Westmont also provides faculty and staff housing.

There are also several smaller schools in Santa Barbara, including Antioch University, Fielding Graduate University, and Santa Barbara College of Law. Although these schools have small enrollments or cater to those already living and working in Santa Barbara, they do contribute students to the demand for affordable rental units. Foreign language schools in Santa Barbara also contribute to the demand for rental housing. While these schools offer a variety of housing accommodations, such as

living with a host family, at a hotel, or in a dormitory with other students, students may choose to rent an apartment unit while attending school. Competing for rentals with local residents not only impacts the availability of rental housing, but also makes it attractive for landlords to rent their units at higher prices.

University and college students have special housing needs due to limited income and financial resources. Most students are able to work only part-time to accommodate their study program. It is not uncommon for students to earn lower incomes and pay over half their annual income for housing. Students may double-up in rooms to make rent payments more affordable.

University and college students impact the rental housing market. These students can be a significant factor that affect housing availability and rent levels, especially in areas close to the schools. Apartments and houses near these schools generally experience lower vacancy rates and a higher turnover due to the cyclical school year. Because of the increased demand placed by students, owners with units close to colleges can charge higher rents, and often rent out individual bedrooms within a house to students to maximize rents charged.

FARMWORKERS

According to the 2021 Santa Barbara County Agricultural Production Report, the total gross production value of agriculture in 2021 was over $1.9 billion. Farmworker households are a special needs group due to lower-incomes typically earned by these households. Migrant and other farmworker households are generally located close to the agricultural areas providing employment, which is concentrated in the northern part of Santa Barbara County around Santa Maria, Lompoc, and Solvang. As noted in Table 5, it is estimated that 0.8 percent of the City's residents are employed in agriculture, forestry, fishing and hunting, and mining jobs.

The City of Santa Barbara has a limited amount of agricultural uses, mostly on the northern edge of the City, north of Foothill Road and between the Riviera and the northern City limits. There are also smaller pockets in the Braemar Ranch area and on upper West Valerio Street. All the agricultural uses occur on land zoned for single-unit residential use. The City does not have an agricultural zone designation.

The City's main agricultural crop grown is avocados, which traditionally is not labor intensive. Information contained in the Environmental Impact Report prepared for the City's Agricultural Uses: General Plan and Municipal Code Amendments (SB-147-90), certified in 1993, indicates that there was approximately 130 acres of agricultural use within the City limits, including avocados, lemons/limes, and nursery. Avocados and lemons/limes are grown predominately on hillside areas and nursery stock is grown on relatively level mesa areas. It is estimated that there are only 20 to 30 larger agricultural operations in the City. The majority are small, possibly one-half acre or less. Therefore, agricultural uses have been relatively stable in the City of Santa Barbara.

The housing needs of farmworkers are difficult to quantify. The ability to gather information about farmworkers is limited because they are often mobile and reluctant to participate in any survey. The U.S. Department of Agriculture, National Agricultural Statistics Services estimates there were 22,985 laborers[9] working on farms and ranches within Santa Barbara County in 2017, 43 percent of which worked seasonally and 91 percent are on farms with ten or more workers. However, local non-profits

[9] This number is likely underreported due to seasonal, migrant, and undocumented workers.

working with the agricultural community have identified that the local farmworker population exceed the federal estimate. The farmworker population in the County is concentrated in the Santa Maria and Cuyama Housing Market Areas (HMAs)—approximately 80 and 123 miles from City of Santa Barbara respectively; however, all of the unincorporated County HMAs include farmworker populations (Santa Barbara County Draft Housing Element June 2023).

Existing affordable housing projects for farmworkers and their families in Santa Barbara County are provided by People's Self Help Housing including two projects in Carpinteria and two projects in Guadalupe—approximately 11 and 75 miles from the City of Santa Barbara respectively. In 2023, People's Self Help Housing was awarded an over four million dollar grant to construct 49 affordable homes in Santa Maria, 16 of which will be reserved for farmworker families.

Santa Barbara County's Draft Housing Element (June 2023) used two resources to provide an assessment of farmworker housing conditions and needs: 1) the University of California Merced 2022 Farmworker Health in California, and 2) Blue Sky Center 2022 Cuyama Valley Farmworker Housing Report. Key trends across these data sets show that farmworkers are disproportionately renters and they have lower than average household incomes as compared to the general population. This aligns with state and federal data on the County's farmworker population. While there is no data specific to the City, any farmworkers who live in the City of Santa Barbara would be expected to be renters with lower than average household incomes.

The 2002 Farmworker Health in California provides a statewide assessment of farmworker populations, including housing conditions and household characteristics. From 2020 to 2022, researchers surveyed over 1,200 farmworkers in the state with 5 percent located in the "Lower Central Coast" (Santa Barbara). Key findings include:

- Vast majority of farmworkers rent (92 percent vs. 59 percent in the City).
- Nearly all farmworkers surveyed pay their housing cost without employer contributions (98 percent).
- Farmworkers experience higher than average overcrowding compared to the general population (55 percent compared to 7.8 percent in the City).
- Farmworkers experience higher rates of substandard housing conditions (e.g., poor water quality, rotting wood, mold, and water damage).
- Farmworkers have lower than average household median incomes ($25,000 vs. County median of $100,100 [2022]).
- Farmworkers have a higher percent of large households (five or more persons) (47 percent vs. eight percent in the City).

The Blue Sky Center's Farmworker Housing Report for Cuyama Valley (2002) provides information on a small subset of the County's farmworker population. Cuyama Valley has approximately 1,100 residents and a total of 34 households completed the survey. The report's findings include:

- Nearly half (48 percent) are living in employer-provided housing.
- A higher proportion of Cuyama farmworkers are renters (73 percent), compared to Cuyama's general population (23 percent)

- One hundred percent are at or below 80 percent of the area median income.

Resources

The housing needs of farmworkers are met through a variety of affordable housing types and programs, such as HE-6: Facilitate Production of Accessory Dwelling Units, HE-12: Prioritize Affordable Housing, , HE-16: Create Affordable Housing Funds, and HE: 31: Secure Permanent Affordable Housing Funding. The Housing Authority's housing choice voucher program also helps meet the housing need for farmworkers living in the City of Santa Barbara. As noted above, there is no agricultural zoning in the City and State regulations that require farmworker housing by right in agricultural zones do not generally apply. As discussed in the Constraints section, the City supports regulations in conformance with the Employee Housing Act and per HE-3: Amend the Zoning Ordinance for Special Needs Housing, City zoning regulations will be amended to allow agricultural employee housing as "employee housing" for six or fewer persons a use by right in all zones where single-unit residences are allowed.

PEOPLE EXPERIENCING HOMELESSNESS

The US Department of Housing and Urban Development (HUD) defines homelessness in four broad categories (24 CFR Part 91.5):

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or who are exiting an institution where they resided for up to 90 days, provided they were in shelter or a place not meant for human habitation immediately prior to entering that institution;
- People who are losing their primary nighttime residence, which may include a motel or hotel, within 14 days and lack resources or support networks to remain in housing;
- Families with children or unaccompanied youth (under 25 years of age) who are unstably housed and are likely to continue in that state, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment; or
- People who are fleeing or attempting to flee domestic violence and lack the resources or support networks to obtain other permanent housing.

Although there are myriad causes of homelessness, among the most common are low-income, substance use disorders, disabilities, domestic violence, and mental illness. The 2020 Point-in-Time Count, a nationwide snapshot count of persons experiencing homelessness, found more than 580,000 people living without a home either on the streets or at shelters, a number that has increased each year since 2017. At 28 percent, California has the largest percentage of the nation's homeless population. More notably, California has more than half of the unsheltered population in the country and are more vulnerable to health problems, violence and trauma, and longer periods of homelessness.

Results of the 2022 Point-in-Time (PIT) Count identified 822 homeless individuals living in the City of Santa Barbara. Although this represents a ten percent decrease since the last count, this total still represents 41 percent of the homeless population countywide.

Government Code § 65583(a)(7) requires that the assessment of emergency shelter needs be based on the most recent homeless PIT count conducted before the start of the planning period, i.e., the 2022 PIT. However, results of the 2023 PIT show a continued decrease to the City's overall number of

persons experiencing homelessness—787 total in Santa Barbara, with the number of sheltered persons increasing from 304 to 375 since the last count, and the number of unsheltered decreasing by 20 percent to 412. This reduction in unsheltered homeless is a result of significant efforts to increase the number of shelter beds in the City, and investments in street outreach and Neighborhood Navigation Centers, which will be discussed further in this section. Despite the overall decrease in the total number of persons experiencing homelessness, the City's share is still 42 percent of the total homeless population.

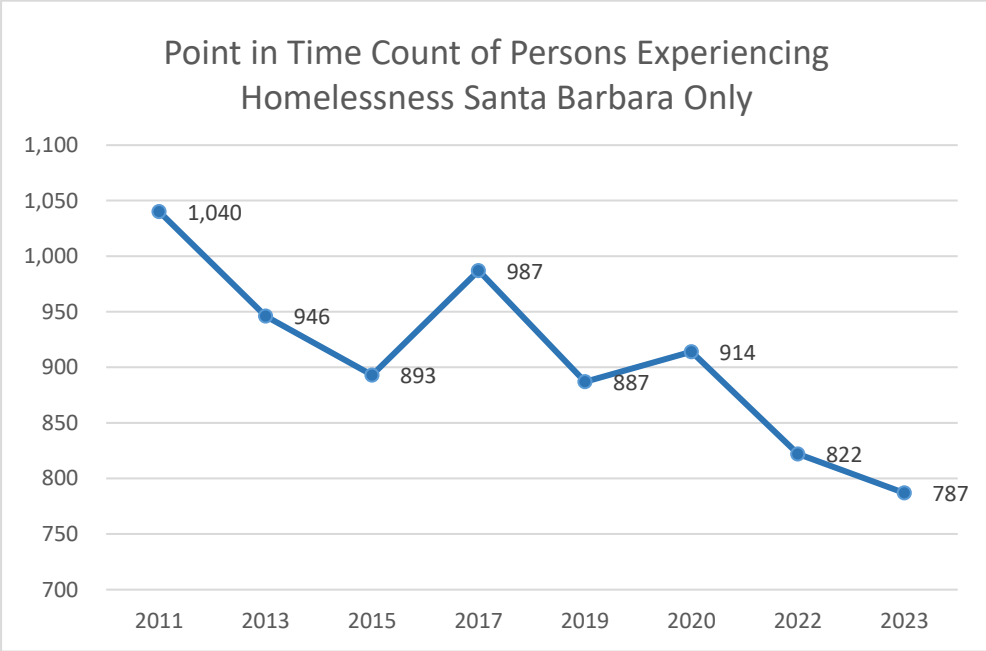


CHART 6: POINT IN TIME COUNT BY YEAR

Emergency Shelter Needs Assessment

There are a number of facilities and programs that address homelessness in the City of Santa Barbara. While ending homelessness requires a focus on permanent housing solutions, the following types of temporary housing is necessary to support a full system.

- Emergency Shelter: provides temporary shelter for homeless individuals, and does not require occupants to sign leases or occupancy agreements. Also includes navigation centers, bridge housing, and respite and recuperative care. Services include meals and case management.
- Transitional Housing: provides homeless individuals and families with interim housing and support to successfully move into permanent housing. Residential stay is generally limited to 24 months, and tenants must have a signed lease, sublease, or occupancy agreement.
- Permanent Supportive Housing: provides indefinite leasing or rental assistance paired with supportive services to assist homeless persons achieve housing stability.

Currently, the City has a total of 964 beds/rooms/units available to serve the homeless in various forms (Table 28). Additionally, in 2022 two projects were added to the inventory—Dignity Moves with 34 units and Hospitality House with 24 units, increasing total capacity to 1,022 for 2023. As demonstrated

below, the City continues its commitment to the support of housing opportunities for persons experiencing homelessness.

Table 28: Housing for People Experiencing Homelessness
City of Santa Barbara

FACILITY TYPE	CAPACITY
Emergency Shelter	330
Transitional Housing	54
Rapid Re-Housing	48
Permanent Supportive Housing	446
Total Housing	**878**
Safe Parking for People Living in Their Vehicles	86
Total Capacity	**964**

* In 2022, two projects were added to the inventory: Dignity Moves with 34 units and Hospitality House with 24 units, increasing total capacity to 1,022 for 2023.

Table 29 shows the breakdown of the number of beds by type countywide from the 2022 Housing Inventory Count (HIC) provided by the Consortium of Care (CoC). This data shows that while the City's share of total homeless persons is 42 percent of the countywide total, the number of emergency shelter beds within the City of Santa Barbara make up 51 percent of the total emergency beds available countywide.

Table 29: Number of Beds by Type and Area

CITY/AREA	EMERGENCY SHELTER	TRANSITIONAL HOUSING	RAPID RE-HOUSING	PERMANENT SUPPORTIVE HOUSING AND OTHER	TOTAL
Santa Barbara	***330***	***54***	***48***	***446***	***878***
Santa Maria	162	28	24	434	648
Other Unincorporated County	7	0	209	637	853
Lompoc	102	20	66	70	258
Isla Vista	36	0	0	32	68
Goleta	7	0	0	24	31
Santa Ynez Valley	0	0	8	0	8
Carpinteria	0	0	0	6	6
Total	**644**	**102**	**355**	**1,649**	**2,750**

Housing Inventory Count 2022 County of Santa Barbara

As stated earlier, the 2022 PIT identified 822 homeless individuals throughout the City of Santa Barbara. Of those, 304 were sheltered (i.e., living in a supervised publicly- or privately-operated shelter

designated to provide temporary living arrangements) and 518 were unsheltered (i.e., with a primary nighttime residence that is a public or private place not designated for or ordinarily used as a regular sleeping accommodation, including a car, park, abandoned building, bus or train station, airport, or camping ground).

As shown in Table 29, above, there are 330 year-round emergency beds in the City, with transitional housing providing an additional 54 year-round beds, for a total of 384 year-round beds[10]. During the PIT survey, 342 of those beds were filled, with 42 beds open to unsheltered homeless persons. Reducing the number of vacant beds from the unsheltered PIT count leaves 476 persons remaining in need of shelter.

Based on the formula utilized by the County of Santa Barbara's Community Action Plan to Address Homelessness to annualize the one-time PIT survey there is an annual need of 714 beds. Further, utilizing the turnover rate of beds (based on Homeless Management Information System data), the City needs to accommodate an additional 310 emergency beds to shelter the unsheltered population.[11] Utilizing the same formulas as above and applying it to 2023 PIT data which counted 412 unsheltered individuals—a decrease of 20 percent since last year—there are 347 persons remaining in need of shelter, which reduces the number of additional emergency beds to 226 beds. This reduction in unsheltered homeless persons is a result of significant efforts by the City and partners to increase the number of available shelters in the City, and investments in street outreach and Neighborhood Navigation Centers.

Data Limitations

There are two data sets that were not available to the City: The number of beds that go unused on an average monthly basis, and the number of supportive housing units that were vacant during the PIT/HIC count.

The average number of beds that go unused on a monthly basis was unavailable, however the City was able to obtain the number of unused emergency beds counted during the PIT count: 42 in 2022, and 65 in 2023, and utilized this data in its assessment. Additionally, the number of supportive housing units that were vacant (unused) during the PIT/HIC were not available at the city level. The HIC noted 99 supportive housing beds were unused during the 2022 count Countywide. Given that the City of Santa Barbara makes up 27 percent of the permanent supportive housing stock in the county, having access to this data point would further reduce the number of additional emergency beds the City would require. In future PIT/HIC counts the City will request this information at the city level.

Zoning for Emergency Shelters

In 2014, the City amended the Zoning Ordinance to allow emergency shelters as a permitted use in the M-C (Manufacturing Commercial) zone without the need for a conditional use permit or other discretionary action. In all other zones that allow residential use, the Zoning Ordinances allow emergency shelters with a Conditional Use Permit (CUP). AB 2339, effective on January 1, 2023,

[10] The 2022 Housing Inventory Count conducted as part of the PIT noted 53 year-round beds were unavailable during the PIT survey due to COVID-19 response protocols. Those protocols were lifted in 2023.

[11] Multiplied number of individuals remaining in need of shelter by 1.5 and then divided the product by 2.3. Source Santa Barbara County Housing Element – 2023-2031, special housing needs.

amended housing element law regarding identification of zones and sites for emergency shelters, and transitional and supportive housing. It requires that zoning designations that allow emergency shelters as a permitted use must allow residential uses. No zoning amendments are necessary to comply because the M-C zone already allows residential use.

The M-C zone is intended to accommodate a wide range of limited industrial, residential, retail service, office, and research and development uses. Many of the uses in this area provide single and multi-unit and mixed-use housing next to commercial uses, hotels, and essential services for the functioning of the City. The M-C Zone is concentrated in one area of the City near and within downtown and the Central Business District. It is bound by Ortega, Haley, Chapala, and Quarantina streets, encompassing portions of the Laguna, Lower East, and Lower State neighborhoods. It contains 477 parcels totaling 122 acres of land within the City. For additional information and analysis of suitable sites, see Appendix G analysis of the Laguna, Lower East, and Lower State neighborhoods. Most of this zone is within the Priority Housing Overlay that allows up to 63 units per acre. Within and adjacent to this zone are two City parks and Cota, Haley, and State Street each have Class II bike lanes.

Portions of this area are in FEMA flood zones and therefore new development is subject to general standards for flood hazard reduction as described in the Municipal Code. Per the State's GeoTracker database for leaking underground storage tanks and other cleanup sites, there are multiple closed and several open cleanup sites in this zone. Per federal, State, and local regulations, any development, including housing and emergency shelters, proposed on a site that uses or previously used hazardous materials or that may contain contaminants in the soil or groundwater per the GeoTracker database, would be investigated, remediated, and cleaned up prior to construction and occupation under the supervision of the Central Coast Regional Water Quality Control Board, the Santa Barbara County Office of Emergency Management, or Department of Toxic Substances Control.

Since the AUD Program was adopted in 2013, the following mixed-use and residential rental projects have been constructed in this zone:

- 634 Anacapa: 29 units on a redeveloped lot of less than 0.5 acres.
- 414 Chapala: 21 units on a redeveloped lot of less than 0.5 acres.
- 522 Garden: 2 units on a vacant lot of less than 0.5 acres.
- 510 N. Salsipuedes: 40 affordable units on three consolidated and redeveloped lots totaling over 0.5 acres.
- 604 E. Cota: 29 units on a redeveloped lot of less than 0.5 acres.

A further 11 projects are pending and approved in this zone for a total of 318 new units, 12 of which are affordable for lower-income households and 24 for moderate-income households. There are no known conditions that would make projects in this zone inappropriate for human habitability.

The City must also demonstrate the adequacy of sites identified to accommodate emergency shelters. At the time the M-C zone was amended to allow emergency shelters as a permitted use, the City determined this zone had the capacity to accommodate the City's need for emergency shelters, including at least one year-round emergency shelter. Identified opportunity sites in the M-C zone continue to demonstrate sufficient capacity to support the development of additional emergency shelters as a permitted use without discretionary approval. The City's Suitable Sites Inventory

(Appendix G) lists approximately 90 available vacant or underutilized M-C zoned properties totaling 28 acres of available land. These parcels either separately (49 single parcels) or in combination (15 consolidated sites) could accommodate the development of emergency shelter facilities. See the Housing Constraints section for more information.

In the Coastal Zone (Title 28 Zoning Ordinance), emergency shelters require a Conditional Use Permit (CUP). The two major emergency shelter facilities, PATH Shelter (0.5 acre, zoned M-1/C-2/S-D-3) and Santa Barbara Rescue Mission (one acre, zoned OM-1/S-D-3), are currently permitted with a CUP. Because these shelters provide multi-faceted programs and supportive services, they are considered quasi-public facilities, requiring a CUP per the Municipal Code. Amending their respective zones to allow emergency shelters by right requires coordination and approval from the California Coastal Commission because these zones are intended to provide appropriate ocean-dependent and related industrial uses in close proximity to the Harbor.

The Zoning Ordinances consider transitional and supportive housing a residential use of property and they are subject to only those restrictions that apply to other residential dwellings of the same type in the same zone.

Programs for People Experiencing Homelessness

Although the County is the public entity responsible for attending to people experiencing homelessness, the City is deeply involved in helping the homeless. The City collaborates with the County and supports various partner agencies to implement an effective multi-pronged effort to assist in the provision of adequate housing and social services to this population. The City is a strong partner in a continuum of care that supports prevention programs, emergency shelter, transitional programs and permanent supportive housing. Table 30 describes the main programs.

Table 30: Programs for People Experiencing Homelessness

PROGRAM	DESCRIPTION
Elected Leaders Forum to Address Homelessness	The City participates in the County-sponsored regional forum for local elected representatives to learn about concerns, demographic trends, best practices, and future grant and other funding opportunities
Santa Maria/Santa Barbara County Continuum of Care	The Continuum of Care (CoC) is a regional planning body that coordinates housing and funding for services funding for homeless persons. The City is represented on the Governing Board by key high level-staff. City partnered with the County to secure $2.5 million in state Encampment Resolution Funds
Dignity Moves	A nonprofit organization that provides interim housing solutions. Dignity Moves and the County created a transitional housing project on a County parking lot within the City of Santa Barbara that provides 34 temporary, small, portable housing units and related facilities for the unhoused population, prioritized as those with an established history in downtown Santa Barbara. To assist the County with this needed project, the City is providing County employees with parking access at a nearby City Parking lot for the duration of the project, to offset the County's loss of parking space, at a value of $294,400.

PROGRAM	DESCRIPTION
Santa Barbara Alliance for Community Transformation (SB ACT)	The City has contracted with SB ACT to develop a unified, strategic response to homelessness. The Common Agenda/Strategic Plan was developed by a steering committee of community stakeholders (which includes City leadership and staff) and identifies four main goals: increase the number of affordable housing units by 20 percent; increase the rate of housing retention by five percent; reduce the percentage of people entering homelessness from a housed situation by ten percent; and strengthen the coordination and availability of outreach and case management services by 25 percent.
SB-ACT Regional Action Plans (RAPs) and Working Groups	SB ACT convenes regular neighborhood-centered group meetings (RAPs) to discuss issues of concern, inform the public about efforts to address homelessness, and develop strategies to reduce the impacts of homelessness. There currently are three RAPs in the City of Santa Barbara attended by residents, business leaders, and service providers. In 2022, in coordination with the City SB ACT also convenes monthly meetings with service providers to coordinate services to individuals residing in highly impacted neighborhoods.
SB-ACT Neighborhood Navigation Centers (NNC)	The City provides funding to SB ACT to operate NNCs, a “one-stop-shop” location to provide case management, food distribution, medical and veterinary care, sanitation services, and more provided by many nonprofit organizations. The City’s Library is a NNC partner, and provides homeless individuals with computer and internet access; phone charging and printing stations; workforce development and/or literacy program intakes; assistance obtaining vital documents or applying for government benefits (i.e., MediCal, CalFresh, lifeline phones, low-cost internet, etc.) NNCs operate Thursdays at Alameda Park and Tuesdays at the Carrillo Commuter Lot, and Wednesdays at the Rescue Mission. In 2022, these NNCs resulted in 65 street exits.
City Net	City Net provides street outreach, case-management, and housing navigation services to persons experiencing homelessness in Santa Barbara, funded by State of California’s Permanent Local Housing Allocation Program, which the City receives annually. City Net works closely with local shelters, landlords, Cottage Hospital, Santa Barbara Police Department, SB ACT, and various service providers to coordinate outreach and housing location services and is often the first line of response to our unhoused population. In early 2023, the City contracted with City Net to expand services from Thursday through Sunday from 11:30 a.m. to 10 p.m. in addition to regular weekday services.
People Assisting the Homeless (PATH)	The City provides annual operations support to PATH, an interim housing program serving homeless individual men and women. Services include an on-site health clinic, mental healthcare, substance use counseling, housing location, employment and benefits assistance, meals and hygiene facilities.

PROGRAM	DESCRIPTION
Tenant Based Rental Assistance (TBRA)	The City has partnered with New Beginnings, Transition House, and the Housing Authority of the City of Santa Barbara to provide rental assistance to low-income households in order to rent market-rate units. The City has utilized its federal HOME entitlement award to fund TBRA programs since 2012. The HOME TBRA program operates similarly to the Section 8 Program. TBRA rental assistance grants may facilitate security deposit payments and/or monthly rental housing assistance for up to 24 months. Since 2010, TBRA assistance has been provided to more than 1,324 households.

3. HOUSING CONSTRAINTS

Governmental Constraints

Potential constraints on the provision of housing that could be attributed to governmental actions include factors such as land use controls, local processing and permit procedures, on-and offsite improvement requirements, other City regulations, application of building codes, and fees. Each potential constraint and its effect on the production of housing in Santa Barbara is discussed below.

LAND USE CONTROLS

Below is a description of the various plans, documents, and other controls that set forth the goals, policies, and standards that affect where housing is located and the development standards and requirements that shape housing developments. Pursuant to Government Code § 65940.1(a)(1) (A) and (B), all documents and standards summarized below can be found on the City's website.

GENERAL PLAN LAND USE ELEMENT

The original City of Santa Barbara General Plan was adopted in 1964 and was most recently comprehensively updated in December 2011. State law requires that all cities and counties in California have a General Plan that includes a land use element. The land use element designates the proposed general distribution and location of the extent of land uses for public and private uses, including land and natural resources suitable for designation in the General Plan's environmental resources element.

Specific to the Housing Element, the Land Use Element establishes residential land use designations that allow for a mix of housing types. Table 31 outlines the residential land use designations and applicable base densities in the General Plan. Urban land use designations allow a higher density range with the City's Average Unit Size Density Incentive (AUD) program, indicated in parentheses. See below for more information about the AUD program.

Table 31: Santa Barbara General Plan Residential Density Ranges

GENERAL PLAN DESIGNATION	MAXIMUM DU/AC
Hillside	
Low Density Residential 1	1
Low Density Residential 2	2
Low Density Residential 3	3
Suburban	
Low Density Residential 3	3
Low Density Residential	5
Medium Density Residential	12

GENERAL PLAN DESIGNATION	MAXIMUM DU/AC
General Urban	
Medium High Density Residential	12 to 18 (15 to 27 with AUD Program)
High Density* Residential	12 to 18 (28 to 36 with AUD Program)
Hotel/Medium High Density Residential	12 to 18 (15 to 27 with AUD Program)
Ocean Related Commercial/Medium High Density Residential	12 to 18 (15 to 27 with AUD Program)
Office/Medium Density Residential	12
Office/Medium High Density Residential	15 to 27
Office/High Density* Residential	12 to 18 (28 to 36 with AUD Program)
Commercial/Medium High Density Residential	12 to 18 (15 to 27 with AUD Program)
Commercial/High Density* Residential	12 to 18 (28 to 36 with AUD Program)
Commercial Industrial/Medium High Density Residential	12 to 18 (15 to 27 with AUD Program)

City of Santa Barbara General Plan 2011; BAE, 2022.
*High Density designations can achieve densities of 49-63 DU/Ac if developed under the Priority Housing Overlay incentive program and the units are restricted to rental, employer sponsored housing, or cooperative housing.

According to state law, the default minimum density for land targeted to address the RHNA for lower-income households in Santa Barbara is at least 20 dwelling units per acre. “At least” means the density range allowed on the parcel by the zone has to include the default density. Densities achieved through the Average Unit-Size Density Incentive (AUD) Program are higher as discussed in further detail below. In addition to the AUD Program density incentives, state and local density bonus incentives allows developers to exceed the density limits listed above. During the 5th cycle Housing Element period, approximately 13 projects have been approved or are pending approval at higher densities using City or state density bonus. General Plan densities have not been shown to be a constraint on housing.

COASTAL LAND USE PLAN

The City’s first Coastal Land Use Plan (LUP) was certified by the California Coastal Commission in 1981 and was most recently comprehensively updated in 2019. The Coastal Act requires that the City’s LUP include the kind, location, density, and intensity of land uses within the Coastal Zone and that public access, recreation, aquaculture, coastal-dependent, and coastal-related uses be prioritized on

oceanfront lands that are suitable to those purposes. Visitor-serving and recreational uses, particularly lower cost ones, shall also be protected and encouraged.

Most land use designations in the LUP allow residential uses, except for Hotel and Related Commerce-I, Industrial, Coastal-Oriented Industrial, Institutional, Beach, Parks/Open Space, Harbor-Stearns Wharf, and limited areas within Ocean-Oriented Commercial.

The 2013 Zoning Ordinance amendments that established the AUD Program have not been submitted to or certified by the Coastal Commission. Without the AUD Program effective in the Coastal Zone, the highest allowed density is currently 27 dwelling units per acre.

ZONING ORDINANCE

The City has two Zoning Ordinances for different areas of the City. Title 28 is used in the Coastal Zone while Title 30 is used in the remainder inland portion of the City. Title 30 was recently reformatted and updated and instances where nomenclature or standards differ in Title 28 are noted in parenthesis or otherwise below. The City intends to submit Title 30 to the Coastal Commission for certification and use in the Coastal Zone to eliminate the need for two separate Zoning Ordinances. The Zoning Ordinance has specific standards for base zones, with additional development standards for overlay zones and specific plan zones.

Base Zones

Specific to housing, the base zone regulations include:

- **RS** Residential Single Unit is intended to provide areas for single-unit housing on individual lots at appropriate low densities with allowances for an Accessory Dwelling Unit or Two-Unit Residential Development when certain standards are met. Designators (e.g., -25, -15) refer to minimum lot size in thousands of square feet or, in the case of RS-1A, acres. This zone also allows manufactured housing and mobilehomes on an approved permanent foundation.
- **R-2** Two-Unit Residential is intended to provide areas for medium-density residential where the principal use of land is for two-unit dwellings. Single-unit dwellings and garden apartment developments are also allowed.
- **R-M (R-3)** Residential Multi-Unit is intended to provide areas for a variety of multi-unit housing types.
- **R-MH (R-4)** Residential Multi-Unit and Hotel is intended to provide areas for a variety of multi-unit housing types.

Residential development is also an allowed use in most of the City's nonresidential zones, including: O-R (R-0) (Office Restricted), O-M (C-O) (Office Medical), C-R (C-P, C-1, C-L) (Commercial Restricted), C-G (C-2) (Commercial General), and M-C (C-M) (Manufacturing Commercial).

Development standards for each of these residential designations, including parking, height, open yard, and others are summarized below, details can be found in Appendix F.

Overlay Zones

There are twelve Overlay Zones in the City, as provided in Table 32 below.

Table 32: Overlay Zones

OVERLAY ZONE DESCRIPTION	ZONE DESIGNATION
Auto, Commercial, and Services	ACS
Coastal Zone	CZ
Hazardous Waste Management Facility	HWMF
Historic District	HD
Landmark District	LD
Mobile Home Park	MP
Planned Unit Development	PUD
Research and Development	RD
Resort Hotel	RH
San Roque Park Subdivision	SRP
Senior Housing	SH
Upper State Street Area	USS

City of Santa Barbara Municipal Code, 2022; BAE, 2022.

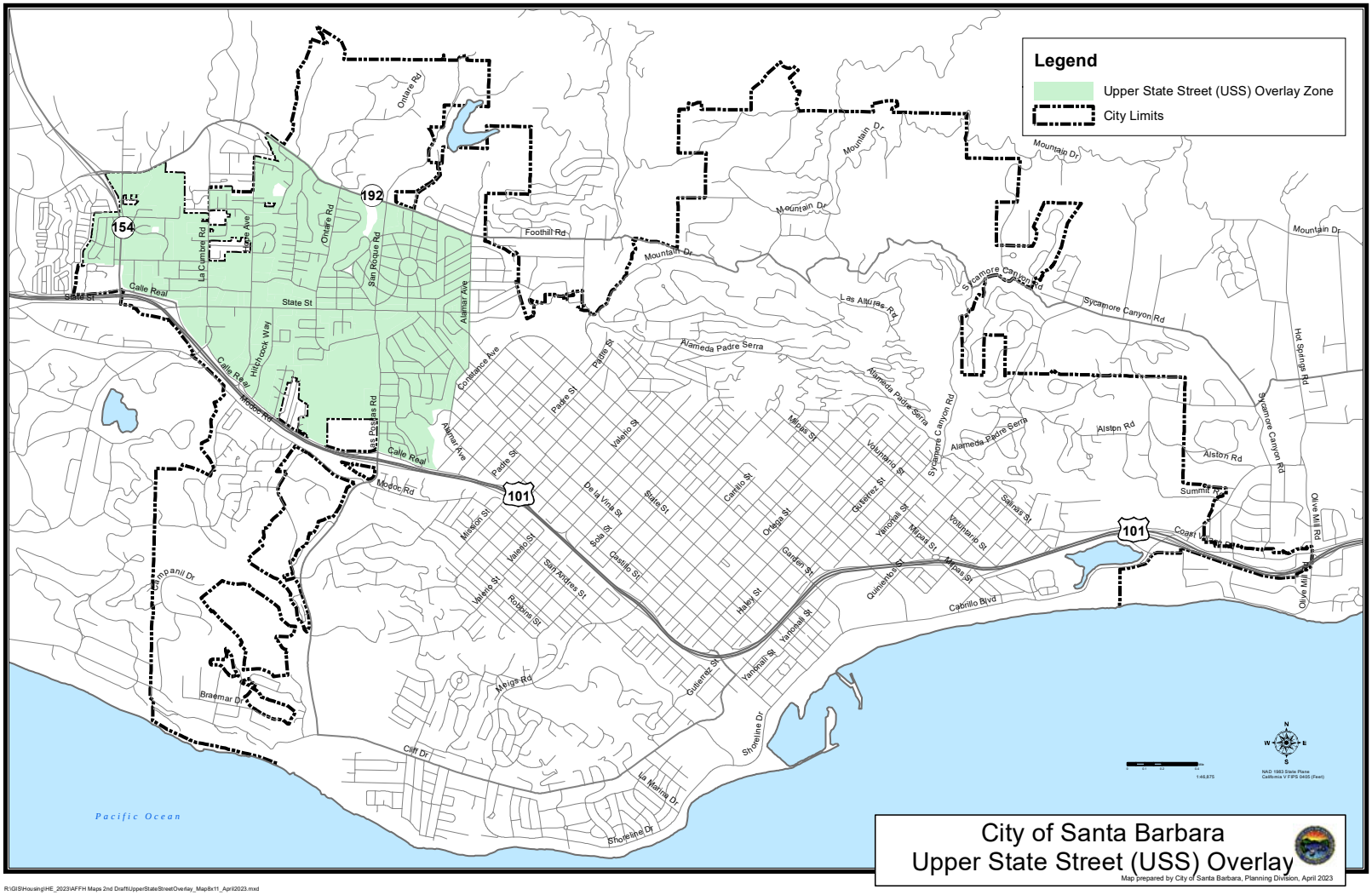
Each overlay zone has specific development standards depending on the purpose. Of the zones listed above, the Upper State Street (USS) and Landmark District (LD) overlay zones are most commonly applicable to areas of the City where new multi-unit housing is developed.

The Upper State Street (USS) Overlay Zone (Figure 2) was formerly the S-D-2 Special District Zone adopted in 1979. This zone allows multi-unit housing, but has more restrictive standards (i.e., 45 feet height limit, greater front setbacks) than other areas of the City. The more restrictive standards are intended to maintain and enhance the character of Upper State Street, including the public streetscape, open space, creeks, views, site design, and building aesthetics. Individual projects applying these provisions over the past 40+ years have been granted modifications to the front setback standards in some instances. The Upper State Street Area Design Guidelines provides examples of circumstances which could support approval of a front setback modification including site constraints and community benefit such as affordable housing.

Since adoption of the AUD program, three residential projects totaling 237 units rental units (over half of which are 100 percent affordable) and one project of 72 ownership units have been constructed within the USS Overlay Zone. A further four projects are pending with a total of 738 units, 87 of which are proposed for very low- and low-income households. The Suitable Sites Inventory includes 52 additional sites within the USS Overlay with a total capacity of 2,126 units.

The City's El Pueblo Viejo Landmark District (LD) Overlay Zone and various Historic Districts (HD) Overlay Zones also contain certain provisions with respect to the production of new housing, such as specific design review standards and required architectural styles, to ensure compatibility with the existing historic character of these areas.

Figure 2: Upper State Street Overlay Zone



ANALYSIS

The standards for the El Pueblo Viejo District LD Zone have not been shown to constrain housing because much of this area is also zoned for and has produced high density housing projects compatible with the historic character of the area. Parcels within the Historic Districts (HD) Overlay Zones are typically already fully developed and not considered suitable sites for a significant number of new housing units.

The standards for the Upper State Street USS Zone have not been shown to constrain housing based on the track record of constructed and pending projects that are able to meet or exceed maximum density within the height limits and other specific standards. Furthermore, housing projects can apply for a front setback modification, or use State or City density bonus waivers, concessions, and incentives if desired to modify site development standards, including height limitations if the City can make the required findings.

Specific Plan Zones

The City has nine Specific Plan Zones at present. Four of these Zones allow for housing, including the Cabrillo Plaza Specific Plan (SP2-CP); the Rancho Arroyo Specific Plan (SP4-RA); the Westmont College Specific Plan (SP5-WC); and the Los Portales Specific Plan (SP10-LP). These Plans allow for residential densities consistent with the General Plan.

Average Unit-Size Density Incentive Program

The City's Average Unit-Size Density Incentive (AUD) Program was adopted in 2013 (Municipal Code Chapter 30.150) with the following key objectives:

- Encourage smaller rental units;
- Locate units close to transit, services, and recreational opportunities; and
- Encourage workforce housing (defined as households overqualified for affordable housing yet unable to afford market-rate housing).

The AUD Program applies to both mixed-use development and residential-only development. It allows both ownership units (condominiums) and rental units. It is permitted in the following multi-unit and nonresidential zones: R-M, R-MH, O-R, C-R, C-G, and M-C. In exchange for densities of up to 63 dwelling units per acre, the AUD Program includes additional development incentives such as reduced parking, setback, and open yard requirements, described in detail below.

The AUD Program consists of three density tiers based on the General Plan Land Use Designation for the lot as shown in the next table: Medium-High Density (15-27 dwelling units per acre); High Density (28-36 dwelling units per acre) and the Priority Housing Overlay (37-63 dwelling units per acre).

Table 33: AUD Program Density by Category

MEDIUM-HIGH DENSITY		HIGH DENSITY		PRIORITY HOUSING OVERLAY	
AVERAGE UNIT SIZE (SF)	DENSITY DU/ACRE	AVERAGE UNIT SIZE (SF)	DENSITY DU/ACRE	AVERAGE UNIT SIZE (SF)	DENSITY DU/ACRE
1450	15	1245	28	970	37-48
1360	16	1200	29	969	49
1280	17	1160	30	960	50
1210	18	1125	31	941	51
1145	19	1090	32	935	52
1090	20	1055	33	917	53
1040	21	1025	34	901	54
1005	22	995	35	896	55
985	23	970	36	880	56
965	24			874	57
945	25			859	58
925	26			845	59
905	27			840	60
				827	61
				825	62
				811	63

City of Santa Barbara Municipal Code, 2022; BAE, 2022.

This density incentive program was implemented on a “trial basis” after ordinance adoption and, if not extended, will expire on February 15, 2024.

ANALYSIS

The 2015 Housing Element set a target goal for 1,208 new units to be constructed under this program by 2023. As of May 2023, 94 active or completed multi-unit and mixed-use projects were submitted to the City, resulting in 1,439 new units. The average AUD project unit size is 716 square feet and the average density is 38 units per acre.

As described in Housing Element Program HE-10: Multi-Unit Housing Program, the City has prepared a progress report to analyze the type of units proposed under the program and examine whether the projects met the key objectives. As part of this effort, a public feedback survey to project applicants was distributed in July 2023. The City plans to remove the expiration date or extend the program prior to February 2024, followed by Zoning Ordinance amendments to make the AUD Program into permanent multi-unit housing standards, based on results of the progress report, survey, focus group interviews, and direction from City Council. Related to this effort, Housing Element Program HE-12: Prioritize Affordable Housing will develop an affordable housing strategy to incentivize deed-restricted affordable housing similar to the way that the AUD Program incentivized above moderate-income, market-rate rental housing.

Parking

Residential parking requirements vary in the City depending on the type of project and where it is located. Figure 3 shows areas of the City that require fewer parking spaces per unit to incentivize more units on infill lots.

AVERAGE UNIT SIZE DENSITY INCENTIVE PROGRAM (AUD) PROJECTS:

- Within Central Business District: Maximum one per unit. This "unbundled" parking requirement was adopted by City Council in 2020 as a strategy to provide the greatest amount of building flexibility and infill housing incentives in the core downtown area where lots are often built out to the property lines. With this standard, parking spaces can be sold or leased separately from the lease/sale of a unit. Spaces within City-owned parking lots are available nearby as an alternative.
- Outside Central Business District: one per unit for studio, one-bedroom, and two-bedroom units; two per unit for each unit with three or more bedrooms.

Guest parking is not required.

SINGLE AND TWO-UNIT RESIDENTIAL AND CONDOMINIUMS

Two covered spaces per unit. For single unit residential, uncovered parking can be substituted for covered on lots less than 15,000 sq. ft. as follows:

- One covered and One Uncovered Space: Any lot developed with less than 85 percent of the maximum net floor area for the lot;
- Two Uncovered Spaces: Any lot developed with less than 85 percent of the maximum net floor area for the lot, subject to approval by the appropriate Design Review Body, provided a minimum 200 cubic feet of enclosed exterior storage space is provided on-site.

For two-unit residential and condominiums, a minimum of one space per unit must be covered. The City is proposing amendments to the Zoning Ordinance that would eliminate the covered parking requirements, anticipated for adoption in 2024.

Multi-Unit Residential (outside of AUD)

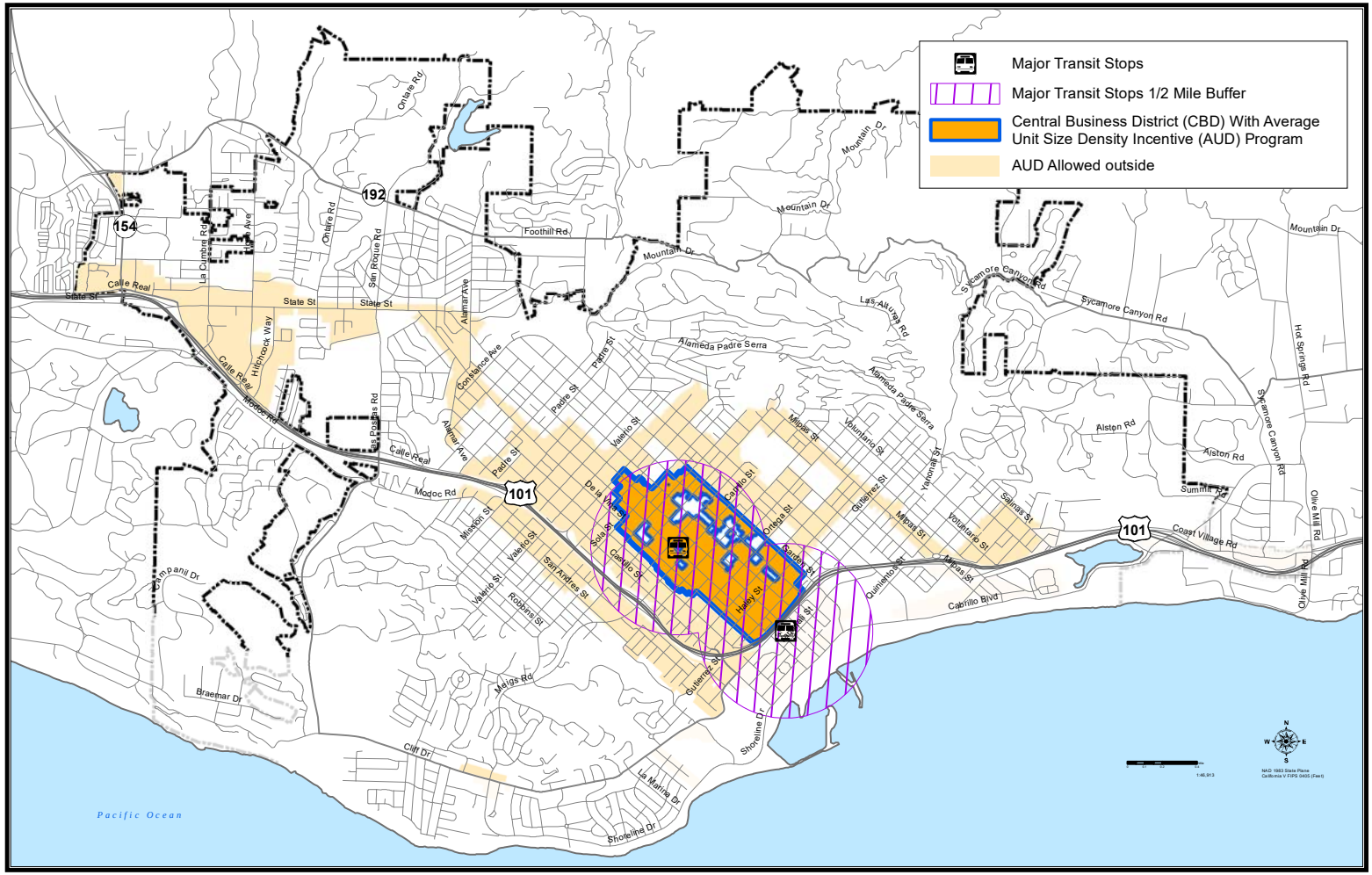
Can be covered or uncovered. The following parking standards are rarely applied because most new multi-unit housing projects are within the AUD Program boundaries. It is anticipated that they will be revised and removed from the Zoning Ordinance when new multi-unit housing standards are adopted.

- Studio: one if 600 sq. ft. or less, or 1.25 per unit
- One-bedroom: one if 600 sq. ft or less, or 1.5 per unit
- Two or more bedrooms: two per unit

Guest Parking

Not required in CBD or for AUD projects. Outside of CBD, none is required for 1-5 units, one space for 6-7 units, and one space per 4 units for 8 or more units.

Figure 3: Reduced Residential Parking Areas



ACCESSORY DWELLING UNITS:

- Inland (Title 30): None. Exception of one per unit or bedroom in High Fire Hazard Areas (unless project meets state law exception).
- Coastal (Title 28): One per unit required for consistency with Coastal LUP policies. Exception of no parking required if project meets local and state law criteria.

PARKING EXCEPTIONS AND REDUCTIONS:

- Affordable and Senior Housing: Unless further reduced by state law, projects with 100 percent rental units affordable to very low- and low-income households or senior housing may reduce parking to one space per unit. Units restricted to low-income senior housing may further reduce parking to one space for every two units.
- Other Reductions: Required spaces may be further reduced for designated carshare vehicles, electric vehicle charging stations, and parking area improvements.

ASSEMBLY BILL 2097 (2022)

AB 2097 prohibits the City from imposing or enforcing minimum automobile parking requirements if the project is located within one-half mile of public transit, which is defined as a major transit stop. According to Santa Barbara County Association of Governments, Santa Barbara County has six locations that qualify as a major transit stop (per transit service levels of October 2022), two of which are in the City of Santa Barbara. The two transit stops and one-half miles areas, which include much of Downtown and part of the Coastal Zone, are depicted on Figure 3 and include: 1) Santa Barbara Metropolitan Transit District (MTD) Transit Center (Transit Center), located just off the State Street Plaza (temporary promenade) on Chapala Street between Figueroa and Carrillo Streets; and 2) Amtrak Station, located at the intersection of State Street and Yanonali Street at the City's Depot Lot (Public parking lot, Amtrak Station, and Greyhound Station). Any new ground-up development or change of use of existing buildings within the qualifying boundary does not have to provide parking (excluding hotels and event centers).

ANALYSIS

New multi-unit residential development under the AUD Program is permitted using the reduced parking incentives or even no parking as an option. Over time, providing less parking in the AB 2097 qualifying areas will continue to decrease traffic congestion Downtown, thereby reducing greenhouse gas emissions and building a healthier community, consistent with policies in the City's General Plan and Climate Action Plan that relate to reducing greenhouse gas emissions. To maximize residents' use of alternative transportation, the City will need to ensure strong public transit, walking, and biking facilities continue to be planned for and provided.

To further incentivize infill residential development, Housing Element Program HE-1: Facilitate Conversion of Nonresidential Buildings to Housing will provide further parking relief for projects converting from nonresidential to residential in the CBD or if converting a historic resource to residential within one-half mile of a major transit stop.

Building Height

City residents value the existing historic scale, architectural character, and mountain views. In 1972, City electors approved a charter amendment to limit building height. The building height limitations are reflected in the Zoning Ordinance maximum building heights as follows:

- 30 feet for single and two-unit residential development;
- 45 feet for multi-unit and mixed-use;
- 45 feet or base zone height, whichever is less, for projects within the Upper State Street (USS) Overlay Zone (see Overlay Zones above for more information);
- 48 feet for AUD projects in the C-G or M-C zones, located in and developed at the Priority Housing Overlay Tier, and located within the CBD (adopted in 2020); and
- 60 feet for a Community Benefit Housing Project[12] in the C-G or M-C zones that meets the following findings:

a. *Demonstrated Need. The applicant has adequately demonstrated a need for the project to exceed 45 feet in height that is related to the project's benefit to the community, or due to site constraints, or in order to achieve desired architectural qualities;*

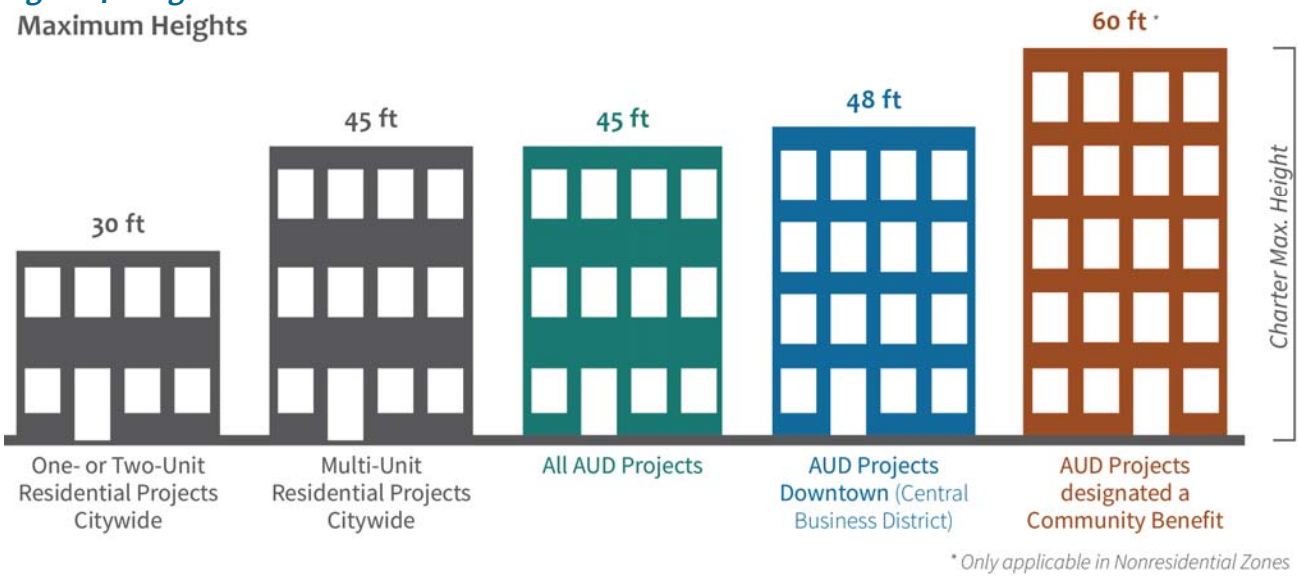
b. *Architecture and Design. The project will be exemplary in its design;*

c. *Livability. If the project includes residential units, the project will provide amenities to its residents which ensure the livability of the project with particular attention to good interior design features such as the amount of light and air, or ceiling plate heights; and*

d. *Sensitivity to Context. The project design will complement the setting and the character of the neighboring properties with sensitivity to any adjacent federal, state, and City Landmarks or any nearby designated Historic Resources, including City-designated Structures of Merit.*

[12] Defined as Priority Housing (i.e., rental, employer-sponsored, or limited-equity housing cooperative), housing affordable to very low, moderate, or middle income households, and transitional and supportive housing.

Figure 4: Height Limits



In addition to the height maximums, the City's Solar Access Height Ordinance (Section 30.140.170) may limit height on a portion of new development on the north side of applicable properties. This is to ensure the building does not cast a significant shadow on the neighboring building and adequate access to direct sunlight is provided. Sun access is essential to energy conservation, allowing for passive solar heating and for solar energy systems optimal performance.

The number of stories in a building is not regulated by the Zoning Ordinance.

ANALYSIS

Tables 42 - Example Projects on Sites Less than 0.5 Acres and 43 – Example Projects on Lot Merger Sites in the Sites Inventory and Analysis section includes completed and approved multi-unit and mixed-use project heights and densities achieved. In the 5th cycle, at least 15 three to five story projects were approved or constructed with heights 45 feet and above. Of those, 33 percent were provided a Community Benefit Housing Project height exception to exceed zoning height limits. These projects were in the Priority Housing Overlay that allows up to 63 units/acre. The median density achieved was 62 units/acre. Table 34 shows examples of the lowest, median, and highest density achieved (units/acre) from constructed and approved projects.

Table 34: Building Height Example Projects

ADDRESS	UNITS	UNITS/ACRE	AVERAGE UNIT SIZE (SQ. FT.)	STORIES/HEIGHT
835 E. Canon Perdido	41	52	737	3/45'
414 Chapala	21	62	844	4/45'
115 W. Anapamu	34	122 (State Density Bonus)	450	5/60' (Community Benefit Height Exception)

The City's height limits have not been shown to constrain housing development because in the last 10 years, the majority of residential and mixed-use projects (81 percent) are permitted within the 45' height limit. A sample of 13 projects developed in the medium high density tier (15-27 du/ac), which allows up

to 45 feet in height, were able to achieve densities of 24-27 du/ac with building heights ranging from 19 feet to a little over 42 feet. In the Priority Housing Overlay (37-63 du/ac), which, in the C-G and M-C zones, allows up to 48 feet in height or up to 60 feet as a Community Benefit Housing Project, 12 projects were able to achieve densities of 56-63 du/ac with building heights ranging from 40 to nearly 52 feet. Furthermore, four pending and approved projects for a total of 235 units are using the Community Benefit Housing Project height exception approval from the Planning Commission to exceed the 45 or 48 foot height limits, as applicable. Of the approximately 13 projects using state or City Density Bonus provisions, only one requested a height limit waiver.

LOT COVERAGE AND OPEN YARD

The City does not have lot coverage standards. In single-unit zones, building size may be limited by the maximum floor area (floor to lot area ratio or FAR) applied to lots smaller than 15,000 square feet and with a building of two or more stories or 17 feet or more in height. On properties larger than 15,000 square feet or single-unit development in multi-unit zones, FAR is applied as a guideline rather than a regulation. If applicable, the maximum FAR is 85 percent and a modification can be requested to exceed maximum FAR. Newly constructed detached ADUs of up to 800 sq. ft., and ADUs created from converting existing structures are not counted in the FAR calculation.

The City requires open yard areas to promote desirable living conditions and useful space for outdoor living. Open yard is comprised of common and private (per unit) open yard space. Private open yard can be located on grade or on a deck, balcony, or patio and can overlap with common open yard. Open yard can be located within the interior setbacks and can be landscaped or hardscaped. Open yard is not required for ADUs and the required open yard for existing or proposed primary units can be reduced to construct an ADU.

In multi-unit residential zones, a minimum of 15 percent of the lot area is for open yard. In nonresidential zones where multi-unit residential is allowed, there is no minimum lot area requirement. Multi-unit residential or mixed-use projects in nonresidential zones can apply to replace or reduce private open yards with a common area provided the proposal meets the following standards and findings:

1. ***Minimum Area***: 15% of the net lot area;
2. ***Minimum Dimensions***: 10 feet long and 10 feet wide, unless reduced or waived by the Review Authority;
3. ***Standards and Location***: Except those for private open yards, all open yard standards and location requirements are met; and
4. ***Common Open Yard Area.*** At least one area with a minimum dimension of 20 feet long and 20 feet wide, located on the ground or on decks of any height, or on any floor of the structure, that is accessible to all units for use as a common open yard area is provided.
5. ***Findings.*** Approval may only be granted if the Review Authority finds that:

a. *The alternative open yard design is necessary to provide flexibility in architectural style or site organization, such as the preservation of natural features, enhanced circulation, shared amenities, or the protection/creation of scenic views; and*

b. *Approval of the alternative open yard design will meet the purpose of the required open yard, as*

described in this section.

ANALYSIS

The open yard requirement has not been shown to constrain housing development due to the availability of alternative open yard designs, particularly in the nonresidential zones where common open yard is accommodated by rooftop decks and other alternative locations. Further, open yard space can be used to accommodate construction of an ADU.

Zoning for a Variety of Housing Types

State law requires that local land use regulations contain provisions to ensure the ability to develop a variety of housing types that can serve individuals and households with a diverse range of needs.

DEFINITION OF A FAMILY

Santa Barbara Municipal Code defines "Family" in the same way it does a "Household": that is, "one or more persons living together in a single residential unit, with common access to, and common use of, all living areas and all areas and facilities for the preparation and storage of food and who maintain no more than four separate rental agreements for the single residential unit. The purpose of limiting the number of separate rental agreements is to allow the City to regulate student housing and boarding houses as "Group Residential" facilities, which includes convents and monasteries, rooming and boarding houses, dormitories and other types of organizational housing intended for long-term occupancy (more than 30 consecutive calendar days) but excludes Hotels and Similar Uses, and state-licensed facilities for Residential Care and Supportive and Transitional Housing.

If more than four persons are living in the unit, tenants can either operate with everyone's name on the same lease or have a "master tenant" and "subtenant" arrangement, where one person's name is on the lease and rent is collected from the other tenants. The code does not determine occupancy based on the relationship of residents or restrict the number of individuals residing together based on disability or employment status.

The Coastal Zone (Title 28) has a slightly different definition for "Family", which it defines as a "single residential unit or a person or group of persons living together as a domestic unit in a single residential unit."

REASONABLE ACCOMMODATION PROCEDURES

It is the City's policy to comply with the Federal Fair Housing Act, the Americans with Disabilities Act, and the California Fair Employment and Housing Act to provide reasonable accommodation to persons with disabilities seeking fair access to housing through relief from the application of certain zoning regulations such as parking, setbacks, open space, and others. Accessibility guidelines are distributed by City Staff to builders explaining federal and state laws regarding accessible building codes for housing for persons with disabilities. The City's Municipal Code incorporates reasonable accommodation provisions for persons with disabilities. The Ordinance ensures that persons with disabilities are provided equal access to housing. Specifically, the Municipal Code allows:

- Accessible uncovered parking spaces, access aisles, and accessibility ramps necessary to make an existing building accessible to disabled individuals to encroach into required setbacks.

- All parking areas, except those located in one- and two-unit zones, to provide parking spaces accessible to disabled persons. The conversion of an existing parking space to an accessible parking space or access aisle for an accessible parking space does not require a modification of the parking requirement even if the conversion would result in fewer parking spaces than required.
- Modifications to any zoning standard when necessary to make an existing residential unit accessible to persons with disabilities. For example, encroachments into yard areas for access ramps for disabled persons are allowed without requiring a modification hearing process.

If Zoning Modification approval is required, the review authority for modifications to provide accommodation for disabilities is the Staff Hearing Officer (SHO). The SHO process was created in 2006 to improve and streamline the discretionary review process for smaller, less complex projects. A Modification to allow improvements to an existing structure or site to accommodate individuals with disabilities may be approved if the SHO makes all of the following findings:

1. The project does not include new structures, demolitions or substantial redevelopment and rebuilds, or additions where the proposed project precludes a reasonable accommodation that would not require a Modification;
2. That the property which is the subject of the request for reasonable accommodation will be used by an individual or organization entitled to protection;
3. If the request for accommodation is to provide fair access to housing, that the request for accommodation is necessary to make specific housing available to an individual protected under State or federal law;
4. That the conditions imposed, if any, are necessary to further a compelling public interest and represent the least restrictive means of furthering that interest; and
5. That denial of the requested Modification would conflict with any State or federal statute requiring reasonable accommodation to provide access to housing.

CONCENTRATION/SITING REQUIREMENTS AND PERMIT REQUIREMENTS FOR COMMUNITY CARE FACILITIES

Consistent with state law, the City does not have any restrictions on the concentration of community care facilities or other restrictive siting requirements that limit the potential number of these facilities that could be developed within the zones where they are an allowable use, which is any zone in the City that allows residential use. Community Care Facilities, Residential Facilities for the Elderly, and Hospices housing six or fewer individuals are allowed by right in all residential, commercial and office, and manufacturing commercial zones.

A Performance Standard Permit (PSP) is required for such facilities only in residential zones when housing seven to 12 individuals, while a Conditional Use Permit (CUP) is required when housing more than 12 individuals in all zones. The purpose of the PSP/CUP is to make sure any accessory uses (e.g., recreational facilities, staff offices, etc.) fit into the character of a residential neighborhood. For similar reasons, a PSP is also required for Large Family Day Care Homes and a CUP is required for Group Residential in residential zones.

The required findings for such facilities serving seven or more individuals in a residential zone are:

1. The facility conforms to the extent feasible to the type, character, and appearance of other residential units in the neighborhood in which it is located. This provision shall not restrict the installation of any special features(s) necessary to serve residents with special needs (e.g., ramps, lifts, handrails).
2. The intensity of use in terms of number of people, hours of major activities, and other operational aspects of the proposed facility is compatible with any neighboring residential use.

These Conditional Use Permit and Performance Standard Permit requirements could be considered a constraint and is addressed in Housing Program HE-3: Amend the Zoning Ordinance for Special Needs Housing.

LOW BARRIER NAVIGATION CENTERS

AB 101, passed in 2019, requires that a low barrier navigation center (i.e., housing-first, low barrier, temporary, service-enriched shelter) be a use allowed by right in mixed-use zones and nonresidential zones permitting multi-unit uses if it meets specified requirements.

The Zoning Ordinance (Title 30 and Title 28) has not been amended to specifically permit low barrier navigation centers in mixed-use and nonresidential zones permitting multi-unit uses. This could be considered a constraint and is addressed in Housing Program HE-3.

TRANSITIONAL HOUSING

Transitional housing facilities are intended to house homeless individuals and families for a longer stay than in emergency shelters. The City's Zoning Ordinance (Titles 28 and 30)[13] allows transitional housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.

SUPPORTIVE HOUSING

Supportive housing provides on- or offsite services to assist individuals facing obstacles to employment and housing stability. AB 2162 (2018) requires that supportive housing be permitted in zones where multi-unit and mixed-use developments are permitted. Local jurisdictions must also streamline the approval of housing projects containing a specified amount of supportive housing by providing for ministerial approvals, with no requirements for CEQA analysis, conditional use permits, or other discretionary approvals. The City has an online Supplemental Application form available for Supportive Housing Streamlined Approval per AB 2162.

The City's Zoning Ordinance (Titles 28 and 30) allows supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.

EMERGENCY SHELTERS

The City's Zoning Ordinance allows emergency shelters in all residential and nonresidential zones, but all zones require a Conditional Use Permit, with the exception of the M-C (Manufacturing Commercial)

[13] Title 28 uses the term "Group Home", which is intended to include Transitional and Supportive Housing, and is an allowed residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone. Title 28 Section 28.15.030 Uses Permitted (in residential zones) also states "State authorized, licensed, or certified use to the extent it is required by State law to be an allowed use in residential zones."

zone where the use is allowed without a CUP. Currently, there are eight facilities in the City that meet the definition of an emergency shelter, with a capacity of 330 beds. Emergency shelters are subject to all development standards applicable within the zone in which the emergency shelter is located and the following objective development and management standards:

- Capacity: An Emergency Shelter located within the M-C zone may provide a maximum of 100 beds and shall serve no more than 100 homeless persons per night. Capacity in other zones is determined by the Review Authority.
- Length of Stay: 180 consecutive nights
- Intake/Waiting Area: At least 10 square feet of interior intake and waiting space per bed is required.
- Outdoor Area/Activity: Outdoor gathering areas shall be hidden from view or screened. Prospective residents shall not queue on the public right-of-way or parking areas.
- Parking: One parking space for every eight beds and one covered and secure bicycle space for every four beds. Fewer parking spaces may be proposed if a parking study demonstrates that the anticipated parking demand will be satisfied. The required parking shall not be more than that which is required for similar residential or commercial uses within the zone.
- Lighting: Compliance with the City's Lighting Ordinance.
- Concentration of Uses: No emergency shelter or homeless shelter shall be permitted within 300 feet of another Emergency shelter or homeless shelter.
- On-Site Management: On-site management is required at all times the shelter is in operation. A Management Plan for the operation of the shelter must be submitted with the master application, subject to approval by the Community Development Department Director.
- Ability to Pay: No individual or household may be denied Emergency Shelter due to an inability to pay.

Approximately 90 parcels, or a little over 28 acres of land is suitable for housing in the M-C zone, with parcel size ranging from less than one-quarter acre to over three acres. Two sites are vacant, and the remaining sites meet the thresholds for redevelopment in the 6th cycle Housing Element as described in the Suitable Sites Inventory. Emergency shelters are also an allowed use on these parcels.

The City's M-C zone includes two public parks, a large grocery store/retail center, and several Class 2 bikeways. It is within walking distance of downtown, bus routes, and a train station. Some of the area is in a FEMA flood hazard area but the City's floodplain management standards allow for safe development in these areas. Due to the availability of parcels suitable to accommodate emergency shelters and proximity to amenities and services, the requirement of a CUP in other zones is not considered a constraint.

Recent state law (AB 139 [2019]) also requires that emergency shelters may require parking for employees only, not clients (or beds). The City is not currently in compliance with this parking requirement and will address this issue in Housing Program HE-3.

EMPLOYEE AND FARMWORKER HOUSING

The state's Employee Housing Act (Health and Safety Code, § 17000 et seq.) govern the standards for the construction, maintenance, use, and occupancy of living quarters, called "employee housing," provided for five or more employees under specified circumstances. Employee housing subject to the Act is privately-operated and does not include government-owned and -operated migrant worker facilities. In general, employee housing is privately-owned housing that houses five or more employees and meets the following:

- Living quarters provided in connection with any work, whether or not rent is involved.
- Housing in a rural area that is:
    - Provided by someone who is not an agricultural employer, and
    - Provided for agricultural workers employed by any agricultural employer.

California Health and Safety Code § 17021.5 generally requires employee housing for six or fewer persons to be permitted by right, without a Conditional Use Permit (CUP), in single-unit zones. The City permits employee housing per Health and Safety Code § 17021.5 in single-unit zones . Distinct from the state definition above, the City's Zoning Ordinance defines employer-sponsored housing for the purposes of the AUD Program as residential units which are developed, owned, maintained, and initially sold or rented to employees of a local employer (or group of employers) where each residential unit is occupied as a primary residence by a household that includes at least one person who works in the south coast region of Santa Barbara County.

Health and Safety Code § 17021.6 considers agricultural employee housing with no more than 12 units or 36 beds an agricultural land use and no CUP, zoning variance, or other discretionary zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. Further, Health and Safety Code § 17021.8 requires streamlined approval for farmworker housing on land zoned primarily for agricultural uses.

The City does not have any agricultural zoning districts, so these provisions do not generally apply. Agriculture is an allowed use in residential, commercial and office, and manufacturing zones, subject to the standards described in Section 30.185.070 (Agriculture) of the Municipal Code. The City plans to amend the Zoning Ordinance to clarify that agriculture is an accessory use (i.e., incidental and subordinate to the primary use of the lot) in any zone; thus, clarifying that Health and Safety Code § 17021.8 not applicable. Recognizing that the City's definition of a family/household noted above, which limits the number of separate rental agreements in a single unit to four, could be considered a barrier, the City will amend the Zoning Ordinance to clarify that employee and farmworker housing is excluded from the Group Residential use classification and will add definitions for employee and farmworker housing consistent with state law. This is addressed in Housing Program HE-3.

SINGLE-ROOM OCCUPANCY UNITS

Single-Room Occupancy (SRO) Units are not a defined use within the City's Zoning Ordinance. However, the City allows a variety of residential unit types to provide a range of housing opportunities. The City does not define SROs specifically because "small units" are treated the same as any other residential unit with the following minimum unit sizes:

- One or more bedroom unit must be a minimum of 400 sq. ft.

- Studio units must be a minimum of 220 sq. ft.
- Affordable efficiency unit or ADU must be a minimum of 150 sq. ft.

The City allows the smallest dwelling unit size allowed by the Health and Safety Code; therefore, SROs are also allowed, even if they are not defined as such.

MANUFACTURED HOMES

The City's Zoning Ordinance defines a mobile home as including a manufactured home and treats manufactured homes installed on a permanent foundation the same as single-unit residential use.

MOBILE HOME PARKS

Conditional Use Permits are required for mobile home parks in all residential zones. The requirement for a CUP is a reasonable constraint, due to the unique features of parks, such as private infrastructure systems that are developed, operated, and maintained by the park owner, to ensure health and safety for residents.

ACCESSORY DWELLING UNITS

Section 30.185.040 (Title 30) and Chapter 28.86 (Title 28) of the Municipal Code define ADUs and JADUs and provide standards for development and maintenance in accordance with California Government Code § 65852.2 and § 65852.22. The City has three different types of J/ADUs, and defines each as follows:

- ADU– An attached or a detached residential unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residential unit. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and be located on the same parcel that the primary residential unit is or will be situated. The following categories of accessory dwelling units are subject to specific development standards:
    a. *Special Accessory Dwelling Unit.* These are specific types of smaller accessory dwelling units and junior accessory dwelling units with certain size, height, and setback standards described in subsection L [Section 28.86.090], Development Standards for Special Accessory Dwelling Units. Special accessory dwelling units allow for more than one accessory dwelling unit on a lot.
    b. *Standard Accessory Dwelling Unit.* These are typically larger accessory dwelling units with size, height, and setback standards generally described in subsection G [Section 28.86.055], Development Standards for Standard Accessory Dwelling Units. Standard accessory dwelling units do not allow for more than one accessory dwelling unit on a lot.
- JADU – A unit that is no more than 500 square feet in size and contained entirely within the structure of an existing or proposed single residential unit. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the existing or proposed single residential unit and includes an efficiency kitchen.

ADUs are allowed in any zone that allows residential use, located on a lot developed or proposed to be developed with one or more residential units. Certain locations such as lots within the High Fire Hazard

Area (Extreme Foothill and Foothill) are limited to the smaller “special” ADUs (800 sq. ft. maximum), as described above.

JADUs are allowed in any zone that allows residential use and shall be located on a lot developed with an existing or proposed single residential unit.

Since the initial ADU Ordinance adoption in 2018, the City has been processing amendments to the ADU Ordinance to comply with changes in State law. The most recent amendments were adopted by City Council in 2023. These amendments to Title 30 and Title 28 include clean-up items for ease of use, new or changed content necessitated by Senate Bill 897 and Assembly Bill 221, effective January 1, 2023, and new or changed content to local standards intended to facilitate the production of ADUs, some of which are noted in Housing Element Program HE-6: Facilitate Production of Accessory Dwelling Units. In compliance with State law, the City submitted the ADU Ordinance and any amendments to HCD. HCD has confirmed receipt but has not submitted written comments to the City.

Amendments to the Title 28 (Coastal) ADU Ordinance are submitted to the California Coastal Commission (CCC) for certification as a Local Coastal Program (LCP) amendment. Since 2021, the CCC has approved two LCP amendments for ADUs.

Constraint and/or Future Program

The preceding discussion of Land Use Controls has identified some potential constraints on housing production. Where noted above, the constraints are addressed in Housing Plan Programs section.

LOCAL PROCESSING AND PERMIT PROCEDURES

There are three types of processing and permitting procedures that may apply to a housing project described in Table 35 below. In compliance with the Permit Streamlining Act, the City notifies an applicant within 30 days if their project can be deemed complete. The steps involved for approval is included in Appendix F, Table F-4: *City Processing and Permit Procedures*.

Table 35: Processing and Permitting Procedures

MINISTERIAL	OBJECTIVE	DISCRETIONARY
No discretionary decisions and generally no public hearing. Must apply objective standards	Limited public hearings. Decision based on objective review criteria	Approval of overall project or exceptions requires a discretionary decision
Appeal of permit or ministerial design review (SB-35) only	Appeal of permit, administrative action, and CEQA	Appeal of permit, discretionary action, and CEQA
Mandated planning approval timelines of 90-180 days	Planning approval timelines per Permit Streamlining Act	Planning approval timelines per Permit Streamlining Act
Does not require CEQA review	Requires CEQA review	Requires CEQA review
Examples of ministerial projects: Single-Unit homes, if one-story, less than 17 ft in height, less than 4,000 sq. ft., and not historic or in a special design district. Other projects are exempt from discretionary review if qualify for administrative review Two-Unit Residential eligible for SB-9 streamlining Multi-Unit affordable housing projects eligible for SB-35 streamlining (requires one ministerial design review hearing) Supportive Housing eligible for AB-2162 streamlining Low-Barrier Navigation Centers Accessory Dwelling Units; if no coastal permit is required and meeting all administrative review criteria Conversions, additions, or alterations to existing buildings, if qualify for administrative review	**Examples of objective projects:** New housing project that complies with applicable objective General Plan, zoning, subdivision, and design review standards eligible for SB-330 streamlining: Multi-Unit Residential (2+units) Mixed-Use (min. 2/3 residential)	**Examples of discretionary projects:** New Nonresidential New housing project Multi-Unit Residential or Mixed-Use that "opts out" of objective standards Single-Unit homes subject to discretionary review Historic Resources Land use decision or entitlement: (Coastal Development Permit, Conditional Use Permit, Development Plan, Subdivision, Modification, etc.)

Design Review

MULTI-UNIT AND MIXED-USE HOUSING

The City Charter established the Architectural Board of Review (ABR) and Historic Landmarks Commission (HLC). The purview for each review body is included in the Charter and cannot be revised without a majority vote of the people. Most new or expanded multi-unit housing developments require some level of design review (Full Board, Consent Agenda, or Administrative Approval). If the project is located in El Pueblo Viejo Landmark District Overlay Zone, one of the Historic Districts, or involves a designated or potential historic resource, the project is subject to review and approval by the HLC. All other two- or multi-unit housing projects are subject to review and approval by the ABR.

SINGLE-UNIT RESIDENTIAL

New or altered single-unit residential development is subject to review and approval by the Single Family Design Board (SFDB) if any of the following criteria are met:

- The property is located in the Hillside Design District and it is over 20 percent slope or over 50 cubic yards (cy) of grading is proposed.
- The property is located in the Mission Area Special Design District or the Lower Riviera Survey Area.
- The project is over 17 feet in height or two+ stories.
- The project exceeds 4,000 square feet.
- The project requires an FAR Modification.
- The project is a manufactured home.
- The building is relocated from another lot.
- Over 250 cubic yards of grading is proposed (in areas outside the Hillside Design District).
- The project is also proposing three or more parking spaces, or uncovered parking, or over 500 square feet of detached accessory buildings at the same time.
- The project requires an exception to standards (I.e., a minor zoning exception).
- The project is proposing certain retaining walls at the same time (walls over six feet in height, or walls on 15 percent slope, or on an ocean bluff, or in the front yard greater than 42 inches in height).

DESIGN REVIEW PROCESS

The Municipal Code and related HLC, ABR, and SFDB guidelines establish a two-part project approval process: Concept Review and Final Design Approval. Generally, applicants of larger or unique projects submit for Concept Review first to receive general comments on the mass, bulk, scale, and architectural style of the project. No formal action is taken at the hearing and recommendations are considered advisory only. Concept Review at both the applicable design review body and the Planning Commission prior to the application being deemed complete is optional except for the following projects:

1. Planned Unit Development (PUD) Overlay Zone
2. AUD Program projects when all of the following conditions apply:
    - The project does not require another discretionary approval by the Planning Commission;
    - The project site has a combined lot area of 15,000 square feet or greater; and
    - The project site includes a lot within a High Density Residential land use designation or under the Priority Housing Overlay.

Once an application has been deemed complete and an environmental determination has been made, a project is scheduled for Project Design Approval (PDA). A decision to grant Project Design Approval by the HLC, ABR, or SFDB is an appealable action. After PDA is granted and construction details, colors, materials, lighting, and landscaping are finalized, the project returns to the HLC, ABR, or SFDB for Final Approval. That action is also appealable, but grounds for appeal are limited to whether the final plans substantially conform to the plans that received PDA.

DESIGN GUIDELINES

The City's Design Guidelines establish a set of goals, values, and qualities by which projects are evaluated in design review. The existing Design Guidelines provide detailed directions for specific areas and types of projects. Not all guideline techniques or approaches are appropriate or practical for every project. In cases where sets of multiple design guidelines apply, the guidelines are viewed as "layers" where the most specific guidelines take precedence.

While the guidelines listed below are mainly subjective, the City has adopted architectural design criteria for ADUs in the Zoning Ordinance and Objective Design Standards for Streamlined Housing Projects specifically for Senate Bill 35 projects. Housing Element Program HE-7: Objective Design Standards will provide an objective standard review option for all multi-unit housing, anticipated for adoption in 2024.

Board and Commission Guidelines: The Architectural Board of Review, Historic Landmarks Commission, and Single Family Design Board each have General Design Guidelines and Meeting Procedures documents. They are intended to clarify the goals and policies. Infill Design Guidelines were added to the HLC and ABR Guidelines in 2017. Other guidelines specific to residential development include the following:

El Pueblo Viejo (EPV) Landmark District Guidelines. These guidelines clarify the design criteria and procedures for the EPV district.

Haley-Milpas Design Manual. The purpose of these guidelines is to assist developers in the Haley-Milpas area to improve the appearance of their properties, provide a more human-scaled and pedestrian environment, and encourage mixed-use.

Lower Riviera Special Design District Guidelines. These guidelines direct development within and adjacent to the Bungalow District to be compatible with the existing architectural character.

Upper State Street Area Design Guidelines. These guidelines describe different neighborhoods and provide guidance for compatibility and landscaping.

Urban Design Guidelines. These apply to the urban grid to ensure that traditional design principles and pedestrian friendly design concepts are incorporated into development.

Single Family Residence Design Guidelines. These guidelines assist the public in designing compatible single unit residential development.

Historic Resources Design Guidelines. For owners of historic resources, these guidelines assist in development of successful alterations, additions, and new construction next to a historic resource.

PROJECT COMPATIBILITY FINDINGS

Findings required for approval of the design of a proposed single unit or multi-unit and mixed-use housing project are specific to the review body responsible for approval or denial.

HLC and ABR Project Compatibility Findings

a. *Consistency with Design Guidelines. The design of the project is consistent with design guidelines applicable to the location of the project within the City;*
b. *Compatible with Architectural Character of City and Neighborhood. The design of the project is compatible with the desirable architectural qualities and characteristics which are distinctive of*

Santa Barbara and of the particular neighborhood surrounding the project;

c. *Appropriate Size, Mass, Bulk, Height, and Scale. The size, mass, bulk, height, and scale of the project is appropriate for its location and its neighborhood;*

d. *Sensitivity to Adjacent Landmarks and Historic Resources. The design of the project is appropriately sensitive to adjacent Federal, State, or City Landmarks or other nearby designated historic resources, including City structures of merit, sites, or natural features;*

e. *Public Views of the Ocean and Mountains. The design of the project responds appropriately to established scenic public vistas; or*

f. *Use of Open Space and Landscaping. The project includes an appropriate amount of open space and landscaping.*

SFDB Neighborhood Preservation Findings

a. *Consistency and Appearance. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.*

b. *Compatibility. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood.*

c. *Quality Architecture and Materials. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.*

d. *Trees. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree. The proposed project, to the maximum extent feasible, preserves and protects healthy, non-invasive trees with a trunk diameter of four inches or more measured four feet above natural grade. If the project includes the removal of any healthy, non-invasive tree with a diameter of four inches or more measured four feet above natural grade, the project includes a plan to mitigate the impact of such removal by planting replacement trees in accordance with applicable tree replacement ratios.*

e. *Health, Safety, and Welfare. The public health, safety, and welfare are appropriately protected and preserved.*

f. *Good Neighbor Guidelines. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.*

g. *Public Views. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.*

NOTICING

Most new or expanded multi-unit residential and new single-unit developments require a mailed notice prior to the initial Concept Review for the project and again when the project is scheduled for Project Design Approval. The notice is sent at least ten days in advance of the hearing to owners and tenants within 300 feet of the project site. Although this noticing may be viewed as extending the application process, the City believes that by engaging interested parties at the early stages in the process, this ultimately helps to reduce appeals at the Final Approval stage and the resulting delays; thus, this does not pose an undue constraint to housing production.

OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS FOR MULTI-UNIT HOUSING

The state legislature has enacted several bills that require jurisdictions to adopt objective design standards. First, under the Housing Accountability Act, a housing development may only be denied or reduced in density if it is inconsistent with objective standards. Senate Bill 330, Housing Crisis Act of 2019, prohibits cities and counties from adopting standards that reduce residential development capacity and imposing or enforcing new design standards established on or after January 1, 2020, that are not objective design standards. The City has not denied or reduced the density of a housing development or imposed or enforced new design guidelines that are not objective since the passage of these acts.

In 2021, the City adopted Objective Design Standards for Streamlined Housing Projects proposed under Senate Bill 35 (see below). As a follow up effort, the City is currently working on objective design and development standards for multi-unit housing, including two-unit residential, multi-unit residential, mixed-use with at least 2/3 footage designated for residential, transitional and supportive housing, emergency shelters, and employee housing that meets all eligibility criteria per the Government Code. Adoption of these standards is included in Housing Element Program HE-7: Objective Design Standards; anticipated in 2024. The City is also (as of 2022) exploring amendments to multi-unit housing standards to further incentivize housing and create more objective standards, including adaptive reuse, revising open yard, landscaping, and parking standards, and creating a land use approval from the Planning Commission. These amendments are currently in process and are scheduled for completion in 2024.

OBJECTIVE DEVELOPMENT STANDARDS FOR SINGLE-UNIT DEVELOPMENT

For single-unit housing, there is no plan for additional objective design standards, other than the recently adopted ordinance to implement SB 9 (2021) (Government Code § 65852.21) in single-unit zones (SBMC 30.185.440) and the objective design standards for Accessory Dwelling Units applicable to single-unit development. Although this could be considered a constraint, the City contains very few vacant parcels to accommodate new single-unit development that would potentially benefit from additional objective development standards. The overwhelming majority of single-unit projects subject to discretionary review by the SFDB involve additions, remodels, or demolition and rebuild of existing homes and do not generate net new units. Therefore, the effort to develop additional objective standards for the purposes of producing new single-unit residences would outweigh the benefit, and it is not recommended.

CITY CHARTER

The City's Charter (Sections 814 and 817) mandates design review and approval authority to the ABR and HLC. This means that even when Objective Design Standards are adopted, the ABR or HLC still need to approve or disapprove multi-unit housing projects.

Analysis of Design Review

The findings listed above establish the standards of decision-making to promote development certainty. The City has not found that the findings are a barrier to housing development as the design review boards have and will continue to approve housing projects using these findings. In accordance with the Housing Accountability Act, if a proposed housing project complies with all objective zoning, subdivision, and design review standards, the City will not deny a housing project or impose a condition that the project be developed at a lower density unless a finding is made that the project would have a

specific, adverse impact on public health or safety and there is no feasible method to mitigate or avoid the adverse impact. Section 30.145.040 of the Zoning Ordinance prohibits denial or conditioning of affordable housing projects (i.e., 20 percent of the total units are sold or rented to low-income households, and the balance of the units are sold or rented to either low- or moderate-income households) unless the decision-making body finds, based upon substantial evidence, a specific adverse impact or other findings pursuant to Government Code § 65589.5.

As noted above, the City complies with the requirements of SB 35 to decrease the development processing time and has established objective criteria, including design standards, for project approval. The City has also adopted objective criteria for ADUs and two-unit residential development per SB 9. The City is currently proceeding with Program HE-7: Objective Design Standards for projects of two or more units to provide certainty for developers who wish to design projects in accordance with objective standards. Program HE-7 includes amending the Zoning Ordinance to adopt objective design review process and findings of approval for projects using the objective design standards.

Subjecting new and expanded residential projects to multiple concept reviews and two appealable actions by either the HLC, ABR, or SFDB could extend the overall timeline for a project to receive required Planning approvals and add unforeseen costs. This could be considered a constraint and is addressed in the Housing Program HE-5: Process Improvements.

Environmental Review

Regarding environmental review, in most cases the City uses the California Environmental Quality Act (CEQA) categorical infill exemption for projects that are less than five acres in size and do not require a land use/zoning change. For projects receiving approval from a design board, staff makes the determination if the CEQA exemption applies within 30 days of the application being deemed complete. In rare cases where a Categorical Exemption doesn't apply, the City looks at other options and completes an environmental checklist.

The City identifies required technical studies and other potential environmental issues as part of the project application review stage, which can result in requiring additional environmental information or case-by-case studies as part of project completeness. The purpose is to conform with the Master Environmental Assessment process and General Plan policies, and to ensure issues are identified early and can fit within a CEQA exemption. This step can result in delays prior to the application being deemed complete and is likely reflected in the time it takes to get from application submittal to a complete application, but it eliminates environmental delay after the project is complete. This could be considered a constraint and is addressed in Housing Program HE-9: Resource Protection and Development Certainty. This program would replace certain case-by-case studies with cumulative area-wide analyses that cover multiple potential projects at one time, such as establishing measurable inland creek setback standards to protect public health and safety and riparian habitat. This would reduce the need for site-specific technical studies and streamline the environmental review process for projects, while ensuring the protection of environmental resources.

Coastal Zone/Coastal Development Permit

If the project is in the Coastal Zone and meets the definition of "development", it will also require a Coastal Development Permit (CDP) prior to the building permit unless it is categorically excluded from the CDP requirements per the City's Categorical Exclusion Order as follows:

- Conversion of any existing multi-unit residential structure to a time-share project;
- Construction of one single unit residence on an existing vacant parcel in the area designated as Non-Appealable on the Post-LCP Certification Permit and Appeal Jurisdiction Map; and
- Demolition and reconstruction of an existing single unit residence in the non-appealable zone (unless the lot contains certain coastal resources).

Projects proposed on coastal bluff lots, which are all zoned for low density, single-unit development, require a CDP and are charged higher permit fees due to the potential hazard of bluff failure coupled with sea level rise and required coastal bluff edge development buffer calculations. Most bluff-top parcels are developed with single-unit homes and the majority of permit applications are for remodeling or demo rebuilds.

Coastal Development Permit review is conducted by either the Planning Commission, the Staff Hearing Officer, or the California Coastal Commission (where the Coastal Commission retains permit authority). A CDP may take six to 12 months or longer to be processed, but the CDP is processed concurrently with other required discretionary applications and does not add to the timeline. As noted earlier, the AUD Program is not certified for use in the Coastal Zone and the City processes very few, if any, multi-unit development projects in the Coastal Zone.

In 2022, the City streamlined the review process for accessory dwelling units (ADUs) in the Coastal Zone that require a CDP. Now, fewer departments review the application, and a simplified staff report has been launched to speed the process of getting on the Staff Hearing Officer's agenda. Also, no public hearing is required per Santa Barbara Municipal Code Section 28.44.110.C.

While the City adheres to Permit Streamlining Act timelines for its local approvals process, it is also required to comply with CEQA and the Coastal Act processes and procedures and has little control over the time required to meet statutory requirements for review and analysis of projects that are subject to these State laws.

Locally Adopted Ordinances and Policies

Nonresidential Growth Management Program

In 2013, the City adopted a Nonresidential Growth Management Program (GMP) in the Zoning Ordinances (Title 28 and Title 30) to prioritize the development of housing over nonresidential development. The GMP restricts the amount of new nonresidential floor area from 2013 to 2033 to 1.35 million square feet. Allowable nonresidential floor area is allocated from the following categories:

- Community Benefit (project with a broad public benefit) - 600,000 sq. ft.
- Small Addition Floor Area – 400,000 sq. ft.
- Vacant Property – 350,000 sq. ft.

Property owners faced with limited commercial development potential under the GMP are encouraged to pursue mixed-use development projects. The GMP allocations for nonresidential floor area have been adequate and there are many successful examples of buildings with retail/commercial space on the ground floor with residential units above.

POPULATION GOAL

In 1975, the City adopted a General Plan amendment with the objective of reducing the potential population of the City to approximately 85,000 to achieve a population that could be sustained by

existing and proposed resources, such as water supply, traffic and parking capacity, and wastewater treatment capacity. At the time, existing zoning provided for a buildout population of approximately 145,000. The objective was implemented by limited potential residential buildout and downzoning. The downzoning was the initial step towards a concept which was later referred to as "living within resources". Since then, it has been acknowledged that a limit on the number of residents or the number of dwelling units in the City is not desired or acceptable and the policy has shifted to balancing jobs and housing, implementing the GMP, and preserving and creating residential opportunities for all economic groups. City Charter Section 1507 (approved by election held in 1982) sets the goal of land development not exceeding public services and physical and natural resources and balancing residential and commercial development, without reference to a population goal.

SHORT-TERM RENTALS

The City does not have a short-term rental ordinance but it regulates short-term rentals as hotels and allows them in zones where hotel uses are allowed. In the inland portion of the City, this includes the Residential Multi-Unit and Hotel (R-MH), Commercial Restricted (C-R), Commercial General (C-G), and Manufacturing Commercial (M-C) zones. In the Coastal Zone portion of the City, this includes the Hotel-Motel-Multiple Residence (R-4), Restricted Commercial (C-L, C-P, and C-1), Commercial (C-2), Commercial Manufacturing (C-M), Hotel and Related Commerce I (HRC-1), Hotel and Related Commerce II (HRC-2), Hotel and Related Commerce II / Ocean-Oriented Commercial (HRC-2/OC), and Light Manufacturing (M-1) zones.

Short-term rentals are currently considered a nonresidential use, and applicants must go through a Change of Use process that varies in complexity based on the number of existing residential units, the amount of square footage converted from residential to nonresidential use, and whether the property is in the Coastal Zone portion of the City. Projects with more than one unit are subject to the Hotel Conversion Ordinance. Short-term rentals must have a business license, are subject to the square footage limits in the City's Nonresidential Growth Management Program, must have at least one parking space per bedroom, are not eligible for the residential permit parking program, must comply with zoning setbacks, are subject to the Tenant Displacement Assistance Ordinance, may need to have a separate water meter and pay commercial rates, and may need to go through a discretionary review permitting process.

INCLUSIONARY HOUSING

The Inclusionary Housing Ordinance (IHO) is intended to encourage housing opportunities for a broad range of households with varying income levels, promote the City's goal to add affordable housing units to the existing housing stock, and increase the number of rental units for moderate-income households and availability of housing for middle- and upper-middle-income households. Further, the IHO encouraged the development of housing for first-time homebuyers, particularly moderate- and middle-income households.

Owner Housing

The City adopted its first IHO for ownership projects in 2004 (Chapter 30.160). The City's ownership IHO requires projects with ten or more units (excluding any density bonus units), provide at least 15 percent of the total units as inclusionary units offered for sale at prices affordable to middle-income (up to 160 percent AMI) or upper-middle-income (up to 200 percent AMI) households or, in the case of residential lot subdivisions, for the construction of single unit homes for upper-middle income

households. The inclusionary units are in addition to density allowed by right on the site, and therefore a lot area modification is not required to exceed density.

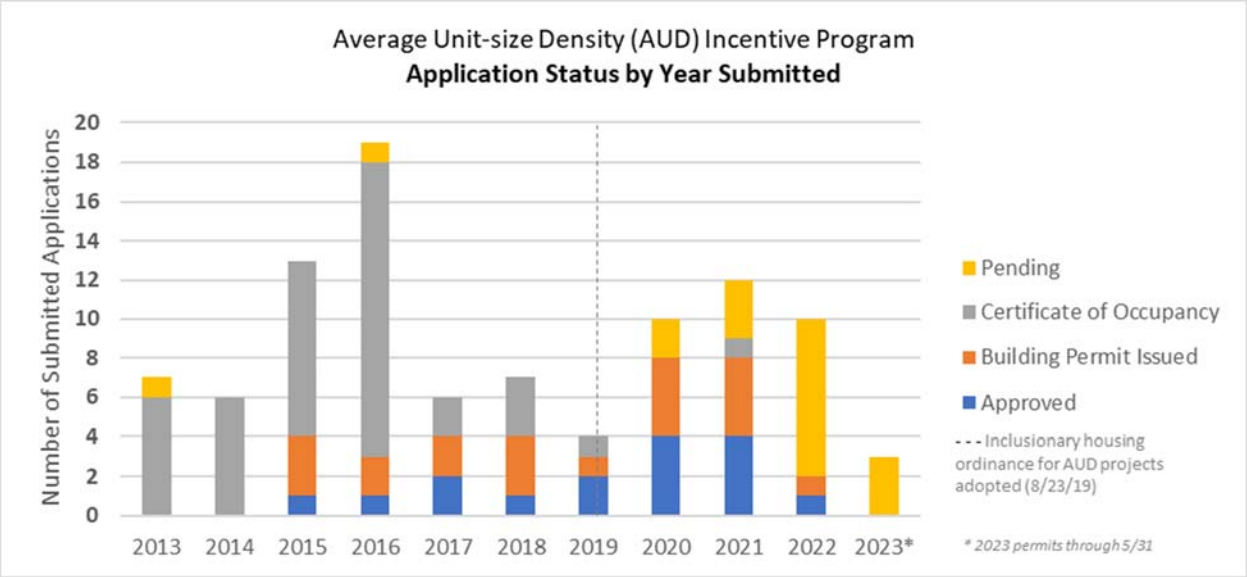
In 2009, the IHO was amended to require in-lieu fees for projects of two to nine units or the developer can provide one unit as an owner-occupied middle-income restricted unit. The in-lieu fee is pro-rated based on the number and size of the proposed units. Voluntarily affordable projects with 30 percent of units deed restricted for upper-middle income (or lower) households and employer-sponsored housing projects are exempt from inclusionary requirements. Incentives to provide units on site rather than pay the in-lieu fee include a density bonus for the number of on-site inclusionary units without the need to separately apply for a lot area modification and applicants may request modifications to facilitate increased density, including, but not limited to, parking, setbacks, open yard, and solar access requirements. Any additional owner-occupied units authorized and approved as a density bonus under the state Density Bonus law or the City's Affordable Housing Policies and Procedures are not counted in determining the required number of inclusionary units.

Rental Housing

In 2019, City Council adopted Inclusionary Housing requirements for the AUD rental projects (Chapter 30.150) to require: 1) AUD Program projects of ten units or more to provide at least ten percent of the units onsite at rental rates affordable to moderate-income level households; and 2) AUD Program projects with five to nine units to build one unit affordable to moderate-income level households or pay a $25 per square foot in-lieu fee. Voluntarily affordable projects with 100 percent of units deed restricted for lower-income households (excluding manager's units) and employer-sponsored housing projects are exempt from inclusionary requirements. Projects submitted under the AUD program are provided additional density, height, and reduced zoning standards (parking, setbacks, open yard) as incentives. Any additional rental units authorized and approved as a density bonus under the state Density Bonus law or the City's Affordable Housing Policies and Procedures are not counted in determining the required number of moderate-income units.

As shown on Chart 7 below, adoption of the IHO for AUD projects did not significantly impact the number of applications submitted. Since July 2019, 11 rental inclusionary units have been approved and 25 are pending.

Chart 7: AUD Applications Since 2013



Collected in-lieu fees are allocated to a reserve account intended to increase and improve the supply of deed-restricted affordable housing and ensure compliance with the City's Affordable Housing Policies and Procedures. Since Fiscal Year 2011, a total of $768,959 has been added to the account and the current (November 2022) fund balance was ~$675,000.

Senate Bill 35 (2017) Mandated Streamlining for Affordable Housing

SB 35 (2017) requires jurisdictions that have failed to approve housing projects sufficient to meet their state-mandated RHNA to provide streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. Per SB 35 (2017), review and approval of proposed projects with at least 50 percent affordability must be based on objective standards and cannot be based on subjective design guidelines.

The local jurisdiction must approve the project within 60 days of submittal of an application for 150 or fewer housing units, or within 90 days of submittal of an application for than 150 units.

The Zoning Ordinance (Title 30) was amended in 2021 to include procedures for SB 35 projects (Affordable Housing Streamlined Approval) and the City adopted Objective Design Standards for Streamlined Housing Projects. A Supplemental Application with eligibility and design standards checklists is available online for SB-35 projects. At the time of this analysis, the City had not received any applications for projects that were eligible for SB 35 (2017) streamlining.

Senate Bill 330 (2019) Processing Procedures

SB 330 (2019), the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures in "affected cities". Santa Barbara is considered an affected city. The bill allows a housing developer to submit a "preliminary application" to a local agency for a housing development project. Submittal of a preliminary application allows a developer to provide a specific subset of information on the proposed housing development before providing the full amount of information required by the local government for a housing development application. Submittal of the preliminary application secures the applicable development standards and fees adopted at that time.

The project is considered vested and all fees and standards are frozen, unless the project changes substantially (by 20 percent or more of the residential unit count or square footage) or the applicant fails to timely submit a complete application as required by the Permit Streamlining Act.

Each jurisdiction may develop their own preliminary application form or may use the application form developed by HCD. In addition, the bill limits the application review process to 30 days, for projects less than 150 units, and 60 days, for projects greater than 150 units, and no more than five total public hearings, including Planning Commission, design review, and City Council.

The City has established a Preliminary Housing Development (SB 330) pre-application form online for residential development pursuant to SB 330 (2019).

Average Time from Application Submittal to Planning Approval

MULTI-UNIT RESIDENTIAL DEVELOPMENT

Based on data from 2013-2021, the average time for projects proposed under the AUD program (multi-unit rental and ownership, total of 73) from application submittal to planning approval is 322 days. This includes the time when projects are undergoing concept review or when the plans are returned to the applicant for more information before the applications are deemed complete and scheduled for a hearing. Once applications are deemed complete, the City adheres to Permit Streamlining Act timelines.

Table 36 depicts a sample development timeline for a residential project which includes 14 new duplex units in an AUD Medium High Zone, outside of the Coastal Zone. This discretionary project required Concept Review and Final Design Approval by the Architectural Board of Review. The application took 307 days from the application received to project design approval. The applicant applied for a building permit in May 2021 and it was issued in February 2022.

Table 36: Example Multi-Unit Residential Permit Approval Timeline

STATUS	EXAMPLE TIMELINE
Application Received	11/20/2018
ABR Concept Review	1/14/2019
Applicant Revised Plans	Jan - April 2019
ABR Concept Review (Continued)	4/8/2019
Applicant Revised Plans	April 2019
ABR Concept Review (Continued)	5/6/2019
Applicant Revised Plans	May - Sept 2019
Application Complete	8/13/2019
ABR Project Design Review	9/9/2019
ABR Project Design Review (Continued)	9/23/2019
Applicant Finalized Plans	Sept - Dec 2019
Final Review and Project Design	12/16/2019
Approval Granted	

City of Santa Barbara. 2022; BAE, 2022.

SINGLE-UNIT RESIDENTIAL DEVELOPMENT

Based on data from 2013-2022, the average time from application submittal to approval of a single-unit home is 193 days (total of 47 projects). This includes the time when plans are returned to the applicant for more information before they are deemed complete. Table 37 depicts the approval timeline for a two-story, single-unit project in the Hillside Design District and located in the non-appealable area of the Coastal Zone. The project included an attached 420 sq. ft. ADU. This discretionary project required Final Design Approval by the Single Family Design Board and was categorically excluded from needing a Coastal Development Permit. While the original approval time was five months, the applicant subsequently revised the plans twice and returned to SFDB for final project design approval, adding eight months to the approval timeline.

Table 37: Example Single-Unit Residential Permit Approval Timeline

STATUS	EXAMPLE TIMELINE
Application Received	2/21/2017
SFDB Concept Review	3/06/2017
Applicant Revised Plan	Mar – July 2017
SFDB Second Concept Review	8/07/2017
SFDB Final Project Design Approval Granted	8/21/2017
Applicant Revised Plan	Sept 2017 – Mar 2018
Plans Resubmitted	3/15/2018
SFDB Final Review	4/02/2018
SFDB Final Approval	4/23/2018
Applicant Revised Plan	April – Sept 2018
SFDB Consent Review After Final (for details)	10/08/2018

City of Santa Barbara 2023.

ACCESSORY DWELLING UNITS

Based on data since 2017, the average time from application submittal to a building permit for ADUs is 232 days (415 permits). As a ministerial permit, details are not available for these projects. City staff adhere to ADU building permit approval timelines specified in state law. Staff have noted that nearly all ADU permit applications are initially returned to the applicant because the application is incomplete. Housing Element Program HE-6 will evaluate the ADU permit application process and look for ways to clarify and simplify the application process to reduce the time it takes to get a building permit, including use of pre-approved plans.

Constraint and/or Future Program

The review of local permit and processing procedures has identified a limited number of local regulations that could be construed as undue constraints on housing production. The City is in the process of streamlining the permit process for single unit homes by reducing the types of projects that require design review by the SFDB. Fewer projects on the SFDB agenda means shorter wait times to get on an SFDB agenda for the projects that require discretionary review. This effort may facilitate the

development of new single unit dwellings by reducing the amount of time the design review process takes.

The City is either already in the process of making changes to address constraints or it will address the constraint in the Housing Plan Programs section, as noted above.

ON- AND OFF-SITE IMPROVEMENT STANDARDS

The City requires new, expanded, or redeveloped residential projects to comply with certain on-and off-site improvement standards for quality of life, environmental, or public health and safety reasons.

On-Site Improvement Standards

On-site standards include, but are not limited to, the undergrounding of any utility and/or Cable TV connections; visual screening for mechanical equipment; capturing storm water; enclosed bicycle parking; covered vehicle parking (for single-unit dwellings and duplexes); and dimension of driveways. Certain standards can be waived; for example, the Municipal Code provides hardship waivers for undergrounding of utilities when the cost of placing existing utility services underground is disproportionate to the total cost of construction.

Subdivision Improvement Standards

The City's Subdivision Ordinance (Title 27) carries out the requirements of the Subdivision Map Act and regulates the design and improvement of the subdivision of land. Title 27 is applied to subdivision of new land, urban lot splits per SB 9, new condominiums, and condo conversions. Because there are few large remaining undeveloped parcels in the City, land that is subdivided physically into more than two to four single-unit lots is rare. The Staff Hearing Officer is the Advisory Agency for most subdivisions of four parcels or fewer, the Planning Commission is the Advisory Agency for larger subdivisions.

In 1975, City Council adopted by resolution Interim Subdivision Design and Improvement Standards that are still in use. They include objective standards for flood control, grading, lighting, lots and blocks, monuments, streets and roads, and utilities. Certain subdivision standards can be waived upon a finding that the waiver "will be in the best interest of the City and will improve the quality of the design of the subdivision" made by the Planning Commission or City Council.

The City requires each lot created by a subdivision to front upon a public street constructed to applicable standards (minimum width of 32 feet), unless the lot is served by a private road, lane, drive or driveway which serves no more than two lots, or the Planning Commission or City Council waives the requirement.

Bicycle Parking

Parking regulations are detailed in the Land Use Controls section. In additional to automobile parking, the City requires one covered and secure bicycle parking space per unit for multi-unit housing projects of three or more units. This requirement helps the City meet sustainable transportation and greenhouse gas emissions reduction goals. The number of bicycle parking spaces can be reduced or waived if the Public Works Director finds that:

- Adequate site space is not available on an existing development to provide bicycle parking;
- Reduced bicycle parking is justified by reasonably anticipated demand; or

- Other criteria based on unusual or specific circumstances of the particular case as deemed appropriate by the Public Works Director.

Storm Water Management Program

The City's Storm Water Management Program (SWMP) details how the City will protect water quality by listing a series of Best Management Practices (BMPs) and Measurable Goals that the City must meet each year. Urban storm water runoff is the single largest source of surface water pollution in Santa Barbara and the City has been implementing a SWMP since 2006 in compliance with the prior General Permit from the state. All projects that propose new and/or replaced impervious area or qualify as a public improvement in the right-of-way are reviewed for compliance with the SWMP requirements. Four project tiers require different levels of post-construction storm water BMP implementation based on square footage of new or replaced impervious surface.

The SWMP was amended in 2021, which resulted in new on-site improvement requirements, such as requiring most projects to install at least one basic permanent storm water protection BMP. Although the new rules capture more Tier 1 and 2 projects (1-499 sq. ft. and 500-1,999 sq. ft., respectively), BMPs for these tiers can be achieved fairly easily and for minimal cost. Examples of basic BMPs for Tier 1 and 2 projects include disconnecting downspouts to vegetated areas or a rainwater collection system, installing a rainwater garden, and installing rainwater barrels.

Tier 3 and 4 projects must meet storm water runoff requirements and use BMPs that target identified pollutants of concern and pollutants identified in the Clean Water Act if the project contributes runoff to one or more of the impaired receiving waters within the City. The new rules are less restrictive in some ways for Tier 3 (2,000-14,999 sq. ft.); for example, up to five percent of the impervious area on each parcel is exempt from the Tier 3 treatment requirement. A recent example of a proposed Tier 3 BMP includes permeable pavers and stormwater runoff collection systems to catch basins inlet, and landscape planter areas for the site and on the roof (project with three merged parcels and 78 residential units). The new Tier 4 (15,000 sq. ft. or more of new or replaced impervious surface) is more restrictive. To date, no Tier 4 projects have received building permits. Strategies to comply with the Tier 4 requirements are similar to Tier 3 and include routing runoff from impervious areas to biofiltrations BMPs incorporated into pervious landscaped areas of the sites or a combination of permeable pavement and underground infiltration BMPs (e.g., infiltration trench). SWMP requirements can be waived when the applicant can demonstrate that all available storm water runoff BMPs are infeasible.

Off-Site Improvement Standards

Most development in Santa Barbara is urban infill development on sites that were previously occupied by prior uses. Therefore, off-site improvements to serve the project are generally limited to project frontage sidewalk and curb improvements. Off-site improvements are less burdensome in the City of Santa Barbara than in the surrounding suburban and rural jurisdictions with vacant land, where existing infrastructure and improvements are limited or do not exist at all.

Residential and mixed-use projects in all zones (except areas zoned for single-units and duplexes) that abut a public street or right-of-way for public street purposes are required to dedicate and improve one-half of the public street or right-of-way to meet street improvement standards detailed in Title 22 of the Municipal Code. No improvements are required if the abutting street is satisfactory in its right-of-way width including existing street pavement, curbs and gutters, parkway and sidewalks.

New or improved street lights are currently required on a case-by-case basis. The City is in the process of drafting Municipal Code amendments to codify objective standards for street lights that would require new or improved street lights for residential projects of three or more units if the lot is located at a corner of two or more intersecting public streets, has 50 percent or more of any given street frontage, or is a mid-block project site with at least 100-feet of street frontage. The cost of a new street light is approximately $10,000.

Tree planting within parkways or tree wells may be required in accordance with the Master Street Tree Plan.

Constraint and/or Future Program

The City of Santa Barbara does not charge development impact fees to defray all or a portion of the cost of public facilities related to projects. By comparison, several nearby cities charge a variety of development impact fees for public administration, parks, streets, libraries, etc. which add approximately $12,000 - $16,000 per unit to the cost of multi-unit projects. Some of these cities also charge Quimby Fees for residential subdivisions, which raises the per unit cost for multi-unit development substantially (approximately $16,000 - $28,000 per unit)[14]. Therefore, the cost of the City's required on-and off-site improvements are offset by the City's overall lower fees. Furthermore, applicants can apply for waivers from certain standards as noted above. Relief from certain standards can also be granted per the City's modifications procedures. This includes modifications to parking and other modifications necessary to construct a housing project containing affordable residential units.

Most of the on-and off-site improvements are standard requirements and do not constrain the development of housing. Regarding covered parking, the City is proposing removal of this standard as part of a package of amendments to the Zoning Ordinance (discussed above). While compliance with SWMP is sometimes cited as problematic by applicants, particularly for redevelopment projects in the City's downtown core where buildings occupy most if not all of the lot area, compliance is required by the state General Permit, as well as additional requirements set by the Central Coast Regional Water Quality Control Board, and the Santa Barbara County Flood Control and Water Conservation District, and the examples above show that compliance is achievable.

OTHER CITY REGULATIONS

Aside from land use controls and project review and permitting processes, some other City regulations can impact housing development.

Natural Gas Infrastructure Prohibition

Natural gas is prohibited in newly constructed buildings within the City of Santa Barbara as of January 1, 2022. In some cases, significant rehabilitation is defined as a new building. More information is available here: https://sustainability.santabarbaraca.gov/climate-actions. Elimination of the need to provide natural gas connections to homes and to pipe homes for natural gas will reduce construction costs for new housing; thus, this Municipal Code requirement will not act as a constraint on new housing production.

[14] City of Goleta DIF Schedules FY 2022-2023, City of Carpinteria Development Impact Mitigation Fee Schedule 2022-2023, City of Lompoc 2023-2024 Impact Fees Effective July 1, 2023.

Application of Building Codes

The City of Santa Barbara generally adopts the state's Building Code as required, with some local amendments. Local amendments are typically kept to a minimum and are designed to address local conditions. For example, in 2019, the City coordinated adoption of the Building Code with adoption of the state and international Fire Code to eliminate potential conflicts and incorporate administrative, climatic, geologic, and topographic amendments that promote safe, sustainable, and accessible development.

In 2022, the State completed amendments to the codes, which the City adopted by reference with a couple of local amendments from the 2019 code adoption. As in the past, the local amendments to the code are kept to a minimum and are coordinated with the City Fire Department. This cycle, the City adopted minor edits to the Building and Fire Board of Appeals procedures, fire protection systems, and high fire hazard area construction requirements. There is no evidence that the minor local building code amendments impacts housing supply.

Residential code enforcement is almost entirely complaint driven, rarely from City-identified health, safety, or general welfare violations. Enforcement staff refers affected renters to the City's Rental Housing Mediation Program staff or local nonprofits, such as Legal Aid Foundation, when appropriate. Planning and Building and Safety staff assist in resolution of violations with meetings, public counter visits, phone, and email assistance in identifying options for correction of code violations.

Fees

The City charges a modest level of Planning Application and building permit fees which are set at levels to cover the City's costs of providing the necessary services to new development projects. Importantly, the City does not charge any development impact fees for community infrastructure such as roads, public buildings and facilities, parks and open space, or utility infrastructure. In addition to City fees, the Santa Barbara Unified School District has adopted the levying of these fees in accordance with Assembly Bill 2926, Statutes of 1986, State of California. For residential development projects, the fee is $3.79 per square foot.

Following are fee amount samples for representative single-unit, accessory dwelling unit (ADU), multi-unit housing projects, and other planning fees. These fees are based on specific projects and serve as one example of planning application and building permit fees applied to housing development. The fees are examples only and are not intended to determine actual fees for a project.

Not included in these fee amount samples are fees associated with water and sewer connections (i.e., water and sewer capacity charge, water meter install, and sewer lateral install, not including contractor charges). These fees vary depending on multiple factors. Water and sewer connection fees for a sample multi-unit project (seven units) is approximately $12,059 per unit (based on Fiscal Year 2023 fees), assuming a dedicated City water meter for each unit, and a dedicated irrigation meter. Price per unit for larger projects can be less assuming a single off-site City meter with private submeters on-site. Residential projects with 100 percent of rental units dedicated for lower-income households have lower water meter fees because they are allowed to provide one water meter per six units if they meet certain conditions. The water and sewer connection fees for a new single-unit project is approximately $19,775. ADUs do not need a dedicated city water meter but a new ADU often triggers the Sewer Lateral Inspection Program and occasionally the sewer lateral needs repairing to accommodate the ADU.

In accordance with the provisions of Gov. Code § 65940.1(a)(1)(A), the City has a published a comprehensive list of Adopted City Fees (both current and historic) that can be found on the City's website here.

In summary, fees charged for housing development reflect the cost to provide required services to support new housing development. Due to the lack of public facilities impact fees, the City's overall level of housing fees is quite low and does not pose a constraint to housing development.

Table 38 shows the fee schedule sample for a single-unit development project, located outside the Coastal Zone. Because this project is in the R-2 zone and the existing residence was retained on site, it was reviewed by the Architectural Board of Review rather than the Single Family Design Board. The project is a new 1,404 square foot residence and 2-car garage for a total of 1,876 square feet. If this project were in the Coastal Zone (not on the coastal bluff), the total fee would increase by approximately 65 percent to cover the additional staff time necessary to process a Coastal Development Permit. As noted earlier, projects on the coastal bluff require an extensive coastal hazard analysis that further increases staff time and cost.

Table 38: Fee Schedule Sample for Single-Unit Development

PROJECT DESCRIPTION	
Number of Units	1
Number of Square Feet (including garage)	1,876
FEE DESCRIPTION	**FY 2022 FEES**
Planning Application Fees	**$3,105**
Environmental Review - Exemption	$395
Architectural Board of Review 1-4 New Units (sf)	$2,530
Mailing List Service	$180
	FY 2023 FEES
Building Permit Fees	**$33,747**
Building Plan Review, Medium	$217
New R3 Residence Plan Check Fee (over 1,000 s.f.)	$5,201
New R3 Residence Inspection Fee (over 1,000 s.f.)	$19,948
Building Plan Review, Garage	$1,715
Growth Management/General Plan Update (14% of Total Building Permit Fees)	$3,791
SB 1473 (2008) [15]	$16
Technology Fee (8% of Total Building Permit Fees, used for maintenance, hardware, and upgrades to the permit tracking system)	$2,196
SMIP Category 1	$52
Records Management Fee (7% of Planning & Building Fees)	$1,922
Zoning Plan Check – New Multi-Unit Residence	$605
Zoning Plan Check – Design Review Compliance (minor)	$130
Public Works (PW) Transportation Adaptive Management Program (AMP) Benchmark (per SFR unit, funds traffic model updates)	$75
PW Engineering Plan Check	$84
PW Transportation Plan Check	$217

[15] Requires cities and counties to collect a fee on building permit applications, in the amount of $4 per every $100,000 in valuation, a portion of which (10 percent) is for administrative costs and code enforcement education, while the remainder is for the Building Standards Commission to fund development of building standards, with an emphasis on efforts associated with green building standards.

PROJECT DESCRIPTION	
Fire Department Fee	$162
School Fees ($3.79/sf)	**$5,321**
Total Fees	**$44,757**
Total Fees/Unit	**$44,7573**
Total Fees/sf (including garage)	**$23.85**

City of Santa Barbara, 2022; BAE, 2022.

Table 39 presents the fee schedule sample for an ADU created from a converted garage with an addition, located outside the Coastal Zone. If this ADU were in the Coastal Zone (not on a coastal bluff) the fee would increase by approximately 55 percent to cover the additional staff time to process a Coastal Development Permit. As noted earlier, projects on the coastal bluff require an extensive coastal hazard analysis that further increases staff time and cost.

Table 39: Fee Schedule Sample for ADU Development

PROJECT DESCRIPTION	
Number of Units	1
Number of Square Feet (including garage)	462
FEE DESCRIPTION	**FY 2022 FEES**
Planning Application Fees	**N/A**
Building Permit Fees	**$8,134**
Building Plan Review, Medium (Permit Plan Check & Inspection)	$217
Remodel R3 – up to 300 sf Plan Check Fee	$1,591
Room Add – up to 300 sf Plan Check Fee	$2,751
Processing Agreements or Docs	$420
ADU Sign	$179
Growth Management/General Plan Update (14% of Total Building Permit Fees)	$883
SB 1473 (2008)	$5
Technology Fee (8% of Total Building Permit Fees)	$504
Records Management Fee (7% of Planning & Building Fees)	$441
Zoning Plan Check – Multi-Unit New	$605
PW Transportation AMP Benchmark (per SFR unit)	$75
PW Engineering Plan Check	$84
PW Transportation Plan Check	$217
Fire Department Fee	$162
School Fees	**$1,751**
Total Fees	**$9,885**
Total Fees/Unit	**$9,885**
Total Fees/sf	**$21.40**

City of Santa Barbara, 2022; BAE, 2022.

Table 40 provides the fee schedule sample for a multi-unit, mixed-use development, located outside the Coastal Zone.

Table 40: Fee Schedule Sample For Multi-Unit Development

PROJECT DESCRIPTION	
Number of Units	29
Number of Square Feet (including garage)	20,426

PROJECT DESCRIPTION	
FEE DESCRIPTION	**FY 2022 FEES**
Planning Application Fees	**$16,415**
Pre-application Review Team (Voluntary by Applicant)	$2,955
Environmental Review – Exemption with one study	$1,065
Architectural Board of Review (ABR)-NR, New 1,001-3,000 sf	$4,095
ABR-R, New More than 20 New Units	$8,120
Mailing List Service	$180
Building Permit Fees	**$88,829**
New Remodel, Shell (Permit Plan Check & Inspection)	$37,241
Revision Building Permit Fees	$320
Growth Management/General Plan Update (14% of Total Building Permit Fees)	$9,496
SB 1473 (2008)	$132
Commercial Strong Motion Instrument Program Fees (for the state to implement an earthquake monitoring program)	$928
Technology Fee (8% of Total Building Permit Fees)	$5,426
Records Management Fee (7% of Planning & Building Fees)	$5,897
Zoning Plan Check – Nonresidential, 1,001-3,000 sf	$605
Zoning Plan Check – Multi-Family Residence (MFR), over 20 units	$1,120
Zoning Plan Check – Design Review Compliance	$345
Zoning Plan Check – Supplemental Review Fee	$350
PW Transportation AMP Benchmark Nonresidential	$340
PW Transportation AMP Benchmark MFR	$1,160
PW Engineering Plan Check	$178
PW Transportation Trip Generation Fee	$578
PW Transportation Plan Check	$578
Misc. – Inspection Fee (each 30 minutes)	$179
Fire Department Fee	$328
PW Engineering Traffic Control, 1.25 years staging in street & 4 pkg restrictions	$7,350
PW Engineering Public Improvement Plan Check, Engineer's Estimate = $69,489	$11,180
PW Engineering Public Improvement Inspection, Engineer's Estimate = $69,489	$5,098
School Fees ($3.79/sf)	**$77,415**
Total Fees	**$182,659**
Total Fees/Unit	**$6,299**
Total Fees/sf	**$8.94**

City of Santa Barbara, 2022; BAE, 2022.

Table 41 provides fees for other planning services not listed above. These fees are only charged when applicable to a particular project.

Table 41: Planning Division Fees

FEE DESCRIPTION	FY 2023 FEES
General Plan Amendment or Zone Change	$15,000 initial deposit with actual costs charged at the fully allocated hourly rates of all personnel involved, plus any outside costs
Local Coastal Plan Amendment	$20,000 initial deposit with actual costs charged at the fully allocated hourly rates of all personnel involved, plus any outside costs
Variance	$10,000 initial deposit with actual costs charged at the fully allocated hourly rates of all personnel involved, plus any outside costs
Conditional Use Permit (CUP)	
Minor CUP and Amendments	$14,210
Residential Uses (permanent or temporary)	$15,790
Development that requires a CUP per a specific zone (e.g., Overlay Zone, Specific Plan)	$15,540
Coastal Zone Review	
ADU on bluff-top lot	$15,940
ADU on all other lots	$5,495
Other single unit development on a bluff-top lot	$24,705
Other single unit development on all other lots	$12,835
2-5 New Units	$12,835
Over 5 New Units	$22,315

Non-Governmental Constraints

A variety of non-governmental constraints impact the maintenance, improvement, and development of housing in a community. The Housing Element is required to discuss the availability of financing and development costs such as the price of land and cost of construction.

Availability of Financing

The availability of financing is a critical factor that can influence the cost and supply of housing. There are generally two types of financing used in the housing market: (1) capital used for initial site preparation and construction; and (2) capital used to finance the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs. A small fluctuation in rates can make a dramatic difference in the annual income needed to qualify for a loan. While interest rates for development and construction are generally higher than interest rates for home purchase (i.e., mortgages), financing is generally available in the City for new construction, rehabilitation, and refinancing.

While financing is generally available for market-rate development, limited availability of funding to subsidize for affordable projects is a key impediment to the construction of affordable housing, not only in Santa Barbara, but throughout California and the U.S.

Cost of Land

Typically, land costs account for the largest single component of housing development costs. The variable cost of land is influenced by many factors including location, lot size, zoning, accessibility, availability of services, and existing infrastructure.

A recent study conducted in 2021 by BAE Urban Economics indicated land costs that generally varied by residential zone. BAE used information on recent land sales in Santa Barbara as well as input received during the practitioner interviews. Due to a lack of recent sales of vacant land in Santa Barbara, the analysis focused on recently-completed multi-unit housing development projects in Santa Barbara to identify the sale price for the project sites when each site was purchased prior to redevelopment with residential uses.

Two sales were for properties located in the City's Downtown, both with sale prices above $200 per site square foot. This is somewhat consistent with the range of $150 to $200 per site square foot that practitioners cited during the interview process. On parcels zoned for multi-unit residential uses outside the Downtown, sale records included prices of $67 and $63 per site square foot, for two different parcels that sold.

Cost of Construction

Construction costs for residential development are based on the cost of labor and materials, which vary depending on the type of development. Once a vacant parcel is purchased, the contractor is also required to make site improvements before constructing a building on the property. Site improvements can include connections to existing utility systems, rough grading, and installation of water and sewer lines. The cost variation for site improvements depends on the lot size, unit size, and type of residential dwelling. Other factors that can influence costs are the primary infrastructure needed for the site and roadway improvements.

According to construction cost data published by RS Means (2021), the per square foot cost of single-family construction in Santa Barbara is likely to be at minimum approximately $224 per square foot, including the garage but not including site improvement, labor, and soft costs. Site improvement costs may be approximately $50,000 per lot; however, this can vary substantially due to contributing factors such as geology and expansive soils conditions that often require that new construction have deepened footings, grade beams, caissons, removal and compaction of soils, and other conditions that drive up costs.

In total, the cost of land, site improvements, and construction of the home itself could add up to around $1,100,000 for a 2,000 square foot single-unit home. With the addition of financing costs, permits and fees, other soft costs, and a builder profit of approximately ten percent, the cost to a homebuyer could easily exceed $1.5 million.

For multi-unit development, a study conducted in 2021 by BAE Urban Economics indicated multi-unit hard costs of $388 per square foot of built space, not including parking hard costs of $40,000 per podium space. Soft costs such as engineering, architecture, financing, and CEQA costs, as well as City cost-recovery fees for planning, permitting, and entitlements, are equal to 19 percent of hard costs. Taken together, total costs to complete a multi-unit project within the City of Santa Barbara can range from $310,000 to $370,000 per door, before accounting for the cost of land and parking. For projects utilizing podium construction, structured parking is estimated to cost upwards of $40,000 per space, or $100 per square foot.

This can translate to anywhere from $437 to $447 per square foot of gross building area, inclusive of hard and soft costs.

In recent years, several factors have caused the increased cost of materials, including global trade patterns and federal policy decisions, such as tariffs, as well as state and local regulations, such as building codes. Most recently, the COVID-19 pandemic has also influenced the cost and availability of construction materials. Supply chain disruptions have resulted in project delays and increased costs due to a shortage of construction materials and equipment as well. In addition, labor costs have also increased in recent years, as the labor pool has not kept pace with the increase in demand. Since the recession, California has seen a severe tightening in the construction labor market, especially for workers trained in specific construction trades. The lack of an available labor force drives up the cost of labor and leads to project delays as workers are either unavailable or lost to more profitable projects.

Requests to Develop Housing Below Identified Densities in the Sites Inventory

The City did not track requests to develop housing on suitable sites from the 5th Cycle inventory below anticipated densities (at least 20 dwelling units/acre). Due to the capacity available in the 5th Cycle, the City could still fully accommodate unmet RHNA numbers even if an occasional project developed below anticipated density.

Typical Timeframes Between Approval for a Housing Development Project and Application for Building Permits

Based on a sample of 58 housing projects with planning approval granted in 2013 to 2020, the average time between planning approval and application for a building permit is eight months. Applicants can apply for a building permit plan review immediately after Final Approval is granted by the design review bodies; however, a permit cannot be issued until after the ten-day appeal period has ended. Although the City might be able to offer some incentives for applicants to apply for building permits more quickly or, conversely, create disincentives for applicants to delay building permit applications, City staff's knowledge of local projects indicates that most delays in building permit applications are related to financial considerations that are beyond the City's control.

Environmental Constraints

Environmental constraints to housing development include geography and natural hazards that limit the development potential of land or increase the costs of development due to special construction standards and mitigation measures necessary to reduce the hazard. Santa Barbara is one of the 10 oldest cities in California (according to foundation date) with very little vacant land and, by being situated between the Santa Ynez Mountain range and the Pacific Ocean, is geographically and physically constrained from growing outwards. In the City, environmental constraints that could impact housing development by limiting a site from building at its full development capacity include fire hazards, flooding hazards, coastal hazards from sea level rise, biological resources, cultural resources, historic resources, seismic hazards, and hillsides/slopes. Parcels with significant environmental constraints associated with biological resources, creeks, and historic resources were removed from the suitable sites inventory database as described in the suitable sites methodology section.

Fire Hazards

Wildland fires have been and will continue to be a significant part of Santa Barbara's history. Between 1955 and 2021, 23 major wildfires have occurred in or near the Santa Barbara "front country," which is the area along the south-facing slope of the Santa Ynez Mountains between the Gaviota Pass to the west and the Santa Barbara/Ventura County line to the east. In total, these 23 fires have burned over 1,000,000 acres and resulted in eight fatalities.

The City's Community Wildfire Protection Plan (2021) identifies four distinct high fire hazard areas in the City based on wildfire hazard modeling, mostly in the residential single unit zones of the City. Development within the high fire hazard areas is guided by Title 8 of the Municipal Code, which establishes construction standards, vegetation management, and other methods to reduce fire hazards. While these methods help reduce the hazard, the City is concerned about the impact of increased density in the Foothill and Extreme Foothill High Fire Hazard Areas where roads are narrow and winding, presenting a challenge for safe and expedient evacuation in the event of a fast-moving wildfire. Based on the health and safety concern, the City imposed special development regulations on ADUs and SB 9 (2021) projects in these High Fire Hazard Areas. Only two sites identified for future housing development in the City's suitable sites inventory are in High Fire Hazard Areas.

Flooding Hazards

Four major watersheds drain through the City of Santa Barbara to the Pacific Ocean. The creeks that drain those watersheds include Arroyo Burro Creek, Mission Creek, Sycamore Creek and the Laguna Channel. There is a potential for flooding from these streams in the event of a 100-year flood. The Federal Emergency Management Agency (FEMA) has designated flood hazard zones throughout the City, and areas subject to inundation during a 100-year storm are depicted on Flood Insurance Rate Maps. Development within flood hazard zones is guided by Title 22 of the Municipal Code, which establishes required construction methods to prevent and reduce flood hazards. Sites within floodways were removed from the suitable sites inventory but some sites are within flood hazard zones. Flood hazards are mitigated by compliance with flood resistant design and construction methods.

Coastal Hazards

Coastal hazards due to sea level rise include coastal flooding and inundation, bluff and beach erosion, and wave impacts. The City participates in local, state, and federal efforts to monitor and model projected hazards due to sea level rise and has prepared a Sea Level Rise Adaptation Plan (2021). Potential shoreline hazards are mapped and used as a screening tool to determine if a site-specific technical evaluation is necessary. The Coastal Land Use Plan includes policies and procedures to reduce the impact of coastal hazards on new development.

One single-unit project on the coastal bluff is included in the site inventory as a pending project. Approximately five suitable sites are located in the potential shoreline hazards screening area (Inland Coastal Flooding). Development on these sites will be evaluated for the risk of coastal flooding on a case-by-case basis and could be subject to minimizing the flood risk by increasing the elevation of structures, restricting basements or habitable floor area below grade, and using flood proof materials.

Biological Resources

The City's creeks, wetlands, oak woodlands, and riparian corridors are home to sensitive plant and wildlife species that require additional review, protection, and mitigation when present on a parcel proposed for development. Potential sensitive habitat areas are mapped and used as a screening tool to determine if site-specific biological resource surveys are necessary. Title 22 of the Municipal Code, the Coastal Land Use Plan, and the Environmental Resources Element of the General Plan includes policies and procedures to protect biological resources. Parcels with known significant biological resources were removed from the suitable sites inventory.

Cultural Resources

Evidence of cultural activity in the Santa Barbara area extends over 9,000 years. The indigenous population encountered by the Spanish in the late 1700s were the Barbareño Chumash and populations associated with these peoples are considered to have been some of the highest in California. Development proposed in any area known or suspected to contain archaeological resources or identified as archaeologically sensitive on the City's Archaeological Resources Sensitivity Map, is evaluated to identify potential for important resources and monitored during construction if recommended by a City-Qualified Archaeologist. Housing development projects may be required to evaluate impacts to cultural resources, but this requirement applies to all development and is consistent with federal, state, and City regulations for protecting cultural resources.

Historic Resources

The City has preserved much of its historic past and is known for its distinguished architecture. Many buildings have been designated as City Landmarks or Structures of Merit. Titles 22 and 30 of the Municipal Code and the Historic Resources Element of the General Plan includes policies and procedures for protecting cultural and historic resources. Sites with designated Landmarks or Structures of Merit were removed from the suitable sites inventory.

Seismic Hazards

Like the entire Southern and Central California region, Santa Barbara is in an area of high seismic activity. No active faults or fault traces are known or suspected to exist in City limits, and as a result, no Alquist-Priolo Special Studies Zones are in the City. The level of impact resulting from any seismic activity will depend on factors such as distance from the epicenter, earthquake magnitude, soil characteristics, and subsurface geology. Title 22 of the Municipal Code established methods and construction techniques to reduce the potential for loss of life, injury, and property damage in the event of a major earthquake. This requirement is not known to constrain housing development.

Hillsides/Slopes

Development on hillside areas where steep slopes are present can increase rates of erosion and exacerbate landslide hazards, which may threaten structures. Portions of the City include slopes that exceed 20 percent, and typically located in areas zoned for single unit development. Development on slopes with this degree of inclination is difficult and should be avoided if possible to prevent property damage resulting from slope failure. Title 30 of the Municipal Code includes a sliding scale of minimum lot size for newly created lots when slopes are ten percent to over 30 percent and the Safety Element of the General Plan contains specific policies that address hazards related to the development of hillside areas. Sites with slopes of 30 percent or more were eliminated from the suitable sites inventory.

Other Conditions

Other conditions that could impact housing development on suitable sites include accessibility, parcel shape, easements, or known contamination. All the sites suitable for housing in the Downtown are accessible by sidewalks, bike infrastructure, and transit but the demand for upgraded active transportation facilities is anticipated to increase with over time as more projects are constructed. Outside of the Downtown grid, some of the larger housing developments may trigger the need for new and upgraded active transportation facilities as determined with site-by-site project review. Most of the sites are nonvacant and there are no known easements or unusual parcel shapes that would constrain their redevelopment into housing.

Per a search of the GEOTRACKER and ENVIROSTOR Hazardous Waste Sites databases, no available sites in the suitable sites inventory are located directly on potentially contaminated parcels. If a project site or adjacent parcel does appear on the GEOTRACKER or ENVIROSTOR database, staff requires more information such as a Phase 1 Environmental Site Assessment and possible soil and groundwater testing. The City coordinates with Santa Barbara County Environmental Health Services on when technical studies are needed and appropriate course of action. If contamination is identified, the applicant must remediate the site prior to construction. Remediation includes excavating contaminated soils or avoiding ground disturbance. In most cases, contamination issues can be remediated, and the project can be built, but the construction costs are increased.

4. HOUSING RESOURCES

Regional Housing Needs Allocation

State law requires that jurisdictions provide an adequate number of sites to allow for and facilitate the production of their share of regional housing for the Housing Element planning period. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify "adequate sites." Under state law (California Government Code, § 65583[c][1]), adequate sites are those with appropriate zoning and development standards—with services and facilities—needed to facilitate and encourage the development of a variety of housing for all income levels. Table 42 shows the 6th Cycle Regional Housing Needs Assessment (RHNA) allocation for the City of Santa Barbara, as determined by the Santa Barbara County Association of Governments, for the eight-year period (2023-2031).

Table 42: 6th Cycle RHNA allocation

VERY LOW (0-50% AMI)	LOW (50-80% AMI)	MODERATE (80-120% AMI)	ABOVE MODERATE (120%+ AMI)	TOTAL
2,147	1,381	1,441	3,032	8,001[16]

Housing Element law does not require the City to ensure that the numbers of housing units identified in the RHNA are built within the planning period. However, the law requires that the City provide an inventory of land suitably zoned and with available infrastructure and utilities to meet that need.

As a suburban jurisdiction, California Government Code, § 65583.2(c)(3)(B), specifies that a minimum default density of 20 units per acre is necessary to meet the City's low- and very-low-income housing needs. All the available sites in the Suitable Sites Inventory allow at least 20 units per acre per the ranges allowed under the AUD program.

The City satisfied its 5th Cycle RHNA requirement by planning for the number of units assigned to it in that cycle. Progress in the City's residential development permitting during the 5th Cycle is documented in the City's Annual Progress Reports. The following section, Sites Inventory and Analysis, along with Appendix G, detail the City's plan to satisfy its 6th Cycle RHNA requirement.

[16] The City has a RHNA allocation of 2,147 very-low-income units (inclusive of extremely low-income units). Pursuant to state law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50 percent of the very-low-income units as extremely low. Assuming an even split, the City's RHNA allocation of 1,735 very-low-income units may be divided into 867 very low and 868 extremely low-income units. However, for purposes of identifying adequate sites for the RHNA, state law does not mandate the separate accounting for the extremely low-income category.

Sites Inventory and Analysis

Government Code § 65583 (a)(3) requires that Housing Elements contain a parcel-specific inventory of appropriately zoned, available, and suitable sites that provide housing opportunities for all income categories. The purpose of the inventory is to identify land suitable for housing development and determine whether the City's residential development potential is adequate to meet the City's share of projected regional housing needs.

The Housing Element is required to identify sites to accommodate the RHNA by income level or identify any rezoning to accommodate any shortfall. Sites identified to accommodate lower-income units must meet certain criteria for lower-income housing, including minimum densities. Lower-income includes both the Very Low- and Low-Income categories in RHNA. The City must maintain adequate sites at all times throughout the RHNA period to meet the City's unmet housing needs for each income category. During the eight-year period, if sites are developed with nonresidential use or developed with a lower number of units at each income level, the City must demonstrate that there are adequate remaining sites in the inventory to accommodate the remaining RHNA by income level. If the City finds there is insufficient remaining capacity at any income level, additional sites would need to be added to the inventory or rezoning would be necessary. This is addressed in Housing Element Program HE-15: Track Housing Production.

New in the 6th Cycle is a requirement to determine if sites identified to accommodate the low- and very low-income RHNA were used in the previous planning periods, as follows:

- For a nonvacant site, included in the 5th Cycle Housing Element.
- For a vacant site included in the 5th and 4th Cycle Housing Element.

If such sites are identified, the City is required to rezone them within three years of the beginning of the planning period to allow residential use by right at a minimum of 20 units per acre for housing developments in which at least 20 percent of the units are affordable to very low- and low-income households. This program can be an overlay on these specific sites. The intent of this requirement is to further incentivize the development of housing on sites that have been available over one or more planning periods. This is addressed in Housing Element Program HE-4: Use-By-Right Permitting.

In addition, AB 686 (2018) requires the City's Sites Inventory be evaluated relative to the assessment of fair housing, ensuring site locations and zoning for new housing are provided for all income levels, and considering existing patterns of segregation and/or exclusion of residents in protected classes. Demographic patterns, disproportionate housing needs and access to opportunity, and the City's regulatory review are identified fair housing issues for the City. As a result, sites were analyzed for all income levels and will contribute toward replacing segregated living patterns with truly integrated and balanced living patterns. Suitable sites are prioritized along transit corridors and proximity to employment opportunities and services. The Affirmatively Furthering Fair Housing (AFFH) appendix includes this assessment of fair housing within the City.

The evaluation of suitable sites includes a listing of individual parcels by Assessor's Parcel Number (APN), size of parcel, zone classification, and General Plan land use designation. Existing use, allowable residential density, and the realistic unit capacity are included to demonstrate the realistic development potential for each parcel. Economic consideration of assessed land value and

improvement value was used to identify sites more likely to be redeveloped into housing during the planning period. Existing constraints, including adjacency to creeks and protected historic resources, were also included in the analysis.

The City's land inventory was completed using a GIS land use database, County Assessor's land use codes, aerial photography, and review of the General Plan and Zoning designations. The inventory identifies suitable sites and estimates the potential development capacity by affordability level. The majority of residential development potential is in the multi-unit and commercial zones where the highest densities are allowed. This section of the Housing Element demonstrates that the City has sufficient land inventory and zoning capacity to accommodate the City's assigned share of regional housing need within existing General Plan and zoning capacities.

The following discussion of land inventory, zoning capacity, and suitable sites demonstrates that the City has the capacity to meet the overall RHNA of 8,001 units with additional buffer. A 14 percent buffer is provided to ensure that sufficient capacity will be "available" to accommodate RHNA throughout the planning period consistent with State guidance. Sites are considered to be "available" if zoning and land use regulations provide appropriate densities and sufficient public facilities and infrastructure are present to make housing development feasible.

DEVELOPMENT CAPACITY

To accommodate RHNA and all required income levels of affordable housing, the suitable sites inventory focused on commercial and multi-unit zones. These areas allow for the highest density residential development and have regulatory incentives for infill housing and redevelopment that are not provided to nonresidential development. The highest residential densities are at the center of the City within and adjacent to commercial uses and transit. Higher density residential and commercial zones that allow mixed-use development with densities up to 63 units per acre also have the potential for lower construction costs because of existing infrastructure and economies of scale and are therefore recognized as most suitable for development of housing affordable to very low- and low-income households.

Providing a Variety of Housing Types

As noted above, the inventory supports the development of multi-unit residential and mixed-use housing in commercial and multi-unit zones, which is the housing type that best meets the City's housing needs. Other housing types are an allowed use in the single-unit zones, such as accessory dwelling units, mobilehomes and manufactured housing on an approved permanent foundation, transitional and supportive housing, and housing for agricultural employees. These housing types are not identified in the inventory by location.

Residential Development on Nonresidential Sites

About 76 percent of the City is designated for residential use. The City allows both residential and nonresidential development in the following zones:

Residential

- R-MH (Residential Multi-Unit and Hotel)

Commercial and Office

- OR (Office Restricted)
- O-M (Office Medical)
- C-R (Commercial Restricted)
- (C-G) Commercial General

Manufacturing

- M-C (Manufacturing Commercial)

Coastal-Oriented

- HRC-2 (Hotel and Related Commerce 2)
- OC (Ocean-Oriented Commercial)

The majority of new multi-unit and mixed-use residential development in the City occurs on sites that also allow nonresidential development. Generally, most recent development in these zones includes a residential component. Entirely nonresidential development is much less likely in these zones due to the City's limitations on nonresidential growth, described below. About 50 percent of multi-unit residential and mixed-use Average Unit Size Density Incentive projects were permitted in the Residential zones, 33 percent in the Commercial and Office zones, and 17 percent in the Manufacturing Commercial zone.

Since 1989, the City has consciously managed the amount of nonresidential growth starting with the passage of Measure E (incorporated as Charter Section 1508), which limited nonresidential growth within the City to not more than three million square feet until 2010. Following the General Plan Update of 2011, updated Land Use Element policy (LG2) and implementation actions led to implementation of the 2013 Nonresidential Growth Management Program (GMP) to continue to limit most new nonresidential floor area to 1.35 million square feet until 2033. New nonresidential projects must be allocated floor area from one or more of three categories: Community Benefit Projects (600,000 sq. ft.), Small Additions (400,000 sq. ft.), and Vacant Property (350,000 sq. ft.) and must also be consistent with the City's Traffic Management Strategy as implemented by Santa Barbara Municipal Code. The "Small Additions" category is limited to 20,000 sq. ft. annually and any unused or expired allocation has been rolled over to the Community Benefit category (106,668 sq. ft. to date). To date (approximately halfway through the 20-year allocation period), about 84 percent of floor area remains available for Community Benefit Projects. From 2013-2022, there was 37,350 net new nonresidential space constructed in areas of the City where residential and nonresidential is allowed (the largest of which was the 35,559 square foot Ridley-Tree Cancer Center) versus about 576 new residential units.

Other General Plan Land Use policies prioritize the use of available resources capacities for additional affordable housing for extremely low, very low, low, moderate, and middle income households over all other new development (LG1).

Coupled with the nonresidential floor area limitations, residential and mixed-use projects are incentivized over nonresidential uses in the zones that allow both as follows:

- Objective design standards are available for residential and mixed-use projects using Senate Bill 35 and are proposed for all projects of two or more residential units per Housing

Element Program HE-7: Objective Design Standards (adoption anticipated in 2024). Nonresidential projects do not have objective design standards or streamlined review processes and undergo standard design review.

- Additional three feet over maximum height is allowed for residential and mixed-use projects in the Central Business District;
- Reduced interior setbacks in some cases; and
- Reduced or no parking requirements.

Other regulatory incentives that favor residential development over nonresidential include state and local density bonus provisions, streamlined residential permit processing timelines, and reduced number of hearings. Given a recent trend towards short-term visitor serving accommodation over housing in areas that allow both residential units and hotels, Housing Element Programs HE-19: Short-Term Rental Framework and Ordinance and HE-20: Evaluate Hotel Zones will evaluate and amend zoning and other standards to incentivize housing over hotel use. Therefore, it is appropriate that the City's site inventory assumes housing capacity in commercial and multi-unit zones.

Nonvacant Sites Development

As noted above, the City has a long history of residential and commercial development and as such, is largely built out. Geographically, the City is surrounded by steep hillsides dedicated as National Forest open space, and the ocean, and almost all new development, including housing, occurs on nonvacant sites. Recent housing projects have included a variety of configurations on nonvacant sites including demolishing all existing structures, retaining, and adding on to existing structures, adding new units within or adjacent to designated historic resources, converting existing structures to residential uses, and moving historic resources to other locations.

Examples of completed projects include the following:

- Small Project: Four new units constructed behind an existing 838 sq. ft. single-unit dwelling for a total of five units. Two existing sheds were demolished and eight fruit trees removed.
- Converted Project: Change of use from an existing 1950s mixed-use building to all residential with 22 net new units, one existing unit retained.
- Relocated Project: Seven new units with a lot merger and relocation of a potentially historic duplex.
- Project with Historic Resource: 26 new units including City Landmark and duplex preserved and renovated on site. An existing four-unit apartment complex, three sheds, and a surface parking lot were demolished.
- Large Project: 89 new units constructed on the site of a former 12 unit motel and office building. All existing structures were demolished.

Of the total available and pending sites in the inventory (460), 95 percent (437) are nonvacant. To determine suitability of development on nonvacant sites, the City researched the improvement to land value (I/L) ratios of multi-unit housing sites developed throughout the 5th cycle Housing Element to determine the appropriate threshold for including sites in the 2023-2031 Housing Element suitable sites inventory. See the Suitable Sites Inventory Summary below for more information.

Zoning to Accommodate Lower-Income Units

Pursuant to Government Code § 65583.2(c)(3)(B), the City of Santa Barbara can use "default" density to demonstrate that sites in the inventory are zoned at sufficient density to accommodate the economies of scale necessary to produce affordable housing. The City's default density is determined by HCD based on 2020 Census data. The City of Santa Barbara is designated a suburban jurisdiction with a default density of at least 20 units per acre because it is a Metropolitan Statistical Area with a population of less than 2 million.

With the density ranges provided in the AUD program, all available sites in the inventory are zoned to allow at least 20 units per acre. Housing Element Program HE-10: Multi-Unit Housing Program recommends that at a minimum, the AUD density ranges be retained.

Small and Consolidated Sites Development

SITES LESS THAN 0.5 ACRES

The City of Santa Barbara is a fully developed City, with approximately 336 vacant parcels out of a total of 20,890 residentially zoned parcels (excluding parcels in zones that don't allow housing, mobilehome parks, and condo parcels). Additionally, the historic development pattern includes many small parcels, defined as those less than 0.5 acres in size. Of the residentially zoned parcels, the average parcel size is 0.4 acres and the median parcel size is 0.2 acres. Approximately 87 percent of all parcels zoned to allow housing in the City are less than 0.5 acres in size. HCD presumes that sites less than half-acre in size are inadequate to accommodate housing affordable to lower-income residents unless the City can demonstrate that development of affordable housing on smaller lots is realistic or feasible.

Past residential development trends demonstrate that smaller opportunity sites (i.e., less than half-acre in size) can be developed with multi-unit rental and ownership housing, including for lower-income households. Table 43 shows a sample of nonvacant sites less than half-acre that were developed, approved, or pending approval with 10 or more units since 2000. Some of these projects consolidated even smaller parcels prior to development. Project height and density are shown to indicate that maximum density can be achieved within the City's height limits. Of the total 406 units, nearly 50 percent are or will be affordable for lower-income households and 1.5 percent affordable for moderate-income households. These sites demonstrate market trends to redevelop small sites and construct multi-unit housing, sometimes using density bonus concessions.

Table 43: Example Projects on Sites Less Than 0.5 Acres

ADDRESS	STATUS	PARCEL SIZE (AFTER MERGER)	MAX DENSITY (UNITS/ACRE)	PROJECT DENSITY* (UNITS/ACRE)	PROJECT HEIGHT	NUMBER OF UNITS	AFFORDABLE UNITS
21 E. Anapamu	Complete	0.1	18 (pre-AUD)	120	3 story	12	12
315 W. Carrillo	Complete	0.49	18 (pre-AUD)	124	2-3 stories	62	61
335 W. Carrillo	Complete	0.34	18 (pre-AUD)	123	2 story	42	9 very low 33 low
813 E. Carrillo"	Complete	0.34	27	50	34' 6"	17	16 very low (Veterans)
414 Chapala	Complete	0.34	63	62	45'	21	
214 E. De la Guerra	Complete	0.43	63	60	45'	23	
634 Anacapa	Complete	0.48	63	63	40'	30	
604 E. Cota	Complete	0.47	63	62	43' 2"	29	
116 E. Cota	Complete	0.25	63	117	45'	29	28 very low and low
115 W. Anapamu	Approved	0.34	63	122	60'	34	34 very low (Supportive Housing)
825 De la Vina	Approved	0.33	63	63	48'	21	2 moderate
113-117 W. De la Guerra	Approved	0.37	63	62	45'	23	
428 Chapala	Pending	0.36	63	75	48'	27	2 very low 2 moderate
425 Garden	Approved	0.38	63	96	52'	36	5 low 2 moderate

*Project density is higher than maximum for projects using density bonus

The inventory of available sites does not include any sites with a capacity of less than 10 units[17]. Sites that can accommodate at least 16 units are statutorily (Government Code § 65583.2, subdivision (h)) deemed appropriate to facilitate the development of housing affordable to lower-income households. While the inventory identifies175 available sites with 2,646 potential units smaller than half acre, many of these sites can accommodate at least 16 units. Of these small sites, 52 sites with 1,052 potential units can accommodate at least 16 units utilizing realistic capacity assumptions without consolidation. A further 15 sites with 314 units could be consolidated under common ownership or with adjacent parcels to accommodate at least 16 units. To be conservative, of these remaining small sites that have less

[17] Sites assumed to be consolidated may individually accommodate less than 10 units but will accommodate at ten or more units collectively.

than 16 units at realistic capacity assumptions, the inventory assumes only 43 percent will be consolidated to facilitate housing for lower-income households and the remainder will be utilized toward the moderate and above-moderate income RHNA.

Development standard incentives such as modifications for minimum lot area and parking reductions are typically granted to facilitate the construction of affordable housing units. The Zoning Ordinance allows modifications to zoning standards to construct a housing development containing affordable residential units rented or owned and occupied in the manner provided for in the City's Affordable Housing Policies and Procedures. Furthermore, Program HE-12: Prioritize Affordable Housing includes strategies to specifically facilitate units affordable to lower-income households on sites less than half acre and to encourage lot consolidation where appropriate.

CONSOLIDATED SITES

Merging adjoining smaller parcels to acquire sufficient land area is also not uncommon in Santa Barbara to provide for a financially viable project. In some cases the lots were already commonly owned prior to merger and in others they were assembled over time once adjoining lots became available. For example, 1516 Castillo/316 W. Micheltorena were separately owned before they were later merged under common ownership.

Figure 5: Lot Consolidation Example

Table 44 shows examples of complete, approved, and pending redevelopment projects (since 2013) that merged adjoining parcels to create larger lot sizes and develop residential units. Table 44 shows that lot consolidations vary with regard to the number of parcels included but mergers of two or three lots is most prevalent. The inventory includes the assumption of approximately 74 viable sites formed by lot mergers.

Table 44: Example Projects on Lot Merger Sites

ADDRESS	TYPE	STATUS (JULY 2023)	PARCEL SIZE (AFTER MERGER) ACRES	MAX DENSITY (UNITS /ACRE)	PROJECT DENSITY (UNITS /ACRE)	PROJECT HEIGHT	NUMBER OF UNITS	AFFORDABLE UNITS
3885 State	Former office/motel. Mixed-use/merged 2 parcels	Complete	1.4	63	63	45’	89	
835 E. Canon Perdido	Former commercial businesses. Mixed-use/merged 3 parcels	Complete	0.8	63	52	45’	41	
1220 & 1222 San Andres	Former single unit residential. Residential/merged 2 parcels	Complete	0.67	27	18	37’	12	
1516 Castillo, 316 W. Micheltorena	Retained existing residential historic buildings. Residential/ merged 2 parcels	Complete	0.81	27	26	31’ 7”	21	
410 State, 27 E. Gutierrez, and 409 Anacapa	Former parking lot and commercial businesses. Mixed use/merged 3 parcels	Approved	1.3	63	58	51’ 9”	78	8 Moderate
809 and 815 De la Vina, 208 W. De la Guerra	Commercial business and residential use. Residential/ merged 3 parcels and relocation of existing historic home	Approved	0.7	63	56	44’ 2”	37	
630 Chapala	Former car dealership. Mixed-use/merged 2 parcels	Approved	0.6	63	62	50’ 11”	39	4 Moderate
711 N. Milpas	Former commercial businesses. Mixed-use/merged 9 parcels	Approved	1.5	63	54	52’	82	16 Moderate
401 and 409 E. Haley	Commercial and residential buildings. Mixed-use/merged 2 parcels	Pending	0.5	63	55	44’ 2”	28	3 Moderate

Developer Interest

Since the initiation of the 6th Cycle Housing Element, the City has been contracted by several developers expressing interest in the Suitable Sites Inventory and potential housing projects including:

- Juno Realty Partners: Interested in multi-unit apartment development and potential opportunities on sites listed in the inventory. Staff provided information on pending projects and development potential on several nonvacant sites.
- Sunrise Senior Living: Interested in suitable sites for senior housing development opportunities in Santa Barbara, with a focus on seniors with memory impairment. Staff researched potential sites and met with representatives to discuss opportunities.
- People's Self Help Housing: Interested in developing affordable housing on a specific nonvacant site in the inventory and is actively working with the property owner on plans. Staff met with representatives to discuss opportunities and provide information and support.
- Urban Rock Properties: Interested in multi-unit apartment development and potential opportunities on sites listed in the inventory. Staff provided information and the City's Density Bonus handout for consideration of development potential with increased density.
- Canfield Development Inc: Interested in multi-unit apartment development and potential opportunities on sites listed in the inventory. This developer typically requires sites of three or more acres, which is rare in the City but can occur with lot consolidation. Staff provided information and links to maps and other resources.

SUITABLE SITES INVENTORY SUMMARY

The Suitable Sites Inventory (Appendix G) identifies potential housing sites on vacant and underdeveloped parcels within the City that meet certain criteria to demonstrate a potential for new housing construction. Because the City's inventory is so large (446 sites), Appendix G includes a series of General Plan neighborhood descriptions and discussion of representative sites to analyze the potential redevelopment of these sites to housing.

The analysis used the City's GIS land use database and the County Assessor land use codes. Aerial photography and site inspections were also used to verify the status of certain parcels. Future development considered is in three general categories: projects in process (pending), new multi-unit/mixed-use, and accessory dwelling units.

New Multi-Unit/Mixed-Use

The following criteria were used to identify suitable sites and development potential:

LAND USE AND ZONING

- Only those parcels with a development potential of at least 10 net new units, either as single parcels or once consolidated, were included.
- All parcels that allow for multi-unit residential use were considered. Single-unit zones were not included because they do not meet the criteria of a development potential of at least 10 units.

- Parcels with the potential to consolidate adjacent sites were considered. A total of 212 individual sites (pending and available) were identified with a potential to consolidate, with a total capacity of over 2,500 units.
- Public land, including parks and public parking lots not planned for redevelopment were removed.
- Existing condominiums, planned unit developments, mobilehome parks, and private right-of-way were removed.

CONSTRAINTS

Parcels were evaluated for known environmental constraints and other conditions that would impact housing development on the identified sites. The majority of parcels suitable for new multi-unit and mixed-use development are in the urban grid or along major travel corridors where parcels are easily accessible. The following were removed from the inventory based on known constraints:

- Parcels with designated historic buildings (City Landmarks or Structures of Merit) or owned by the State of California and part of El Presidio.
- Parcels with significant environmental constraints associated with biological resources and creeks.
- Parcels that require significant cleanup or are limited for residential development associated with hazardous waste conditions per the GeoTracker and EnviroStor databases.

REALISTIC CAPACITY

Realistic buildout densities were determined based on average densities of projects approved during the 5th RHNA Cycle. Table 45 shows examples of density achieved for completed and approved projects in the Priority Housing Overlay and Medium-High Density areas of the City. The majority of these projects were completed on nonvacant parcels. The examples support the following assumptions:

- For Medium-High density (max 27 units/acre), 22 units/acre was used. The zones that include this density are C-G (Commercial General), C-R (Commercial Restricted), M-C (Manufacturing Commercial), O-R (Office Restricted), R-M (Residential Multi-Unit), and R-MH (Residential Multi-Unit and Hotel).
- For Priority Housing Overlay (max 63 units/acre), 59 units/acre was used. The zones that include this density are C-G (Commercial General), C-R (Commercial Restricted), M-C (Manufacturing Commercial), O-R (Office Restricted), R-M (Residential Multi-Unit), and R-MH (Residential Multi-Unit and Hotel).
- For multi-unit residential in the Coastal Zone (max 27 units/acre), 20 units/acre was used. The zones that include this density are C-1 and C-2 (Commercial), HRC-2 (Hotel and Related Commerce II), OC (Ocean Related Commerce) and R-4 (Residential Multi-Unit and Hotel)

Table 45: Density Achieved on Projects of 10 or More Units

ADDRESS	DENSITY ACHIEVED UNITS/ACRE	SITE CONSTRAINTS
Medium High Density 15-27 units/acre		
1120 & 1122 Hutash	11	Adjacent to creek.
915 E. Anapamu	27	Slopes, existing trees
1317 Punta Gorda	26	
1220 & 1222 San Andres	18	Adjacent to creek and City park
316 W. Micheltorena	26	Included rehabilitation of two existing potentially historic buildings on site
Average Density	**22**	
Priority Housing Overlay 37-63 units/acre		
809 De la Vina Street	56	Existing City Structure of Merit
410 State	58	
825 De la Vina	63	
835 E. Canon Perdido	52	
214 E. De la Guerra	60	Existing City Landmark
414 Chapala	62	
219 E. Haley	62	
113 W. De la Guerra	62	Existing Potential City Structure of Merit
634 Anacapa	63	
800 Santa Barbara	54	Existing trees
15 S. Hope	57	Adjacent to creek
604 E. Cota	62	
3885 State	63	
Average Density	**59**	

FINANCIAL VIABILITY

- To review sites for financial viability, assessor parcel Improvement Value, Land Value, and parcel area were considered. A low improvement to land value ratio indicates improvements on the site are worth less than the land, suggesting that the land is underutilized and there has been a lack of significant improvements in recent years. Properties identified as financially viable were all within the improvement Value, Land Value, and parcel area parameters of projects that were issued permits and constructed during the 5th RHNA cycle.
- The Improvement to Land Value (I/L) and Improvement to Square Foot ratios (I/ft^2) were based on the median value of projects developed under the Average Unit Size Density Incentive (AUD) program since 2015 (77 total projects). The methodology used the following maximum values depending on if the project was developed under the Medium High or Priority Housing Tier:
    - Medium High: 2.01 I/L and 112.09 I/ft^2
    - Priority: 3.49 I/L and 74.25 I/ft^2.
- The maximum value screening tool supports the assumption that the majority of new housing units will be constructed on nonvacant parcels with relatively low improvement to land value and improvement to square foot ratios.

ACCESSORY DWELLING UNITS

- Accessory dwelling units (ADUs) were considered based on the ADU survey results and average construction rate. A total of 629 accessory dwelling units are included in the inventory, assuming that 65 percent of ADUs permitted each year would be counted as a housing unit for RHNA purposes. Specific locations were not identified.

PENDING PROJECTS

All projects with pending City development applications (except accessory dwelling units) that are consistent with allowable densities by zoning or through state density bonus law were included in the inventory. Nearly all pending projects are generally expected to apply for and receive a building permit and/or be constructed within the planning period (before February 2031). In a review of 78 AUD projects that received entitlement up to September 2022, four (five percent) did not yet apply for a building permit. If that rate continues, out of 70 pending projects, possibly four will not proceed to construction.

Table 46 shows the type, existing uses, and number of units, and review/permit status as of August 2023, with details provided for projects of 10 or more units. Note that projects permitted after June 30, 2022 will be credited for meeting the 6th cycle RHNA allocation in the annual reporting to HCD in 2023. While some of these projects require special studies and site clearances, there are no known barriers to construction.

Pending projects with units listed in the lower (very low and low) or moderate-income categories based their affordability assumptions on the project description and if the project is applying for density bonus concessions, if the project is subject to the City's Inclusionary Housing Ordinance, or if the project is proposed by the City's Housing Authority or other nonprofit as an affordable housing project.

- Pending single unit projects: All of the pending single residential unit projects (20 units) are considered Above Moderate.
- Pending two-nine unit projects: 122 total units, 110 Above Moderate, 10 are Lower-income.
- Pending ten units and above projects: 1,410 total units, 151 Lower-income, 97 Moderate, 1,162 Above Moderate.

Review/Permit Status

- Pre-Application (Optional): This means the applicant is participating in an optional, informal pre-application review with the Preapplication Review Team (PRT). The next step for projects seeking optional pre-application review is to submit a Planning Application.
- Pre-Application (Mandatory): Mandatory pre-application is required for rental housing projects under the AUD program if the project does not require another discretionary approval by the Planning Commission, the project site has a high density land use designation in the Priority Housing Overlay, and the project site has a combined net lot area of 15,000 square feet or greater. First the project undergoes pre-application review with the Pre-application Review Team (PRT), then initial concept review by the Design Review Body, followed by Planning Commission comment and recommendation regarding the proposed design and the project's consistency with the General Plan. The next step for these projects is to submit a Planning Application.

- SB-330 Application: If the applicant submitted a SB-330 Application, the next step is a complete Planning Application within 180 days. Once the application is deemed complete, it would proceed to Project Design Approval if no land use decision is required or to Planning Commission if a land use decision is required.
- Project/Final Design Approval: This means the project received approval from the design review boards and the next step is to receive Final Design Approval for review of details, which sometimes occurs at the same hearing. The next step is to apply for a building permit.
- Development Agreement: Some projects were granted or are seeking Development Agreements that grant assurance that the applicant may proceed in accordance with policies, rules, and regulations in effect at the time of approval.

Table 46: Suitable Sites Inventory Pending Projects

ADDRESS	EXISTING USES	PROJECT DESCRIPTION	STATUS (AS OF AUGUST 2023)
Combined Single Unit Projects			
Various	Vacant, single-unit, multi-unit, commercial, medical	Single residential units	13: In Review 6: Approved 1: Building Permit Issued
Combined Multi-Unit Projects of 2-9 Units			
Various	Vacant, Single-unit, multi-unit, commercial, retail, nursing home, common space	2-9 residential units	12: In Review 13: Approved 5: Building Permit Issued
Multi-Unit Projects of 10 or More Units			
1529 State	Commercial market	Mixed-use with 27 units: 2 Moderate 25 Above Moderate	Pre-application review complete. SB-330 application under review 6/23/23.
222 E. Canon Perdido	Commercial building	27 units: 3 Moderate 24 Above Moderate	Pre-application review complete.
201 E. Haley	Vacant lot	48 Units: 5 Lower 4 Moderate 39 Above Moderate	Pre-application review complete. Project requires Phase 1 or 2 Environmental Site Assessment and clearance from the Regional Water Quality Control Board. As of 2023, site is being monitored and remediated.
3805 State	Shopping Center	Mixed-use with 685 units: 39 Lower 17 Moderate 629 Above Moderate	Pre-application comments provided 2/17/23.
113-117 W. De la Guerra	Three commercial buildings. A portion of the historic façade and tile roof will be preserved for historic purposes	Mixed-use with 23 units: 23 Above Moderate	Project Design Approval granted. Lot merger application under review.
401 and 409 E. Haley	Two commercial buildings and two residential buildings	Lot merger of 2 lots and mixed-use with 28 units: 3 Moderate 25 Above Moderate	Project Design Approval granted.
219 E. Haley	Eight residential units	Mixed-use with 34 units: 34 Above Moderate	Project Design and Final Design Approval granted.
425 Santa Barbara	Single-Unit Residence	Mixed-use with 19 units: 2 Lower 1 Moderate 16 Above Moderate	Project Design Approval granted.
410 State Street, 27 E. Gutierrez Street, & 409 Anacapa	Multi-tenant retail and appliance store	Lot merger of three parcels and mixed-use with 78 units: 8 Moderate 70 Above Moderate	Project Design and Final Design Approval granted.

ADDRESS	EXISTING USES	PROJECT DESCRIPTION	STATUS (AS OF AUGUST 2023)
115 W. Anapamu	Medical clinic and an eight-unit affordable apartment building (to remain)	Lot merger of two parcels and mixed-use with 34 units: 34 Lower	Lot merger complete. Project and Final Design Approval granted. Building permit pending approval.
630 Chapala Street & 25 W. Ortega	Service building, auto showroom building, and storage building	Lot merger of two parcels and mixed-use with 39 units: 4 Moderate 35 Above Moderate	Project Design Approval granted. Phase I demolition permit under review.
809/815 De La Vina & 208 W. De La Guerra	Four commercial/residential buildings and one Structure of Merit (to be relocated)	Lot merger of three parcels and 31 units: 31 Above Moderate	Project Design Approval granted. One-year time extension request submitted 1/4/23.
701/711 N. Milpas	Commercial and warehouse buildings and two apartments	Mixed-use with 82 units: 16 Moderate 66 Above Moderate	Development Agreement recorded. Project Design Approval granted. Revised plan submitted 5/23/23.
428 Chapala	Restaurant	Mixed-use hotel and 27 units: 2 Lower 2 Moderate 23 Above Moderate	Application incomplete and resubmitted 6/29/23.
425 Garden	Three commercial buildings	36 units: 5 Lower 2 Moderate 29 Above Moderate	Project Design Approval granted.
220 N. La Cumbre	Office and parking/storage	48 units: 48 Lower	Project Design Approval granted. In progress plans submitted 6/19/23.
400 W. Carrillo	City-owned parking lot	63 units: This project is proposed by the City's Housing Authority and will be 100% rent controlled with 10% lower-income and 90% moderate and middle-income. Exact unit mix to be determined.	Application submitted 6/5/23. Development Agreement approved in September 2023.
418 N. Milpas/915 E. Gutierrez	Retail and parking lot	Lot merger of 2 lots and mixed-use with 82 units: 13 Lower 6 Moderate 63 Above Moderate	Pre-application consultation conducted.
821 State	Commercial building to be retrofitted	Mixed-use with 14 units: 3 Lower 1 Moderate 10 Above Moderate	Building permit issued and under construction.
932 De la Vina	Commercial building	22 units: 2 Moderate 20 Above Moderate	SB-330 Application under review 8/18/23.

Total Capacity

The Suitable Sites Inventory identified capacity for 6,898 units in multi-unit/mixed-use zones. With ADUs and pending projects, the total capacity identified was 9,114 units. Table 47 shows the total capacity by income level.

Table 47: Total Capacity by Income Level

RHNA	VERY LOW 2,147	LOW 1,381	MODERATE 1,441	ABOVE MODERATE 3,031	TOTAL 8,001
Pending Projects*	79	80	101	1,327	1,587
ADUs	148	148	74	259	629
Suitable Sites	2,140	1,296	1,587	1,875	6,898
TOTAL	**2,367**	**1,524**	**1,762**	**3,461**	**9,114**
Buffer (percent)	11 %	11 %	12 %	14 %	14 %

* As of 8/17/23

City-Owned Sites

The inventory includes one pending City-owned site to accommodate RHNA with a capacity of 63 units. The approximately one-acre site at 400 W. Carrillo Street is currently a commuter parking lot. The General Plan designation is Commercial / Medium High Density Residential and the maximum density is 27 dwelling units/acre. The site is adjacent to Mission Creek and a setback of at least 25 feet from top of bank is required.

A pre-application for development of 63 moderate- and middle-income affordable rental units was submitted in February 2022 by the City of Santa Barbara Housing Authority. In September 2023, City Council approved a Development Agreement for the project.

The City intends to evaluate City-owned sites for future housing development opportunities with Program HE-14: City Land Registry.

Infrastructure Capacity

Existing City services, including water, sewer, storm drain facilities, and dry utilities (electrical and internal service) are available to serve all the sites in the inventory. Adequate transportation facilities may be required given location of development.

The City of Santa Barbara operates a water supply system that serves most of the properties within the City limits (except for the City's airport, which is served by the Goleta Water District and has no residential use, and the Coast Village Road and Westmont Road areas, served by Montecito Water District). The City also serves selected areas located outside the City limits, most notably the unincorporated areas known as Mission Canyon and Barker Pass. The extent of the services currently provided and those that are planned into the future are detailed in the City's 2020 Enhanced Urban

Water Management Plan (EUWMP). Included in the water demand assumptions is 1,430 Acre Feet per Year (AFY) provided from the City to the Montecito Water District starting in 2023.

The City's wastewater treatment plant, El Estero Water Resource Center (WRC) has a design capacity of 11 million gallons per day (MGD) and an average flow of 6.0 MGD. El Estero WRC includes tertiary filtration and disinfection capacity to produce recycled water for use at the plant and for the recycled water distribution system. This system serves nearly the entire City, with the exception of approximately 100 parcels near the western City limits zoned for single unit housing and served by private sewage disposal systems.

The following analysis of water and sewer capacity demonstrates the City has sufficient existing and planned total water and sewer capacity to accommodate the RHNA plus buffer for the 6th cycle.

WATER

Water demand projections were developed as part of the City's 2020 Water Conservation Strategic Plan, and further developed and analyzed in the EUWMP. As stated in the EUWMP, the residential component of the water demand projection is based on population projections from the Regional Growth Forecast 2050 Santa Barbara County (RGF). The RGF projected an average of 175 new residential units a year. Population growth is anticipated to have a minimal impact on water demand through 2050 because most new residents are assumed to be housed in multi-unit housing or accessory dwelling units, which have a relatively low per capita water use. Because the EUWMP was prepared before the City's RHNA allocation was received from the state, the EUWMP assumed a growth rate 30 percent higher than the baseline, which is equivalent to 227 units per year. The EUWMP also evaluates existing and future water demand for lower-income households from 2020 to 2050 based on historical information from the City's affordable housing inventory and projections for the future availability and use of housing-related subsidies and incentives.

Using the City's multi-unit water demand factor of 0.15 Acre Feet per Year (AFY), the total water demand anticipated by the RHNA units plus buffer (9,114 units) is 1,540 AFY. Table 48 shows that water demand can be met both under normal year and extended drought scenarios.

Table 48: Water Demand Calculations

	Normal Year 2035	Extended Drought 2035
EUWMP Supply Total	22,530	13,900
EUWMP Demand	14,580	11,660
Demand from 9,114 units	1,540	1,540
Total Demand	16,120	13,200
Surplus	6,410	700

WASTEWATER

The City estimates that wastewater generation equals about 87 percent of total increased water demand. As described above, the total water demand of RHNA plus buffer units is 1,540 AFY. Approximately 87 percent of 1,540 is equivalent to an annual wastewater generation rate of 1.2 million gallons per day (MGD). The El Estero WRC has a design capacity of 11 MGD and a long-term average flow of 6.0 MGD. The estimated increase of 1.2 MGD would increase the long-term average flow by approximately 18 percent and would not exceed the design capacity of El Estero WRC.

PRIORITY SERVICE FOR LOWER-INCOME HOUSEHOLDS

Government Code § 65589.7 requires cities to deliver adopted housing elements to water and sewer providers and HCD recommends consultation with water and sewer providers during the update of the housing element. During the preparation of this Housing Element, Water Resources staff assisted with the water and sewer capacity calculations. Government Code § 65589.7 also requires City to establish specific procedures to grant priority water and service to housing projects that include units affordable to lower-income households. Housing Element Program HE-12: Prioritize Affordable Housing ensures compliance with this provision.

QUANTIFIED OBJECTIVES

State law acknowledges that total housing needs identified through the RHNA process may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives should estimate the number of housing units by income category that are likely to be built, rehabilitated, or conserved/preserved over the 2023-2031 Housing Element planning period.

The quantified objectives do not represent a ceiling on development, but rather a likely outcome based on needs, resources, and constraints. While the City has identified sufficient sites to meet RHNA, the City does not anticipate having financial resources to ensure the entire need for extremely low-, very low-, low-, and moderate-income units will be met by 2031. The City's best estimate of what could actually be constructed during the 2023-2031 Housing Element planning period is based on recent residential development trends from 2013-2022 and expected redevelopment of a portion of La Cumbre Plaza during the planning period. Market conditions and property owner interest in developing or redeveloping property are major factors in providing new housing. For the extremely-low, very low-, low- and moderate-income housing, the estimate is based on past performance, current regulations, and budget assumptions from affordable housing subsidy sources. The Housing Element includes the development of new programs which are expected to increase production of these affordable units during the planning period as programs are implemented, including HE-31: Secure Affordable Housing Funding and HE-12: Prioritize Affordable Housing.

The City's quantified objectives from 2023-2031 are shown in Table 49. New construction using public and/or private sources over the planning period is estimated to total 3,083 units, including a mix of extremely low, very low, low, moderate, and above moderate units. Based on actual rehabilitation and conservation/preservation of units between 2015 and 2022, City staff project approximately 162 existing units to be rehabilitated, and 43 existing affordable units to be preserved. To account for the objectives of Program HE-23: Monitor and Preserve Existing Affordability Covenants, an additional 58 low-income units were added to the preservation total. The total number of housing units estimated to be constructed, rehabilitated, or preserved during the 2023-2031 Housing Element planning period is 3,346 units. This is a significant increase in anticipated production compared to the 1,832 units constructed between 2015 and 2022. The additional units are expected to result in new programs favorable to infill housing development and increased production of affordable units.

Table 49: Quantified Objectives (2023–2031)

INCOME CATEGORY	NEW CONSTRUCTION	REHABILITATION	CONSERVATION/ PRESERVATION
Extremely Low	148	0	0
Very Low	90	4	0
Low	328	158	101
Moderate	293	0	0
Above Moderate	2,224	0	0
Totals	**3,083**	**162**	**101**

Financial Resources

The extent to which the City can achieve its Housing Element goals and objectives is in large part dependent on the availability of financial resources for implementation. A variety of local, state, and federal funds are available to support affordable housing activities, described below. Table 50 identifies a variety of funding or free programs currently available on a competitive basis to leverage local funding for affordable housing activities including new construction, acquisition/rehabilitation, preservation of at-risk housing, homebuyer assistance, among others.

Table 50: Funding Programs

PROGRAM NAME	DESCRIPTION	ELIGIBLE ACTIVITIES
California Housing Accelerator	Provides gap funding to replace tax credit equity in shovel-ready projects to reduce the backlog of projects in the California Debt Limit Allocation Committee funding pipeline and accelerate the development of housing to those in need.	HCD funded affordable housing projects that were unable to secure tax credits
Affordable Housing and Sustainable Communities Program (AHSC)	Provides grants and/or loans to projects that achieve Greenhouse Gas reductions and benefit Disadvantaged Communities through increasing accessibility of affordable housing, employment centers, and key destinations. The program is funded by the Greenhouse Gas Reduction Fund (GGRF), an account established to receive Cap-and-Trade auction proceeds.	New construction Acquisition & Rehabilitation Preservation of affordable housing at-risk Conversion of nonresidential to rental
CalHome	Grants to cities and nonprofit developers to assist individual homeowners with homebuyer assistance and rehabilitation and ADU/JADU assistance (construction, repair, reconstruction or rehabilitation). Program also includes loans to developers for homeownership projects.	Homebuyer Assistance Down payment assistance Rehabilitation Acquisition & Rehabilitation ADU/JADU Developer Assistance Site acquisition, development, predevelopment and construction period expenses
California Housing Finance Agency (CalHFA) Residential Development Loan Program	Loans to cities for affordable infill, owner-occupied housing developments. Links with CalHFA's Down Payment Assistance Program to provide subordinate loans to first-time buyers.	Site acquisition Pre-development costs

PROGRAM NAME	DESCRIPTION	ELIGIBLE ACTIVITIES
CommUnify of Santa Barbara County	Income eligible low or no cost home energy upgrades Free senior “safe at home” repairs for health and safety	Rehabilitation
Emergency Solutions Grants (ESG) Program	Grants to address homelessness by providing funding for supportive services, emergency shelter/transitional housing, homelessness prevention, and permanent housing.	Street outreach Rapid re-housing assistance Emergency shelter Homelessness prevention
Excess Sites Local Government Matching Grants Program (LGMG)	Provides grant-based funding to match certain local government funding for selected developers and local governments for predevelopment and development of affordable housing on excess state sites.	Projects that accelerate housing production and align with state planning priorities
Foreclosure Intervention Housing Preservation Program	Preserves affordable housing and promotes resident or nonprofit organization ownership of residential real property at risk of foreclosure or in the foreclosure process.	Acquisition Rehabilitation
Golden State Acquisition Fund (GSAF)	Short term loans (up to 5 years) to developers for acquisition or preservation of affordable housing.	Preservation Site acquisition
Habitat for Humanity Southern Santa Barbara County Neighborhood Revitalization	Home Repair Program: Free interior and exterior repairs for low-income homeowners to address health, safety, and security issues. A Brush with Kindness: Free exterior painting, landscaping, and repairs for homeowners performed by volunteers.	Rehabilitation
Housing for a Healthy California (HHC)	Funds the creation and support of new and existing permanent supportive housing for people who are experiencing chronic homelessness or are homeless and high-cost health users.	Acquisition New construction
Housing Trust Fund of Santa Barbara County	Workforce Homebuyer Program: Low-to-Middle income home buyer down payment loans. Revolving Loan Fund for Affordable Housing:	Acquisition New construction Home buyer assistance

PROGRAM NAME	DESCRIPTION	ELIGIBLE ACTIVITIES
	below market-rate interest loan funds where at least 25 percent of units are for low-to-moderate income households.	
Infill Infrastructure Grant Program (IIG)	Funding of public infrastructure (water, sewer, transportation facilities, parks, site clean-up, etc.) that supports higher-density affordable and mixed-income housing in infill locations.	Parks and open space Utility service improvements Streets, parking structures, transit linkages Traffic mitigation features Sidewalks and streetscape improvements
Local Early Action Planning (LEAP) Grants	Funding of public infrastructure (water, sewer, transportation facilties, parks, site clean-up, etc.) that supports higher-density affordable and mixed-income housing in locations designated as infill.	Development of parks and open space Water, sewer or other utility service improvements Streets, roads, parking structures, transit linkages, transit shelters Traffic mitigation features Sidewalks and streetscape improvements Streamlining and acceleration of housing production
Local Housing Trust Fund (LHTF) Program	Matching grants (dollar for dollar) to local housing trust funds that are funded on an ongoing basis from private and public contributions or public sources.	Rental & ownership housing Transitional housing Emergency shelters
Mobile Home Park Rehabilitation and Resident Ownership Program (MPRROP)	Short-term and long-term loads at up to three percent for mobile home park resident organizations, nonprofit entities, and local public agencies. Low-income residents of converted parks can apply for individual loans to the entity that has purchased the park.	Purchase of mobile home park Rehabilitation or relocation of a purchased park Purchase of a share of space in a converted park by a low-income resident
Multifamily Housing Program (MHP)	Deferred payment loans with 55-year term for cities, for-profit and nonprofit corporations, limited equity housing cooperatives and individuals, and limited partnerships. Three percent simple interest on unpaid principal balance.	New construction, rehabilitation, or acquisition/rehab of permanent or transitional rental housing
National Housing Trust Fund Program	Deferred payment and forgivable loans for nonprofit and for-profit developers and local public entities to support development of housing for extremely low-income households	New construction

PROGRAM NAME	DESCRIPTION	ELIGIBLE ACTIVITIES
Permanent Local Housing Allocation (PLHA)	Grants (competitive for non-entitlement jurisdictions) available to cities that assist increasing the supply of affordable rental and ownership housing, persons experiencing homelessness, facilitate housing affordability, and ensure geographic equity in the distribution of funds.	Competitive Allocations: Development of affordable rental housing Assistance for homeless
Predevelopment Loan Program (PDLP)	Provides pre-development short term loans to cities and nonprofit developers to finance the start of lower-income housing projects.	Predevelopment costs to construct, rehabilitate, convert or preserve assisted housing
Regional Early Action Planning (REAP) Grants	Grant funding is available to help regional entities and governments (such as the council of government (COGs)) facilitate local housing production. This funding allows collaboration on projects that have a broader regional impact on housing.	Developing an improved methodology for the distribution of RHNA Sub-allocation funds in the form of planning grants that will accelerate housing production
No Place Like Home Program	Loans to counties or their housing development sponsors for the acquisition, construction, rehabilitation or preservation of permanent supportive housing for persons living with a serious mental illness who are experiencing homelessness or at risk of homelessness	New supportive housing Rehabilitate existing affordable housing
Veterans Housing and Homeless Prevention Program (VHHP)	Loans for development multi-family rental housing with minimum 55-year affordability restrictions. Projects must include permanent supportive housing units and affordable units for Veterans and their families.	Multi-family rental housing that provides at least 25 percent or 10 units (whichever is greater) to veterans. Minimum 45 percent of these units for extremely low-income veterans.
Workforce Housing Program	Government bonds issued to cities to acquire market-rate apartments and conversion to affordable for moderate/middle income households, generally households earning 80 percent to 120 percent of AMI.	Acquisition of market rate apartments and conversion to affordable units

Administrative Resources

The City's 2020-2024 Consolidated Plan describes funding sources and institutional structure used to address needs in Santa Barbara in detail. Key resources and partnerships in delivering housing and community development services are summarized below.

The City receives about $1.4 million per year in Community Development Block Grant (CDBG) and HOME Investment partnership funding directly from HUD. Additional resources the City makes available to, or are received by the City's partners vital to addressing housing and community development needs, include:

- **Housing Choice Vouchers:** The Housing Authority of the City of Santa Barbara administers the Housing Choice Voucher program in the City and receives funds annually to provide rent subsidies to nearly 3,000 residents.
- **Continuum of Care Funds**: The City is a member of the board in the county-wide Continuum of Care which receives HUD funding, one of the few on-going funding sources to address homelessness. Some of those funds are allocated to programs supported with City CDBG funds.
- **Low-Income Housing Tax Credits (LIHTC):** The federal four and nine percent LIHTC is the principal source of funding for the construction of affordable rental housing. They provide a credit against federal tax liability.
- **Human Services Grants:** The City budget commits approximately $700,000 annually from the General Fund for human services. Human Services funds are intended to support programs that provide basic human needs, such as food and shelter, and programs that are preventative in nature or promote high degree of functioning. Many of the programs supported through this source aid in the prevention of homelessness, provide emergency and transitional shelter, permanent supportive housing, and other supportive services to persons who are homeless or at risk of becoming homeless.
- **Santa Barbara General Fund:** The City commits General Funds to support homeless programs such as the Restorative Policing program, which helps chronically homeless individuals achieve self- sufficiency, and for general operations-support of PATH Santa Barbara, an interim housing program for homeless individuals.
- **Private Banks:** Women's Economic Ventures receives private bank funds to support the Community Development Loan Fund, which is augmented with repayment funds from previously provided CDBG seed money.

RENTAL HOUSING MEDIATION PROGRAM

In 1975, a grassroots effort to provide a forum for landlords and tenants to resolve rental housing disputes out of court led the City to establish the Rental Housing Mediation Task Force (now known as the Rental Housing Mediation Board) in 1976. In 1978-1979, the City began using CDBG administrative funds to pay for Rental Housing Mediation Program (RHMP) staff. Currently, the staff of three are funded by grants and a limited amount of the City's General Fund. The program, which is free of charge and aims to mediate disputes between landlords and tenants, investigate Fair Housing issues, and

prevent homelessness, serves the City of Santa Barbara as well as the cities of Goleta and Carpinteria by contract. RHMP's services are neutral, and staff does not give out legal advice, but they do offer information on rights and responsibilities to landlords and tenants. Low-income and other vulnerable residents can be referred to nonprofit law firms such as the Legal Aid Foundation of Santa Barbara County.

NONPROFITS AND PUBLIC AGENCIES

Santa Barbara is characterized by a capable and extensive housing and community development delivery system. Strong City and County agencies anchor the federal programs and housing and community development programs the City is able to support. In the community, there is a large network of experienced nonprofit organizations that deliver a full range of services to residents. The Housing Authority of the City of Santa Barbara, and various other community affordable housing development organizations, are integral to implementing the City's affordable housing program, including activities for acquisition/rehabilitation, preservation of assisted housing, and development of affordable housing. Additional affordable housing development organizations include the following nonprofits and public agencies:

Table 51: Nonprofits and Public Agencies

NONPROFITS	
Family Service Agency	People Assisting the Homeless (PATH)
City Net	Independent Living Resource Center
New Beginnings Counseling Center	Coalition for Housing Accessibility, Needs,
PathPoint	Choices & Equity etc. (CHANCE)
Good Samaritan Shelters	Garden Court Inc.
United Way	2nd Story and Associates
Center for Successful Aging	People's Self-Help Housing
Santa Barbara Neighborhood Clinics	Habitat for Humanity
Foodbank	Community Housing Corp.
CommUnify	Organic Soup Kitchen
Casa Pacifica	Sanctuary Centers
Council on Alcoholism and Drug Abuse	Santa Barbara Neighborhood Clinics
Unity Shoppe	Mental Wellness Center
Isla Vista Youth Project	CALM
Transition House	My Home/YMCA
	Women's Fund
PUBLIC AGENCIES	
Santa Barbara County: Behavioral Wellness, Community Services, and Public Health Departments State of California Department of Social Services (Adult Protective Services, In-Home Supportive Services, Medi-Cal, CalWorks and others)	

Opportunities for Energy Conservation

ENERGY CONSERVATION AND SUSTAINABLE HOUSING DEVELOPMENT

As residential energy costs rise, increasing utility bills can adversely affect housing affordability. State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Code of Regulations and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. California's building efficiency standards (along with those for energy- efficient appliances) have saved more than $100 billion in electricity and natural gas costs since 1978.

Title 24 sets forth mandatory energy standards for all new residential buildings and additions to residential buildings. Separate requirements are adopted for low-rise residential construction (i.e., buildings no more than three stories) and nonresidential buildings, which include hotels, motels, and multi-unit residential buildings with four or more habitable stories. The standards specify energy-saving design for lighting, walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards, and the use of non-depleting energy sources such as solar energy or wind power. The City enforces Title 24 regulations through the plan check and building inspection processes.

The California Energy Efficiency Strategic Plan sets a policy goal for the state to make all new residential buildings to be "net zero energy" by 2020. In 2021, the California Energy Commission adopted new energy efficiency standards for both residential and commercial buildings.

Some of the recent changes to residential standards include:

- Expanding solar photovoltaic systems and battery storage standards to reduce the grid's reliance on fossil fuel power plants;
- Encouraging electric heat pump technology and use, which uses less energy and produces fewer emissions;
- Establishing electric-ready requirements when natural gas is installed; and
- Strengthening ventilation standards to improve indoor air quality and improve occupant health.

Other recent legislation regarding energy efficiency and conservation includes SB 350 (2015), which includes an energy efficiency target of doubling energy efficiency in buildings by 2030. In addition, AB 2722 (2016) designates polluter fees to funding transportation, affordable housing, urban forestry, energy savings, and other sustainable projects to benefit disadvantaged communities.

In 2012 the City approved its first Climate Action Plan. There have been many advancements in climate policy, science, technology, and greenhouse gas (GHG) emissions targets since 2012. Notably, the City achieved the GHG emissions target of 1990-level total carbon emissions by 2020 set by the Global Warming Solutions Act (AB 32 [2006]) and the 2012 Climate Action Plan. In 2019 the City approved a Strategic Energy Plan that provides energy projects, innovative programs, and strategic policies for the City to achieve its goal of using 100 percent renewable electricity by 2030. Since 2019, the City has

been progressively implementing the plan, including launching Santa Barbara Clean Energy, a community choice energy program that provides carbon-free energy to the City.

In 2020, the City approved a new green building policy for all municipal buildings. In 2021, the City passed an ordinance prohibiting the installation of natural gas infrastructure in newly constructed buildings. The City annually conducts energy efficiency, solar micro grids, and other renewable projects every year. The City has also adopted streamlined permitting processes for solar energy systems and electric vehicle charging stations pursuant to State mandates. The City is also installing over 200 electric vehicle charging stations at city owned facilities for use by the community and strategically placed near areas with a high number of rental and multifamily use properties.

The City is currently in the process of updating the 2012 Climate Action Plan to meet City Council's adopted goal of carbon neutrality by 2035. The updated Climate Action Plan will include a new community-wide GHG emissions inventory and new climate action strategies. Strategies will address issues such as electrifying transportation, switching from vehicular to active transportation, improving infrastructure to support telecommuting, decarbonizing the energy and building sectors, and supporting sequestration of carbon.

5. HOUSING PLAN

Introduction

This section describes the City's housing strategy for the 6th Cycle planning period (2023-2031). The housing plan is organized by goals. Goals are aspirational purpose statements that indicate the City's direction on housing-related needs. Each goal encompasses several policies, which are specific statements that will guide decision-making. Policies serve as directives for decision makers to achieve a desired goal. Policies may refer to existing programs or call for the establishment of new ones.

Programs are the core of the City's housing strategy, translating goals and policies into actions. These include on-going programs, procedural changes, zoning ordinance changes, and other actions that implement the housing policies and help achieve housing goals. Each program identifies the funding source, responsible party, and timeframe for implementation, including programs that are ongoing (throughout the planning period). Timeframes were informed by priority ranking of draft programs by decision makers, community input, and available staff resources.

Programs are subject to the review and direction of the City Council as well as relevant City Departments. Program implementation includes ordinance amendments, resolutions, and incentives, as well as outreach and education activities. Successful program development is often contingent on the availability of funding and staff resources, which is likely to change over time due to economic conditions, the priorities of City Council, federal and state governments, funding agencies, and other conditions. The programs are reviewed annually through an Annual Progress Report (APR) to City Council and Housing and Community Development and prioritized by City Council to reflect funding limitations and the City's objectives.

The following goals, policies, and programs were developed to meet the needs of all economic segments of the City. They are informed by the demographics and technical assessments conducted throughout the Housing Element update, such as the housing needs assessment and governmental and non-governmental constraints assessment. Programs in this plan were also informed by notable best practices in other jurisdictions, as well as input from community members, local stakeholders, and advocacy groups.

Goals, Policies, and Programs

Goal 1 Create New Housing: Create new healthy, safe, and energy-efficient housing that meets community needs, within our resources.

POLICIES

Policy 1.1: Sustainable and Livable Neighborhoods. Ensure that new housing programs, housing developments, and related infrastructure improvements include community-led strategies that encourage community revitalization in areas of lower opportunity to meet the needs of lower-income residents and are consistent with the City's sustainability initiatives for energy efficiency and active transportation goals.

Policy 1.2: Infill Housing. Encourage development of housing on infill sites near transit and jobs, particularly redevelopment of sites suitable for housing, while continuing to limit residential density in High Fire Hazard Areas.

Policy 1.3: Adaptive Reuse. Provide incentives and promote flexibility for adaptive reuse projects that convert existing structures to multi-unit housing in order to reduce construction waste and extend the life of existing buildings.

Policy 1.4: Reduce Constraints. Reduce and, where feasible and practical, remove unnecessary City-imposed constraints that impede housing development.

Policy 1.5: Objective Design Standards. Establish citywide objective design and development standards for multi-unit housing, coupled with alternatives to conventional zoning regulations, to accommodate infill development in existing neighborhoods.

Policy 1.6: Housing Sites Inventory. Maintain an up-to-date inventory of vacant and underutilized sites that allow housing, including City-owned sites.

Policy 1.7: Prioritize Housing and Community Benefit. Prioritize residential development and nonresidential priority projects with broad community benefit on sites zoned for both residential and other uses.

Policy 1.8: Flexible Standards. Increase flexibility in multi-unit housing densities and other standards to allow a variety of unit sizes and affordability levels.

Policy 1.9: Senior Housing. Facilitate housing development for Santa Barbara's growing senior population, including designs that support "aging in place," senior housing with supportive services, veterans housing, assisted living facilities, and accessory dwelling units.

Policy 1.10: Housing for Persons with Disabilities. Encourage housing that addresses the needs of persons with disabilities through reasonable accommodation procedures, zoning provisions for supportive and group housing, owner and renter grants for accessibility features, and integration of universal design features.

PROGRAMS

HE-1: FACILITATE CONVERSION OF NONRESIDENTIAL BUILDINGS TO HOUSING

The City has older commercial, office, and industrial buildings and larger single-unit residential buildings that are appropriate for conversion (i.e., adaptive reuse) to multi-unit or mixed-use residential. There are also historic buildings that could be converted to residential use or expanded to accommodate multiple residential units consistent with the Secretary of Interior's Standards for Rehabilitation. The City will draft an Adaptive Reuse Ordinance for adoption, proposed to initially apply to existing buildings within the Central Business District (CBD), where there is sufficient transit and services, and existing buildings designated as a historic resource, where residential use is allowed.

The City shall prepare outreach materials, and online forms and applications to encourage adaptive reuse to property owners and interested developers.

Funding Source: General Fund (staff)

Responsibility: Planning Division

Time Frame: December 2024 to prepare and adopt ordinance, June 2025 for outreach materials.

Corresponding Goal/Policy: Goal 1; Policies 1.1, 1.2, 1.3, 1.4, 1.7, and 1.8

HE-2: LA CUMBRE PLAZA PLANNING AREA

La Cumbre Plaza is a 31-acre site comprised of eight parcels, six of which are suitable for substantial redevelopment as a residential/mixed-use site during the Housing Element planning period. It is within the AUD Program Priority Housing Overlay (37-63 units/acre) and is included in the Suitable Sites Inventory. Rezoning is not needed to meet the number of units (housing capacity) assumed in the Suitable Sites Inventory.

The City has a special and unique opportunity to guide and facilitate redevelopment of this large site, identified as a High Resource Area on the California Tax Credit Allocation Committee opportunity maps. The site is served by transit and has unique challenges with respect to topography and habitat resources.

A planning document will be prepared for La Cumbre Plaza Planning Area that facilitates the full residential development potential of the site. This effort will consider effects on Arroyo Burro Creek; provision of new public open space; multi-modal circulation improvements; impacts to nearby schools; new affordable housing, and increased height limits, among other things.

Funding Source*:* General Fund (staff)/Grants/Permit Fees/Developer Contribution

Responsibility*:* Planning Division

Time Frame*:* June 2028

Corresponding Goal/Policy*:* Goal 1; Policies 1.1, 1.2, 1.4, 1.7, and 1.8

HE-3: AMEND THE ZONING ORDINANCE FOR SPECIAL NEEDS HOUSING

The 2023 Housing Element identified potential governmental constraints to housing, including Zoning Ordinance amendments necessary to comply with changes in state law. Persons and households with

special needs, particularly extremely low-income households and persons experiencing homelessness or at risk of becoming homeless, have limited housing options. Housing types appropriate for these groups include emergency shelters, low barrier navigation centers, transitional housing, supportive housing, and single-room occupancy units. Special needs persons may also find housing opportunities in residential care facilities and group homes.

As part of the Governmental Constraints analysis, amendments were identified to the City's Zoning Ordinances to better facilitate a variety of special needs housing types, as required by state law.

The City will draft and adopt the following Zoning Ordinance amendments in compliance with state law within one year of Housing Element adoption:

- **Residential Facilities/Group Homes**: Amend the permit requirements for Community Care Facilities, Residential Facilities for the Elderly, and Hospices and clarify that only projects that include a housing type not allowed by right in the base zone (e.g., multiple units in a single-unit zone) or includes nonresidential accessory uses, will trigger the Use Permit requirements. The required findings for facilities serving seven or more individuals in a residential zone will be revised to ensure they are objective with approval certainty similar to other residential uses.
- **Low Barrier Navigation Centers**: Amend to allow Low-Barrier Navigation Centers (as defined in Government Code § 65660 (a)) in mixed-use and nonresidential zones permitting multi-unit uses.
- **Employee and Farmworker Housing**: Amend to categorize agriculture as an accessory use where allowed by zoning; thus clarifying that California Health and Safety Code § 17021.8 does not apply and to allow agricultural employee housing as "employee housing" (as defined in Health and Safety Code § 17008) for six or fewer persons to be permitted without a Conditional Use Permit in all zones where single-unit residences are allowed.
- **Emergency Shelters**: Amend parking standards to comply with new state law parking provisions for emergency shelters.

Funding Source: General Fund (staff)

Responsibility: Planning Division

Time Frame: December 2024

Corresponding Goal/Policy: Goals 1, 2, and 3; Policy 1.44:

HE-4: USE-BY-RIGHT PERMITTING

Use-by-right approval of housing projects with at least 20 percent of units affordable to lower-income households is required on 1) nonvacant sites previously identified in the 5th cycle housing element, and 2) vacant sites previously identified for both the 5th and 4th cycle housing elements pursuant to AB 1397 (2017). The City's sites subject to this provision are already zoned at the specific density set forth in the statute (i.e., default density of at least 20 units per acre) and rezoning of these sites is not required.

Within one year of adoption of the Housing Element and in compliance with state law, the City will amend the Zoning Ordinance, followed by development of processes and procedures, to ensure sites

identified for housing in the Suitable Sites Inventory in the 4th and 5th cycles but not yet developed for housing allow use-by-right approval for housing developments pursuant to Government Code § 65583.2(i) when 20 percent or more of the units are affordable to very low- and low-income households.

"Use-by-right" means that the City review is ministerial and therefore the project must not require a conditional use permit, planned unit development permit, or other discretionary review or approval that would constitute a "project" as defined in CEQA. A local ordinance can provide that "use-by-right" does not exempt the use from design review, consistent with the City Charter mandate for design review, but the design review must be objective in accordance with Government Code § 65589.5 (f).

Funding Source: General Fund (staff)

Responsibility: Planning Division

Time Frame: Amend Zoning Ordinance December 2024, Forms and Mapping June 2025.

Corresponding Goal/Policy: Goals 1, 2, and 3; Policy 1.4

HE-5: PROCESS IMPROVEMENTS

Since 2020, the City has been implementing discretionary and ministerial permit process improvements recommended by the Novak Consulting Group, Inc., (Novak Report, August 2020) guided by the City Council Land Development Team (LDT) Oversight Committee. In addition to the Novak Report, the Governmental Constraints analysis also identified City processes that potentially constrain housing projects, including multiple concept reviews and appealable actions. Through the City's LDT Oversight Subcommittee, the City will further study and if appropriate implement some of the process improvements recommended by the Novak Report as well as those identified in Governmental Constraints analysis including drafting Zoning Ordinance and other Municipal Code amendments for adoption to streamline the design review process, such as reducing the number of design review triggers and appealable actions for projects that require design review approval.

Funding Source: General Fund (staff)

Responsibility: Planning Division

Time Frame: Amend Zoning Ordinance/Municipal Code December 2025

Corresponding Goal/Policy: Goals 1, 2, and 3; Policy 1.4

HE-6: FACILITATE PRODUCTION OF ACCESSORY DWELLING UNITS (ADUS)

In 2017, the State legislature identified production of ADUs as an important strategy to increase housing statewide and made significant changes to the manner by which local governments can regulate ADUs. In 2018, the City adopted an ADU Ordinance, which is periodically amended in compliance with state law, most recently in 2023. As of May 2022, 365 ADUs have been constructed and many more have received building permits or are pending approval.

Despite the City's success in number of ADUs permitted, the permit process for ADUs can be confusing and complicated for property owners and staff spends significant time explaining the ordinance, fees, procedures, and vetting various permutations of proposed ADUs. Property owners have expressed

interest in pre-approved designs and increasing the allowed number of ADUs on properties with existing multi-unit development.

To facilitate further production of ADUs and meet the objective of 629 ADUs permitted during the 6th cycle, the City will implement the following programs:

- **Procedural and Ordinance Evaluation**: The City will conduct outreach to evaluate and implement procedural changes and consider further ordinance amendments to assist ADU applicants and increase ADU applications. The changes could include:
    - Reduce the triggers for design review for ADUs that currently require discretionary design review because they don't meet the City's architectural design criteria;
    - Use of pre-approved plans, especially for manufactured homes, consistent with design criteria. Pre-approved plans that include innovative fire-safe designs would be specifically helpful for projects allowed in the City's High Fire Hazard Areas; and
    - Allow ADUs in proposed multi-unit or mixed-use buildings, rather than only as conversion of existing space.
- **Guidance:** The City will conduct outreach and develop additional guidance to provide greater support to applicants who are seeking City approval for ADUs. The guidance will include manuals, webinars, checklists, financing options, and Spanish language materials.
- **Affordability**: The City will research and collaborate with community organizations and nonprofits who are interested in offering ADUs as deed-restricted affordable housing and look for ways to implement a pilot program with incentives for property owners to provide ADUs as deed-restricted housing or housing choice vouchers for special needs households including low-income seniors, farmworkers, people with disabilities, and other community members in need of affordable housing.

Amendments to ADU procedures or the Ordinance shall be drafted for adoption per the results of the outreach and evaluation. Note: Unless otherwise required by State law or recommended by City Council, ADU Ordinance amendments that would increase the number of units on a parcel or the size of allowed ADUs will not be implemented in the City's designated High Fire Hazard Areas due to public health and safety concerns and Safety Element policies to limit additional development in High Fire Hazard Areas.

Funding Source: General Fund (staff), Grants if available

Responsibility: Planning Division

Time Frame: Procedural Evaluation, Ordinance Amendments, and Guidance December 2026, Affordability Research and Pilot Program December 2029.

Corresponding Goal/Policy: Goals 1, 2; Policies 1.1, 1.2, 1.3, 1.4, and 1.9

HE-7: OBJECTIVE DESIGN STANDARDS

In 2021, the City adopted Objective Design Standards for Streamlined Housing Projects specifically for projects that qualify for streamlined review under SB 35 (2017). Unless extended by the state legislature, SB 35 (2017) will expire on January 1, 2026. As a follow up to the SB 35 (2017) Design Standards, the City is currently developing citywide objective design and development standards for multi-unit housing development projects. These standards include a new section of the Municipal Code that provides alternatives to conventional zoning regulations to accommodate infill development in existing neighborhoods and are intended to apply to all areas of the City that are zoned for two or more units. This program is envisioned as an opt-in alternative for developers who are seeking a streamlined alternative to the City's design review process. This program also includes drafting related Zoning Ordinance amendments for adoption to outline the objective design review process and new objective findings for projects using objective standards.

Funding Source: Local Early Action Planning (LEAP) Grant (consultant), General Fund (staff)

Responsibility: Planning Division

Time Frame: Zoning Ordinance Amendments December 2024

Corresponding Goal/Policy: Goal 1; Policy 1.5

HE-8: INNOVATIVE HOUSING TYPES

The Housing Needs Assessment and demographic changes indicate a need for a variety of housing types to suit special needs households and different household compositions, changes in circumstances or incomes, and existing and future household needs. The City will conduct outreach to the American Institute of Architects, developers, and contractors for input on housing trends and review the Zoning Ordinance to determine if amendments are necessary to incentivize and facilitate innovative housing types, such as small units (single room occupancy/efficiency/micro units), multi-generational housing, universal designed housing (i.e., safe and accessible for everyone), live-work units, small and large family day care homes, and temporary housing (for use when the primary unit is destroyed or damaged). . Based on the results of the outreach and review , the City will draft Zoning Ordinance amendments for adoption to increase the production of innovative housing types.

Funding Source: General Fund (staff)

Responsibility: Building and Safety and Planning Divisions

Timeframe: Outreach June 2026, Zoning Ordinance Amendments (if needed) June 2027

Corresponding Goal/Policy: Goals 1 and 2; Policies 1.1, 1.2, 1.3, 1.4, and 1.9

HE-9: RESOURCE PROTECTION AND DEVELOPMENT CERTAINTY

The City needs to plan for housing that protects unique ecological and cultural resources, responds to the climate crisis, and provides certainty for developers of parcels with constraints. With a recent comprehensive update to the Coastal Land Use Plan (LUP), the City established clear coastal resource protection policies and regulations for development in the Coastal Zone. Conversely, development on constrained parcels in the inland areas of the City often require technical studies and case-by case evaluation of impacts to resources, adding costs and time to project entitlement. While some of these studies are essential for project safety and environmental quality, resource protection could be more

efficiently addressed through cumulative area-wide analyses that cover multiple potential projects at one time, such as establishing measurable inland creek setback standards to protect public health and safety and riparian habitat. This would reduce the need for site-specific technical studies and streamline the environmental review process for projects, while ensuring the protection of environmental resources.

To facilitate residential development Citywide and provide better development certainty, the City will draft Zoning Ordinance amendments for adoption and update the Master Environmental Assessment procedures, as applicable, to implement General Plan resource protection policies and establish clear, measurable standards for cultural, biological, and other resource protection needs , in tandem with housing goals.

Funding Source: General Fund (staff), Grants if available.

Responsibility: Planning Division, Creeks Division.

Timeframe: Zoning Ordinance Amendments and MEA Procedures August 2025

Corresponding Goal/Policy: Goal 1, Policies 1.1, 1.2, 1.4.

HE-10: MULTI-UNIT HOUSING PROGRAM

In 2023, the City analyzed the results of 10 years of implementation of the Average Unit-Size Density (AUD) Incentive Program including targeted public outreach to program participants and a progress report. The analysis will inform proposed adjustments to the program to continue to facilitate housing production. Following this effort and direction from City Council, the City will draft Zoning Ordinance amendments for adoption to ensure continuance of this important Multi-Unit Housing Program.

Any adjustments to the AUD Program will continue to support the City's vision of allowing as much housing as possible within resource limits; provide for a wide variety of housing options for people of all income levels; focus growth within the city center and other commercial areas; provide incentives to develop affordable housing; and, at a minimum, retain the allowable density of the suitable sites inventory.

Funding Source: General Fund (staff)

Responsibility: Planning Division

Time Frame: Zoning Ordinance Amendments December 2024

Corresponding Goal/Policy: Goals 1 and 2, Policies 1.2, 1.7, 1.8, 2.1, 2.2

HE-11: LIVABLE NEIGHBORHOODS

As established in the City's 2024-2028 Capital Improvement Program (CIP), the underlying strategy of the CIP is to plan for construction, and major preservation of public facilities and infrastructure necessary for the safe and efficient provision of services and funds, to preserve or enhance existing infrastructure, and to provide new assets that respond to community needs. To prioritize strategies in the City's selected Project Study Areas (PSAs) comprised of neighborhoods containing higher concentrations of lower-income and racial/ethnic minority residents (i.e., Oak Park, Westside, West Downtown, Lower West, West Beach, Laguna, Lower East, Milpas and the Eastside), the City pledges to:

- Promote and preserve the Rental Housing Mediation Program, expand housing resources for the public, and bolster community support for housing programs and new housing construction, including affordable housing. (See HE-17: Support Rental Housing Mediation Program, HE-27: Housing Resources for the Public, and HE-28: Housing Supply and Affordability Education Campaign.)
- Complete the Create State – State Street Master Plan, identifying a long-term design for State Street and Downtown that transforms the right-of-way into a lively urban place, reflecting the community's visions and values. This plan specifically includes community amenities, services, and facilities.
- Prioritize infrastructure maintenance and rehabilitation in historically underserved neighborhoods located in the City's PSAs, including targeted pedestrian safety and bikeway projects, such as, the Castillo Street Undercrossing Bicycle & Pedestrian Facility Improvements, Milpas Street Crosswalk Safety & Sidewalk Widening Project, and the Lower Eastside Connectivity Active Transportation Plan.
- Support public facilities, parks and neighborhood improvement eligible to receive Community Development Block Grant funding for projects that are located in low- and moderate- income areas such as the Eastside and Westside neighborhoods.
- Develop incentives, code amendments, financing solutions and direct install programs to facilitate the efficient electrification of housing stock with the goals of lowering energy costs, improving indoor air quality, and equitably improving building stock. Priority neighborhoods for incentive enhancements would be Cal EnviroScreen 4.0 tracts with scores > 60 as well as low-income customers who qualify for CARE[18] electricity rates. The City will continue to work with and promote regional and state-wide incentives for building electrifications retrofits in partnership with organizations including 3C-Ren, TECH[19] and Santa Barbara Clean Energy.

Equity Priority Area Improvements: In an effort to maintain the City's infrastructure in safe, good condition that protects the environment and invests in its existing assets, the City will continue to commit to place-based actions beyond housing improvements. Improvements such as infrastructure, streetscapes, active transportation, and other community enhancements are found in the following documents that provide guidance in prioritizing the City's capital improvements in a way that affirmatively furthers fair housing:

- *Pedestrian Master Plan (Adopted in 1997, Updated in 2016)*. Pedestrian infrastructure upgrades are completed and underway throughout Santa Barbara, especially around schools, libraries, community centers, and business districts. Improvements include intersection improvements, sidewalk completion, accessibility compliance, landscaping, and connectivity in low- and moderate-income areas. In addition, the Safe Routes to School

[18] CARE/FERA, often referred to just as CARE, is a state mandated discounted energy rate for income qualified customers.

[19] TECH is a statewide effort to educate and incentivize installation of all-electric heat pump water heaters and heating & cooling systems.

program and other innovative programs covered in the Pedestrian Master Plan seek to address the needs of people of all ages and abilities.

- *Bicycle Master Plan (Adopted in 2016, Updated in 2022)*. This community-driven plan outlines the goals, policies, and implementation strategies that improve bicycle safety, convenience, facilities, and infrastructure in the City. It is being implemented in three phases with milestone implementation years of 2020, 2025, and 2030. The plan enhances Santa Barbara's circulation system for all road users by increasing the number of trips taken by bicycle and reducing future traffic congestion levels and parking demand.
- *Vision Zero (Adopted in 2018)*. City Council adopted this plan to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, and equitable mobility for all. Vision Zero is based on an underlying principle that it can never be acceptable that people are killed or seriously injured when moving on public roadways. Citywide Vision Zero projects will enhance transportation opportunities for residents of PSA neighborhoods to areas of employment and education – including Santa Barbara City College and three elementary schools.
- *MTD Moves Ahead (Adopted 2022).* This community-driven Short-Range Transit Plan will guide bus service development, infrastructure investment, and capital needs for MTD's bus system over the next five years. After considerable community feedback, riders want faster trips and service to more destinations. MTD is planning to connect historically underserved neighborhoods, by offering new transit lines, while offering greater access for riders to areas of opportunity.

Funding Source: General Fund (staff), Grants and Other Sources (projects)

Responsibility: Community Development, Public Works, Parks and Recreation, Sustainability and Resilience

Time Frame: Ongoing with at least annual implementation and a target of 1-2 improvements per year

Corresponding Goal/Policy: Goal 1; Policy 1.1

Goal 2 - Prioritize Affordable Housing: Prioritize housing that is affordable to the workforce and vulnerable communities, by the use of deed restrictions and other measures, over other types of development, with special emphasis on housing that meets the needs of extremely low, very low, low, moderate, and middle income, and special needs households.

POLICIES

Policy 2.1: Prioritize Affordable Housing and Community Benefit Projects. Prioritize production of deed-restricted affordable housing and nonresidential priority projects with broad community benefits over all other land uses and housing types.

Policy 2.2 Increase Production of Affordable Housing. Encourage and provide development opportunities and incentives to increase production of affordable housing.

Policy 2.3: Ownership Housing. Encourage development of smaller ownership units that provide paths to homeownership for first-time homebuyers, including opportunities for employer-provided housing.

Policy 2.4: Nonprofit Partnerships. Pursue partnership opportunities with nonprofit developers to develop deed-restricted affordable housing on City-owned sites.

Policy 2.5: Rental Housing. Continue to encourage smaller rental units close to transit, and easy walking and biking distance to commercial services and recreational opportunities.

Policy 2.6: Incentives for Middle- and Upper-Middle Income Housing. Develop incentives to facilitate the production of deed-restricted housing affordable for a broader range of household incomes.

Policy 2.7: Local Preference for Housing. To the extent feasible and consistent with other state and federal laws, prioritize affordable housing for lower-income households facing or at risk of displacement to remain in the community.

PROGRAMS

HE-12: PRIORITIZE AFFORDABLE HOUSING

Much of the new multi-unit housing is not affordable for a majority of the City's renter and ownership households, including special needs households. New strategies are needed to incentivize and increase production of deed-restricted affordable units, including housing affordable to a broader range of income levels and for local households at risk of displacement. To prioritize affordable housing, the City will implement the following programs:

- **Study and Implement Strategies**. The City will study strategies to encourage and incentivize development of deed-restricted affordable housing for very low- to upper-middle income households and special needs households including employer-sponsored housing. The strategies may consider additional incentives for projects that provide units that accommodate special needs households (e.g., seniors, persons with disabilities) or exceed the percentage of affordable units that would otherwise be required under inclusionary housing, local and state density bonus programs, or other state laws that streamline housing production with inclusion of affordable units (e.g., Senate Bill 35). The strategies will also include incentives to provide more moderate-, middle-, and upper-middle-income housing ownership and rental opportunities. The required percentage of deed-restricted affordable units to be eligible for incentives will be determined when this program is implemented. Incentives to be studied include bonus density, amending the Condominium Conversion Ordinance to exempt 100 percent affordable projects, higher densities, or increased allowable height in targeted areas, lower or no parking requirements, reduced setbacks and open yard, use-by-right approval, streamlined permitting, deferral or reduction in permit fees, etc.
- **Small Sites**. To encourage housing affordable to lower-income households on smaller sites (less than half an acre), including promoting consolidation of smaller lots, the City will implement strategies to consider additional incentives for projects on small sites that exceed the percentage of affordable units that would otherwise be required under inclusionary housing, local and state density bonus programs, or other state laws that streamline housing production with inclusion of affordable units (e.g., Senate Bill 35). Incentives to be studied include bonus density, graduated and higher densities (including increased densities for projects that include deed-restricted units for very-low and extremely-low income

households), concessions and modifications to development standards (e.g., increased allowable height in targeted areas, lower or no parking requirements, reduced setbacks and open yard), use-by-right approval, objective design standards, streamlined review, reduction in permit fees, etc. Strategies may also include providing outreach and information about City programs that facilitate shared driveways, parking, and other shared offsite facilities (e.g., trash enclosures or open yard) through the use of ministerial Lot Tie Agreements or other methods not requiring a formal lot merger or lot line adjustment.

- **Consider Local Preference Policy**. Senate Bill 649 (2022) allows local jurisdictions to adopt a local tenant preference policy. Qualified rental properties using the low-income housing tax credit program and tax-exempt bonds may be allowed to prioritize units for local households facing or at risk of displacement.
- **Implement Water and Sewer Priority Policy**. Government Code § 65589.7 requires the City to adopt written policies and procedures to grant water and sewer priority service to proposed housing projects that include units affordable to lower-income households. To implement Government Code § 65589.7, the City will draft written policies and procedures for adoption to grant priority for housing projects that include units for lower-income households.

Amendments to the Zoning Ordinance or other applicable policies and procedures will be drafted for adoption to implement this program. In addition, the City will contact nonprofit affordable housing developers annually to identify and discuss affordable housing development opportunities.

Funding Source: General Fund (staff)

Responsibility: Planning Division, Water Resources Division

Time Frame: Water and Sewer Priority and Small Sites December 2024, Strategy Study and Implementation June 2025, Local Preference Policy December 2025, Outreach ongoing.

Corresponding Goal/Policy: Goal 2; Policies 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7

HE-13: EVALUATE INCLUSIONARY HOUSING ORDINANCES

The City's Inclusionary Housing Ordinances have been used to increase the number of affordable units in ownership projects since 2004 and rental housing projects since 2019. In some cases, the developer can pay in-lieu fees rather than the required on-site inclusionary unit(s). In-lieu fees are allocated to a reserve fund intended to increase and improve the supply of deed-restricted affordable housing and ensure compliance with the City's Affordable Housing Policies and Procedures. There are relatively few projects that pay the in-lieu fees and the current balance of the fund is only approximately $675,000.

Since 2019, 11 deed-restricted moderate-income inclusionary units have been approved and 25 are pending.

Economic studies conducted in 2017 and 2019 evaluated a range of potential inclusionary requirements and in-lieu fees to determine the appropriate balance for the 2019 amendment. Since then, development costs and rents have increased to the extent that a new study should be conducted.

- **Evaluation**: The City will conduct a study to determine if the inclusionary requirement or in-lieu fee should be adjusted to produce a greater percentage of deed-restricted affordable

housing units or in-lieu funds for affordable housing. The evaluation will also review consistency with "No Net Loss" law to ensure any existing deed-restricted affordable units or other "Protected Units[20]" proposed to be demolished as part of a new housing project are replaced in addition to the required inclusionary units or in-lieu fee.

- **Zoning Ordinance Amendments**. By September 2025 , the City shall draft Inclusionary Housing Ordinance amendments for adoption if warranted by the results of the evaluation.

Funding Source: General Fund (staff)

Responsibility: Planning and Housing and Human Services Divisions

Time Frame: Study December 2024, Zoning Ordinance Amendment September 2025 (if warranted)

Corresponding Goal/Policy: Goals 1, 2; Policies 2.1, 2.2, and 2.3

HE-14: CITY LAND REGISTRY

State law (AB 1486, adopted 2019) requires the City to annually list City-owned sites that are included in the Housing Element sites inventory that were sold, leased, or otherwise disposed of during the reporting year. The listing of sites must include the entity to whom the site was transferred, and the intended use of the site. Further, AB 1255 (2019) requires cities and counties to create an inventory of surplus lands (land owned by the City which is declared by City Council to be surplus and not necessary for the City's use), and all lands in excess of its foreseeable needs, if any.

In addition to state law requirements, the City will evaluate City-owned land (not including lands dedicated to parks and recreation purposes) including parking lots, to determine future needs and if the publicly-owned site could be donated, leased, or sold at a reduced price to develop affordable housing. Following the evaluation, the City will conduct ongoing outreach with affordable housing developers to gauge interest in the City-owned sites, develop partnerships with for-profit and non-profit developers to more efficiently produce the subsidies for affordable units, and prioritize sites for future development. Sites identified in this evaluation will be considered for inclusion in future suitable site inventories.

Funding Source: General Fund (staff)

Responsibility: Public Works Department/City Administrator's Office

Time Frame: Evaluation December 2027, Outreach Ongoing

Corresponding Goal/Policy: Goals 1 and 2; Policy 2.4

HE-15: TRACK HOUSING PRODUCTION

Modifications to Housing Element law adopted through SB 166 (2017), known as the "No Net Loss" provisions, require that the City maintain adequate capacity to accommodate the remaining unmet portion of its Regional Housing Needs Allocation (RHNA) target throughout the eight-year Housing Element planning period. Senate Bill 1333 (2018), effective on January 1, 2019, confirmed that the No Net Loss Law applies to all cities, including charter cities.

[20] Also includes units subject to rent or price controls and units rented by low or very low-income households over the past five years.

New for the 6th and subsequent cycle Housing Elements, the City is required to identify housing capacity by income level. Therefore, the City must monitor housing production as the planning period progresses, and ensure that the Housing Element sites inventory continues to have housing capacity at all times to meet the RHNA target by income level. Furthermore, the City cannot adopt reductions in allowable residential densities for sites identified in the Suitable Sites Inventory through General Plan update/amendment or rezone, or approve development or building permits for sites identified in the inventory with fewer units or affordable to a different income category than identified as possible in the inventory, unless findings are made that the Housing Element's remaining sites have sufficient capacity to accommodate remaining unmet RHNA for each income level.

Within one year of adoption of the Housing Element, the City will expand upon and improve the ongoing "no-net-loss" efforts to develop a procedure to track and report on:

- Pending projects (Table 46) and progress towards completion;
- Projects proposed on sites identified for housing in the sites inventory;
- Unit count and income/affordability assumed on parcels in the sites inventory;
- Actual number of units permitted and constructed by income/affordability;
- Net change in capacity and summary of remaining capacity by income level in meeting remaining RHNA; and

Accessory dwelling units are not assigned to specific sites but they are assumed to provide a portion of the City's RHNA allocation, including for affordable units. A related effort will be initiated to track production, intended use, and rents of new ADUs by use of surveys or other methods to determine if they are meeting production and affordability assumptions. This effort will be initiated within one year of adoption and conducted every other year. If production and affordability is not occurring as assumed, the City will evaluate whether ADUs are necessary to maintain adequate sites to accommodate the RHNA and if so, pursue alternative actions within one year. Alternative actions will consider the severity of the gap between assumptions and production and affordability and may include additional outreach, technical assistance, incentives, funding or rezoning.

In accordance with No Net Loss law, if project approval results in the remaining sites capacity becoming inadequate to accommodate RHNA by income category, the City will identify or rezone sufficient sites to accommodate the shortfall within 180 days of approval. Further, the City will track progress of pending projects (Table 46) toward completion and if projects do not appear to be completed in the planning period, the City will evaluate whether sufficient sites are available to accommodate the RHNA and if not, take necessary actions (e.g., rezoning or identify additional sites) to maintain adequate sites within one year.

The results of the tracking will be reported in the Housing Element Annual Progress Report reported annually to City Council and posted online for public review.

Funding Source: General Plan (staff)

Responsibility: Planning Division

Time Frame: No Net Loss Tracking June 2024, ADU Surveys starting December 2024 and every other year, ADU Production Evaluation December 2026, Pending Projects ongoing, additional actions as needed thereafter.

Corresponding Goal/Policy: Goals 1 and 2; Policies 2.1, 2.2, and 2.3

Goal 3 - Provide Housing Assistance: Provide financial resources and supportive services for members of the community who need housing assistance.

POLICIES

Policy 3.1: Shelter for People Experiencing Homelessness. Partner with and support other agencies and nonprofit organizations in their efforts to provide shelter and services for people experiencing homelessness or those on the verge of homelessness.

Policy 3.2: Transitional and Supportive Housing. Promote innovative strategies and increase transitional and supportive housing opportunities for people experiencing homelessness.

Policy 3.3: Financial Assistance. Develop programs to provide financial assistance for income-qualified first-time home buyers and home repairs of affordable units.

Policy 3.4: Rental Assistance. Support rental assistance and emergency rent relief to lower-income households, including those with extremely low-incomes, and encourage landlords and property managers to participate in the Section 8 Housing Choice Voucher Program.

PROGRAMS

HE-16: CREATE AFFORDABLE HOUSING FUNDS

To address the City's housing crisis and loss of RDA financing, City Council directed staff to create a new Local Housing Trust Fund (LHTF) to support production, acquisition, or rehabilitation of affordable housing. The LHTF can be leveraged with federal and state funding, tax-exempt bonds, and other sources of public and private financing to complement other funding sources such as Community Development Block Grant (CDBG) and HOME funds. The Housing and Community Development Department (HCD) also offers a program annually that matches funding dollar-for-dollar for low-income affordable housing projects, which significantly increases the likelihood of project completion and the addition of new affordable housing units by providing the required funding.

In 2023, City Council reviewed a draft ordinance to create another funding source called the Housing Opportunities, Preservation, and Equity (HOPE) fund. A workshop was held to discuss fund options and upon Council direction, the City is now developing the LHTF for *Capital expenses* such as affordable housing development, acquisition, and rehabilitation and the HOPE fund for *Programmatic expenses* such as right to counsel for renters.

Following further public outreach and direction from City Council, the City will develop programs to manage and prioritize use of the LHTF and HOPE funds.

The programs will include at least annual public outreach efforts to qualified nonprofits and developers of affordable housing and regular reports to the public and decision-makers on revenue sources and quantifiable outcomes. To the extent feasible, the City will prioritize funds for housing developments affordable to special needs households.

Funding Source: General Fund (staff), Affordable Housing Funds: In-lieu fees, grants, general fund, taxes, bonds, private donations

Responsibility: Community Development Department, Finance Department, City Attorney

Time Frame: Funds established in 2024, outreach and reporting ongoing.

Corresponding Goal/Policy: Goal 3; Policies 3.1, 3.2, 3.3, 3.4 and 4.4

Goal 4 - Promote Housing Stability: Implement tenant protection measures, promote full-time occupancy of existing housing, and discourage conversion of housing to other uses.

POLICIES

Policy 4.1: Anti-Discrimination Assistance. Continue to provide and strengthen anti-discrimination legal assistance and support for tenants facing harassment or eviction in efforts to prevent displacement of existing tenants.

Policy 4.2: Rental Housing Mediation Program. Conduct education and outreach to tenants regarding applicable state and local laws that ensure their right to decent, safe, and sanitary housing, and the Rental Housing Mediation Program.

Policy 4.3: Housing for Residents. Promote occupancy of existing housing for residents through ordinances, zoning changes, and vacancy tax programs that limit practices such as short-term rentals, conversions to hotels, and prolonged vacancies.

Policy 4.4: Extend Affordability Covenants. Encourage and promote the use of public and private funding to extend affordability covenants on units at risk of conversion to market-rate, and to provide rent security for residents.

Policy 4.5: Affirmatively Further Fair Housing. Promote equal housing opportunities for all persons, increase access to opportunity and mobility to moderate and high resource areas, and facilitate housing that meets disproportionate housing needs.

PROGRAMS

HE-17: SUPPORT RENTAL HOUSING MEDIATION PROGRAM

On an ongoing basis, the City will ensure the City's Rental Housing Mediation Program continues to meet the needs of tenants requiring assistance, including providing online and printed bilingual resources explaining landlord/tenants' rights and responsibilities, mediation procedures, and conducting outreach and education to clients.

Funding Source: General Fund (staff)

Responsibility: Housing and Human Services Division

Time Frame: Ongoing

Corresponding Goal/Policy: Goal 4; Policies 4.1 and 4.2

HE-18: RIGHT OF FIRST REFUSAL PURCHASE PROGRAM

State laws require owners of specified, government-assisted developments to provide "notices of intent" to terminate affordability provisions to all affected households and public agencies (unless exempted by State law), and provide an exclusive "notice of opportunity to submit an offer to purchase" to each identified qualified entity, defined by State law as:

- The tenant association of the development.
- Local nonprofit organizations and public agencies.
- Regional or national nonprofit organizations and regional or national public agencies.

- Profit-motivated housing organizations or individuals.

To further limit tenant displacement and promote preservation of affordable rental housing, some jurisdictions have adopted first right/opportunity to purchase programs that gives tenants or qualified nonprofit organizations the right of first offer, and/or the right of first refusal to purchase multi-unit residential buildings not included in the government-assisted programs described above. The City will conduct a study to evaluate a similar program including what kinds of affordable properties are covered; what event triggers application; the nature of the purchase opportunity provided; and which entities can take advantage of the purchase opportunity. The program will be implemented per the results of the study.

Funding Source: General Fund (staff)

Responsibility: City Attorney's Office

Time Frame: Study December 2028, Program Implementation 2030

Corresponding Goal/Policy: Goal 4; Policy 4.4

HE-19: SHORT-TERM RENTAL FRAMEWORK AND ORDINANCE

Recent trends of increasing numbers of illegal short-term rentals (30 days or less) in the City has led to concerns that these uses are displacing existing long-term housing. In a September 2022 report to City Council on a potential future short-term rental permitting program, it was estimated that there are 1,560 listings of vacation rentals on web based rental platforms, a 27 percent increase from the previous year. Of those, only 19 have been permitted.

Legal short-term rentals are currently allowed only in zones where hotel uses are allowed, in compliance with certain requirements and procedures. Short-term rentals are considered a nonresidential use and applicants go through a Change of Use permit process. Projects of two or more units require a conversion permit to a hotel.

The City operates an enforcement program on a complaint-driven basis and launched a one-year pilot program in August 2023 with the objective of gathering accurate data and increasing enforcement of unpermitted, illegal short-term rentals. Enforcement is a staff-intensive and time-consuming process which takes on average four to nine months to resolve by code compliance staff. Enforcement in the Coastal Zone is complicated by a recent court case that only allows the City to enforce on nuisance-based complaints, until a new short-term rental program is certified by the California Coastal Commission.

Based on direction from City Council, the City will continue to develop a framework for a future short-term rental permit program. The program will determine which residential units would be eligible for short-term rental, including evaluating how to preserve existing long-term rental housing by considering a requirement that the unit is occupied by the owner as their primary residence (all rental units would be ineligible), the unit is not deed-restricted affordable housing, and the unit is not a type of housing that prohibits short-term rental (e.g., accessory dwelling units). Once adopted, enforcement of illegal short-term rentals would be improved by contracting with a web monitoring firm that would identify illegal listings, requiring that hosting platforms delist illegal rentals, and establishing higher fines and penalties to discourage noncompliance. Once the framework is approved, the City shall prepare Zoning Ordinance amendments for adoption to implement the program.

Funding Source: General Fund (staff)

Responsibility: Community Development Department

Time Frame: Framework 2024, Zoning Ordinance Amendments December 2025

Corresponding Goal/Policy: Goal 4; Policy 4.3

HE-20: EVALUATE HOTEL ZONES

The City's Zoning Ordinance allows both hotel and multi-unit residential and mixed uses in approximately 9.3 percent of the City. These areas are also permitted for legal short-term rentals as discussed above. In recent years several projects that were initially proposed for multi-unit housing changed into applications for a hotel. Furthermore, a number of adaptive reuse projects have been converting commercial space to hotel use rather than residential. This had led to concern that the City's available parcels for new infill development are not being prioritized for multi-unit housing over hotel use.

Similar to this trend, there is a concern that fractional ownership properties could proliferate and replace long term housing in residential areas. This type of ownership model is facilitated by professional companies that manage the sale, temporary use, and other aspects for non-primary owners. To date, one such property has been advertised in the City of Santa Barbara. Some cities and counties in California and elsewhere are adopting ordinances to prohibit fractional ownership or issuing Cease and Desist Orders against the companies purchasing homes for this use.

To respond to these trends, the City will complete the following:

- **Monitor Trends**: Continue to track the proliferation of hotels and fractional ownership projects.
- **Review Hotel Zones**: Review zone districts that allow both hotel and residential use. Based on the review, the City shall prepare Zoning Ordinance amendments for adoption to consider a conditional use permit for some hotels, rezoning some areas of the City that allow both uses to reduce the conversion of residential uses to hotel uses, or other means to affirm a priority of residential development over hotel development in appropriate areas.
- **Study Fractional Ownership**: Study how other jurisdictions are responding to fractional ownership trends. Based on the study, the City shall prepare Zoning Ordinance amendments for adoption if warranted to protect long term housing stock.

Funding Source: General Fund (staff)

Responsibility: Community Development Department

Time Frame: Monitor Trends ongoing, Review Hotel Zones and Amend Zoning Ordinance December 2024, Study Fractional Ownership December 2027, Amend Zoning Ordinance for Fractional Ownership June 2028 (if warranted).

Corresponding Goal/Policy: Goal 4; Policy 4.3

HE-21: RESIDENTIAL UNITS CONVERSION ORDINANCE

The City's Conversion of Residential Units to Condominiums, Hotels, or Similar Uses Ordinance establishes criteria for conversions and reduces the impact of such conversions on residents who may be required to relocate. Since 2019, units approved, permitted, or constructed under the AUD program are not allowed to convert to a hotel or other similar uses. For non-AUD projects, if any units in a conversion project have been "affordable rental units" (as defined by the City's Affordable Housing Policies & Procedures) for at least 24 of the previous 48 months preceding the application, the conversion may only be approved if the same number and type of units in the project after conversion are subject to a recorded affordability covenant. The City will evaluate the Conversion of Residential Units to Condominiums, Hotels, or Similar Uses Ordinance to determine if amendments are needed to strengthen this provision and ensure no net loss of affordable units. The City shall prepare Zoning Ordinance amendments for adoption per the results of the evaluation.

Funding Source: General Fund (staff)

Responsibility: Planning Division

Time Frame: Evaluate Ordinance December 2024, Amend Zoning Ordinance June 2025 (if warranted)

Corresponding Goal/Policy: Goal 4; Policy 4.3

HE-22: AFFIRMATIVELY FURTHER FAIR HOUSING PROGRAM AND OPPORTUNITIES

Based on the City's Analysis of Impediments to Fair Housing (2020) and Fair Housing assessment (Appendix B), existing Fair Housing programs will be continued and enhanced, and new actions initiated to affirmatively further fair housing. These are described in detail in Table 52 below. This program includes initiatives to expand housing opportunities for lower-income households, persons with special needs, and other protected classes, including the following:

Fair Housing Program: The Fair Housing Enforcement Program is a component of the City's Community Development Department. The Program was established to assist people who believe that they have experienced discrimination with rental housing, with an emphasis on discrimination against families with children. The City's Fair Housing Enforcement Officer investigates Complaints of Discrimination in rental housing, provides information/education to tenants and landlords, and refers cases as necessary to the State Department of Fair Employment and Housing or to the City Attorney for civil action. Over past five years, the City referred the one-two complaints received annually to the Rental Housing Mediation Program (RHMP). RHMP staff made the initial contact and each case was successfully settled. The goal for this program is to continue to successfully resolve fair housing complaints with the RHMP as much as possible.

The City's Fair Housing website includes an online complaint form and a copy of the Housing Discrimination Ordinance and the City has printed and disseminates a Fair Housing brochure in English and Spanish. The City will continue ongoing efforts to promote fair housing services and education through announcements on City News in Brief and participating in the Housing Authority's annual Housing Santa Barbara Day. Throughout the planning period, the City will conduct outreach and regular audits to evaluate fair housing compliance and identify discrimination.

Increase Access to Housing Opportunity and Mobility: Housing mobility strategies consist of removing barriers to housing in areas of opportunity and strategically enhancing access in areas of high

opportunity, outside of areas of concentrated poverty. The analysis noted a concentration of lower-income residents and racial/ethnic minorities in the Downtown, Westside, and Eastside neighborhoods and lower access to economically strong neighborhoods. In Santa Barbara, the lowest economic opportunity score is found in the Westside, which has a RHNA capacity of 31 new units (not counting pending projects). The majority of sites suitable for future housing development (92 percent or nearly 8,000 units) are prioritized along transit corridors and with easy access to employment opportunities and services in areas designated in the California Tax Credit Allocation Committee composite score as Moderate, High, or Highest Resource areas (Figure B-29). .

Disproportionate Housing Needs. The analysis noted disproportionate housing needs for racial/ethnic minorities, large family households, and people with disabilities. The census tracts with the highest concentration of racial/ethnic minorities include the neighborhoods of Westside, Lower West, Milpas, Eastside, and Oak Park. As noted above, increasing deed-restricted affordable housing opportunities will continue to be an important focus in these areas. Large households comprise only about eight percent of all households in the City, but lack of supply of three+ bedroom units results in large families living in overcrowded conditions. The City can encourage the development of affordable housing with larger units by supporting and partnering with for-profit and nonprofit affordable housing developers using the nine percent Low-income Housing Tax Credits (LIHTC), which require that at least 25 percent of the units have at least three bedrooms. The City will continue to use federal, state, and local funds to support affordable and special needs housing, including for large families.

The census tracts with the highest concentration of the population with a disability (17 percent) include the mainly single-unit and relatively high median income neighborhoods of West Mesa, Campanil, Hidden Valley, and Bel Air. These neighborhoods are further from transit, retail, commercial services, and employment centers than other areas of the City and there are no inventory sites identified in these neighborhoods. The census tracts with the next highest percent of the population with a disability (16 percent) include the neighborhoods of Lower State, Lower East, Laguna, Downtown, Upper East, Oak Park, East Beach (collectively with 77 percent low- and moderate-income population), and Hope (45 percent low- and moderate-income population). As people with disabilities often have limited incomes, deed-restricted affordable housing can help meet the disproportionate housing need and the RHNA housing capacity for deed-restricted lower- and moderate-income units in these neighborhoods is approximately 2,318 units.

Regulatory Review Zoning and Land Use: The analysis noted that barriers to affordable housing development contribute to market realities that limit housing choice and exacerbate vulnerability of residents that may experience housing discrimination. The Government Constraints section identified zoning and land use changes to reduce constraints and comply with state law. Housing Element Programs HE-3, HE-6, HE-8 and others will implement zoning changes to provide more housing choice and reduce the vulnerability of residents to housing discrimination.

Funding Source: General Fund (staff)

Responsibility: Community Development Department, Housing and Human Services Division

Time Frame: Ongoing and as noted in Table 52

Corresponding Goal/Policy: Goal 4; Policies 4.1, 4.2, and 4.5

Table 52: Fair Housing Programs Summary

PROGRAM	SPECIFIC COMMITMENT	TIMELINE	GEOGRAPHIC TARGETING	EIGHT-YEAR METRIC
Fair Housing Enforcement and Outreach				
HE-17: Support Rental Housing Mediation Program	Ensure the City's Rental Housing Mediation Program continues to meet the needs of tenants.	Ongoing	Citywide	Support 858 program participants annually and mediate 32 rental housing disputes out of court.
HE-22: Affirmatively Further Fair Housing Program and Opportunities	Continue and enhance existing Fair Housing programs and initiate new actions to affirmatively further fair housing.	Ongoing	Citywide, with emphasis in higher resource and higher median income areas	Refer one to two fair housing complaints to Rental Housing Mediation Program annually. Promote fair housing services and education annually through City News in Brief and Housing Santa Barbara Day.
HE-27: Housing Resources for the Public	Provide information, resources, and referrals, educate the public on fair housing rights and responsibilities, and work with landlords and real estate agents to increase knowledge of fair housing and reasonable accommodation requirements.	Ongoing	Citywide	Promote Fair Housing month annually, provide and periodically update fair housing information on the City's website.
HE-28: Housing Supply and Affordability Education Campaign	Develop an awareness campaign to bolster community support for housing programs and new housing construction, including affordable housing.	Ongoing	Citywide	Participate annually in Housing Santa Barbara Day. Provide and periodically update information about new housing construction on the City's website. Prepare and present annual Housing Element Progress Reports to City Council.

New Housing Opportunities in High Resource Areas				
PROGRAM	**SPECIFIC COMMITMENT**	**TIMELINE**	**GEOGRAPHIC TARGETING**	**EIGHT YEAR METRIC**
HE-1: Facilitate Conversion of Nonresidential Buildings to Housing	Adopt an adaptive reuse ordinance. Prepare outreach materials, and online forms and applications	2024-2025	Citywide and higher resource areas	Issue permits for 10 projects during the planning period in high and moderate resource areas.
HE-6: Facilitate Production of Accessory Dwelling Units (ADUs)	Facilitate further production of ADUs	2026 for Procedural Evaluation and Guidance, 2029 for Affordability.	Citywide - most ADUs are permitted in the higher resource single-unit zone areas.	Issue Certificates of Occupancy for 629 ADUs during the planning period, of which 370 will be targeted for lower- and moderate-income households.
HE-10: Multi-Unit Housing Program	Adopt a permanent Multi-Unit Housing Program.	2024	Citywide, with an emphasis of units in high and moderate resource areas.	Issue building permits for the development of 3,083 units during the planning period.
HE-30: Affordable Student, Staff, and Faculty Housing	Consult and coordinate with UCSB, SBCC, and City of Goleta on housing options for students, staff, and faculty.	Ongoing	N/A	Facilitate an annual meeting with UCSB, SBCC, and City of Goleta.

Housing Mobility				
PROGRAM	**SPECIFIC COMMITMENT**	**TIMELINE**	**GEOGRAPHIC TARGETING**	**EIGHT YEAR METRIC**
HE-3: Amend the Zoning Ordinance for Special Needs Housing	Amend the Zoning Ordinance to accommodate Residential Facilities/Group Homes, Low Barrier Navigation Centers, Employee and Farmworker Housing, and Emergency Shelters	2024	Citywide	Issue building permits for one Community Care facility, one Residential Care Facility for the Elderly/Hospice, and one Low Barrier Navigation Center over the planning period.
HE-8: Innovative Housing Types	Facilitate innovative housing types, providing more opportunities for multi-unit housing.	2027	Citywide, with emphasis in higher resource and higher median income areas	Adopt and implement Innovative Housing Types Permitting and issue 20 building permits for innovative housing type units over the planning period.
HE-12: Prioritize Affordable Housing	Encourage and incentivize development of deed-restricted affordable housing. Consider local preference policy and implement water and sewer priority policy.	2024-2025	Citywide with an emphasis on high and moderate resource areas.	Issue building permits for the development of 859 lower income units over the planning period with a 20% target in higher resource income areas.
HE-16: Create Affordable Housing Funds	Manage and prioritize use of affordable housing funds, conduct outreach to qualified developers of affordable housing, and report on revenue sources and quantifiable outcomes.	Funds established in 2024, outreach ongoing	Citywide, with emphasis in higher resource and higher median income areas	Create a permanent capital funding programmatic funding source. Provide matching funds for at least one multi-unit housing project during the planning period. Allocate $250,000 into the "right to counsel" pilot program.

Place-Based Strategies for Neighborhood Improvement				
PROGRAM	**SPECIFIC COMMITMENT**	**TIMELINE**	**GEOGRAPHIC TARGETING**	**EIGHT YEAR METRIC**
HE-9: Resource Protection and Development Certainty	Amend the Zoning Ordinance and update the Master Environmental Assessment procedures to implement General Plan resource protection policies	2025	Citywide	Establish objective standards to protect creeks, biological, and cultural resources and reduce environmental review processing timeframes by 10%.
HE-14: City Land Registry	Evaluate City-owned land for donation, lease, or sale to develop affordable housing.	2027	Citywide with an emphasis on high and moderate resource areas.	Evaluate all eligible City-owned parcels and develop priority list of approximately 10 City-owned sites for potential development of housing.
HE-24: Fund Home Rehabilitation and Provide Technical Assistance	Provide technical assistance to review and permit housing rehabilitation needs.	Ongoing	Citywide with priority in concentrated areas of poverty with disproportionately more health, safety, and building code violations.	Rehabilitate 10 rental units annually.
HE-25: Fund Home Improvements and Repairs	Implement pilot program and support nonprofits to provide small home repair and equipment grants to income-qualified households.	2023 to implement Pilot Program, ongoing thereafter	Citywide with funding targeted to residents at or below 80 percent AMI.	Initially allocate $50,000 to the program to facilitate home improvement and repairs for 10 homes annually.
HE-11: Livable Neighborhoods	Implement and prioritize improvements in the selected Project Study Areas (PSAs).	Ongoing	Oak Park, Westside, West Downtown, Lower West, West Beach, Laguna, Lower East, Milpas and Eastside neighborhoods	Ongoing with at least annual implementation and a target of 1-2 improvements per year.

Tenant Protection & Anti-Displacement				
PROGRAM	**SPECIFIC COMMITMENT**	**TIMELINE**	**GEOGRAPHIC TARGETING**	**EIGHT YEAR METRIC**
HE-18: Right of First Refusal Purchase Program	Study adoption of a first right/opportunity to purchase program for tenants and nonprofit organizations to purchase multi-unit residential buildings.	2030	Citywide	Adopt and implement first right/opportunity to purchase program.
HE-19: Short-Term Rental Framework and Ordinance	Continue enforcement on illegal short term rentals and develop a framework for a future short-term rental permit program.	Framework 2024, Ordinance Amendments 2025	Citywide	Preserve 750 units of long-term rental housing over the planning period through enforcement and adoption and implementation of a Short-Term Rental permit program.
HE-21: Residential Units Conversion Ordinance	Ensure no net loss of affordable units.	2025	Citywide	Ensure at least 10 affordable rental units are preserved over the planning period.
HE-23: Monitor and Preserve Existing Affordable Housing	Ensure deed-restricted affordable housing remains affordable for the longest term per City policy.	Ongoing	Citywide	Preserve 73 affordable rental units owned by nonprofit entities over the planning period.
HE-26: Renters Rights Information	Provide bilingual renters' rights information with their lease and conduct outreach to landlords	2026	N/A	Provide annual tenant and landlord outreach.

HE-23: MONITOR AND PRESERVE EXISTING AFFORDABLE HOUSING

There are approximately 199 affordable, deed restricted rental and ownership units that are at risk for conversion to market rate in the next 10 years. The City will continue to monitor the status of at-risk projects, ensure that required notice is given to tenants, and advise property owners and tenants in advance of potential conversion dates.

The City will strive to ensure that deed restricted affordable housing will remain affordable for the longest term per City policy. In expenditures from the Affordable Housing Trust Fund and other actions, the City will prioritize preservation of existing affordable units, with the objective of preserving at least 73 affordable rental units owned by nonprofit entities during this 6th Cycle Housing Element. Specific actions that will be conducted on an ongoing basis include:

- Continue to maintain an up-to-date inventory of affordable housing subject to recorded affordability agreements and potential expiration dates.
- Continue to work with property owners and other parties to extend affordability covenants. Coordinate with the Housing Authority and other nonprofit partners seeking to acquire and rehabilitate affordable rental housing units.
- In the event that a property is scheduled for conversion, coordinate with the property owner to ensure that state noticing requirements are followed prior to conversion and that tenant education is available regarding their options.

Funding Source: General Fund (staff)

Responsibility: Housing and Human Services Division

Time Frame: Ongoing

Corresponding Goal/Policy: Goal 4, Policy 4.4

Goal 5 - Preserve Housing: Maintain and improve the physical condition of existing housing at all affordability levels.

POLICIES

Policy 5.1: Repair and Upgrade Housing. Encourage the maintenance and repair of existing renter- and owner-occupied housing to prevent deterioration and assist property owners that can demonstrate financial need in upgrading substandard units.

PROGRAMS

HE-24: FUND HOME REHABILITATION AND PROVIDE TECHNICAL ASSISTANCE

One of the City's CDBG and HOME Consolidated Action Plan priorities is support to local housing partners for rehabilitation of affordable multi-family rental housing. The City will continue to offer CDBG and HOME grants and loans to rehabilitate existing multi-unit affordable housing through the Housing Rehabilitation Loan Program. Proactive outreach on this program is conducted annually via application workshops and through the Community Development and Human Services Committee monthly meetings. The majority of entitlement funding is targeted to census tracts with 51 percent or more of the residents who are low-or moderate-income. The program prioritizes rehabilitation in concentrated areas of poverty with disproportionately more health, safety, and building code violations. The objective is rehabilitation of 10 rental units per year.

The City offers express, over-the-counter permits for certain rehabilitation projects including replacement windows and roofs. The City will continue to provide technical assistance via virtual appointments, phone and email and walk-in permit counter assistance for residents, including seniors, veterans, and people with disabilities, to help review and permit their housing rehabilitation needs.

Funding Source: Grants, General Fund (staff)

Responsibility: Planning, Housing and Human Services, and Building and Safety Divisions

Time Frame: Ongoing

Corresponding Goal/Policy: Goals 1 and 5; Policies 1.9 and 1.10

HE-25: FUND HOME IMPROVEMENTS AND REPAIRS

There is an unmet need to fund repairs for income-qualified residents of existing naturally affordable (i.e., older units not subject to affordability covenants) homes. In 2023, City Council established a Low-Income Homeowner Rehabilitation Pilot Program with funding from the Inclusionary Housing Reserve Funds to Habitat for Humanity of Southern Santa Barbara County to operate the program. Habitat Program data indicates that home repair clients are 78 years old on average, 70 percent have a disability, average annual income is below $30,000 annually, and all homeowners served are at or below 80 percent of Area Median Income.

To the extent possible, based upon needs and the continued availability of funds, the City will monitor the success of the pilot program and continue to support Habitat for Humanity or other local nonprofits that provide home repair and equipment grants to income-qualified households, including seniors or persons with disabilities, to improve safety, security, and comfort. On an ongoing basis, the City will work with nonprofit partners to publicize the program and prioritize home repairs in concentrated areas of poverty and areas with disproportionately more health, safety, and building code violations.

Funding Source: Inclusionary Housing Reserve Fund

Responsibility: Planning and Housing and Human Services Divisions

Time Frame: Pilot Program 2023, Outreach Ongoing

Corresponding Goal/Policy: Goals 1, 3, and 5; Policies 1.9, 1.10, 3.3, and 5.1

Goal 6 - Engage the Community: Educate and support the community on housing issues, affordable housing opportunities, and available resources and programs.

POLICIES

Policy 6.1: Community Outreach. Continue to work with local and regional organizations and partners to engage in community outreach strategies to provide information on fair housing laws and programs, including community workshops and public awareness campaigns.

Policy 6.2: Promote Housing. Develop campaigns that raise awareness about the importance of and need for housing and affordable housing citywide and encourage public participation in the formulation and review of housing programs. Build and maintain relationships with local journalists, media outlets, neighborhood groups, and community organizations to help expand awareness of housing challenges, initiatives, needs, and resources.

PROGRAMS

HE-26: RENTERS RIGHTS INFORMATION

The City provides landlord and tenant rights information online and, as of 2019, requires landlords to offer residential tenants one-year leases in many circumstances. To further this program, the City will prepare Municipal Code Just Cause and Relocation Assistance Ordinance amendments for adoption to require landlords to provide bilingual renters' rights information with their lease and conduct annual community outreach to landlords to ensure compliance with this requirement and to renters to ensure they are aware of their rights.

Funding Source: General Fund (staff)

Responsibility: Housing and Human Services Division, City Attorney's Office

Time Frame: Amend Municipal Code December 2028, Outreach ongoing thereafter

Corresponding Goal/Policy: Goals 4 and 6; Policies 4.1, 4.2, and 6.1

HE-27: HOUSING RESOURCES FOR THE PUBLIC

The City will continue to provide information, resources, and referrals for housing issues and affordable housing availability and will increase its efforts to educate the public on fair housing rights and responsibilities and work with landlords and real estate agents to increase knowledge of fair housing and reasonable accommodation requirements. This action includes but is not limited to promoting Fair Housing month, continuing to provide access to fair housing information/posters, and providing and posting resources available for renters, including how to avoid rental scams and other misinformation.

Funding Source: General Fund (staff)

Responsibility: Planning and Housing and Human Services Divisions

Time Frame: Information and Outreach Ongoing, Increase Efforts December 2026

Corresponding Goal/Policy: Goals 4 and 6; Policies 4.1, 6.1, and 6.2

HE-28: HOUSING SUPPLY AND AFFORDABILITY EDUCATION CAMPAIGN

The City will develop, with support from the City of Santa Barbara Housing Authority and other local affordable housing providers, an awareness campaign to bolster community support for housing programs and new housing construction, including affordable housing. This campaign could include social media content about housing needs, challenges, and resources and informational interviews for reporters who work on housing challenges and programs.

Funding Source: General Fund (staff)

Responsibility: Planning and Housing and Human Services Divisions, Housing Authority of the City of Santa Barbara

Time Frame: Awareness Campaign December 2024 and ongoing thereafter

Corresponding Goal/Policy: Goal 6; Policies 6.1 and 6.2

Goal 7 - Coordinate with Regional Partners: Coordinate with surrounding communities and regional agency partners to address regional housing issues, homelessness, and the jobs/housing balance.

POLICIES

Policy 7.1: Regional Housing. Continue to work with neighboring jurisdictions, nonprofit organizations, and the private sector to address regional housing issues, homelessness, and the jobs/housing imbalance.

Policy 7.2: Student, Faculty, and Staff Housing. Encourage the University of California Santa Barbara (UCSB) and other institutions of higher education to develop additional on-campus student, staff, and faculty housing to meet the needs of their students and employees. Partner with UCSB, Santa Barbara City College (SBCC), and other educational institutions to expand near-campus student housing, to relieve the strain on supply for the general city population/housing.

Policy 7.3 Santa Barbara City College (SBCC) Housing Issues. Work with SBCC, local organizations, and interested parties to address housing needs for students, faculty, and staff.

Policy 7.4: Employer-Sponsored Housing. Partner with regional agencies and local employers to facilitate employer-sponsored housing.

PROGRAMS

HE-29: JOINT LEGISLATIVE PLATFORM

The City will continue ongoing work with other jurisdictions to advocate for State legislation that would provide ongoing funds for nonprofit developers to build affordable housing and related infrastructure improvements, and other programs to address South Coast housing and associated community support needs.

Funding Source: General Fund (staff)

Responsibility: Community Development Department/ City Administrator's Office

Time Frame: Ongoing

Corresponding Goal/Policy: Goal 7; Policies 7.1 and 7.4

HE-30: AFFORDABLE STUDENT, STAFF, AND FACULTY HOUSING

The City will regularly consult and coordinate with UCSB, SBCC, and City of Goleta on an ongoing basis to discuss ideas on housing options for students, staff, and faculty. The City will work the City of Goleta and the County to advocate for State legislation that would: 1) provide funding to help UCSB and SBCC provide adequate on- and off-campus housing, and 2) allow greater flexibility for State universities and community colleges to enter into public/private partnerships to construct student housing.

Funding Source: General Fund (staff)

Responsibility: Community Development Department

Time Frame: Ongoing

Corresponding Goal/Policy: Goal 7; Policies 7.2 and 7.3

Goal 8 - Fund Affordable Housing: Develop a permanent source of local funding to produce deed-restricted affordable housing.

POLICIES

Policy 8.1: Affordable Housing Funding. Identify new funding sources and strategies to support affordable housing.

PROGRAMS

HE-31: SECURE PERMANENT AFFORDABLE HOUSING FUNDING

Starting in 2023, the City will study and propose measures to secure permanent source(s) of funding for affordable housing and renter protections. The options the City will explore for generating affordable housing funds locally, include, but are not limited to, the following:

- Progressive real estate documentary transfer tax
- Vacancy/empty land tax
- Out-of-state transaction tax
- Transient occupancy tax
- Speculation/flipping tax
- Housing Bond
- Nonresidential development impact fee for housing (requires a nexus study)
- Enhanced Infrastructure Financing District

Following the results of the study and if warranted, the City will proceed with the voter-approval process by the November 2024 general election, if possible, or no later than the 2026 general election date for any new tax or bond initiatives.

Dependent on funding, the City will conduct a nexus study for a potential housing development impact fee for nonresidential development to be collected for the Local Housing Trust Fund. The fee will be implemented by 2027 if warranted by the results of the study.

Funding Source: General Fund (staff), To be Determined (Nexus Study)

Responsibility: City Administrator's Office, Finance Department, Community Development Department

Time Frame: Study 2024, Voter Approval Process 2024/2026 General Election (if warranted), Nexus Study for Impact Fee December 2025, Implementation December 2027 (if warranted)

Corresponding Goal/Policy: Goal 8; Policy 8.1

HE-32: SUPPORT AFFORDABLE HOUSING FUNDING LEGISLATION

The City will continue to provide ongoing support for State and Federal legislation and voter initiatives that create funding programs or new sources of funds for affordable housing (i.e., bond initiatives, tax increment financing, support removal of barriers for affordable housing (e.g., repeal California

Constitution Article 34), state surplus funding, new state affordable housing bonds, increasing Housing Trust Fund funding, etc.).

Funding Source: General Fund (staff)

Responsibility: City Administrator's Office, Community Development Department

Time Frame: Ongoing

Corresponding Goal/Policy: Goal 8; Policy 8.1

6. APPENDICES

Appendix A: Review of 2015 Housing Element

Context and Purpose

State Government Code Section 65588 requires that the previous Housing Element be evaluated to assess the progress made in achieving the jurisdiction's housing goals and objectives. This step is important in assessing the appropriateness and effectiveness of the City's existing goals, policies, and implementation actions, and documenting results that were achieved during the planning period of 2015 to 2023, hereby referred to as the 2015 Housing Element. State law specifically calls for a three-step process:

- A review of the actual results of the previous element's goals, objectives, policies, and programs. The results should be quantified where possible.
- Progress in Implementation. An analysis of the significant difference between what was projected or planned in the previous element and what was achieved.
- Appropriateness of goals, objectives and policies. A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the previous element.

This analysis of the 2015 Housing Element informed and directed the goals, policies, and programs in the 2023 Housing Element.

The 2015 Housing Element contained 5 goals, 26 policies, and 117 implementation actions intended to address the City's housing needs. The majority of the actions were a continuation of the City's commitment to producing affordable housing. During the 2015 Housing Element planning period, the majority of new multi-unit housing was developed in commercial and multi-unit zones in and around the Downtown area and the majority of new single unit housing was comprised of accessory dwelling units throughout the City.

EVALUATION

This section evaluates the effectiveness of the 2015 Housing Element's policies and programs. This step is important in determining the appropriateness of existing goals, policies, and actions. This evaluation, coupled with the updated housing needs analysis, informed and directed adjustments to the policies and programs for the 2023 Housing Element.

The evaluation discussion is organized around the five goals of the 2015 Housing Element. Evaluation details are provided in the attached Table A-1, quantified whenever possible. The following narrative describes the effectiveness by housing element goal area, including specific program highlights.

GOAL 1: HOUSING OPPORTUNITIES

The 2015 Housing Element established 9 policies and 33 implementation actions aimed at promoting housing opportunities for all persons, including seniors, homeless, special needs households, and low income households. For the most part, the actions associated with this goal were implemented, although most are ongoing to acknowledge the City's commitment to ensuring housing opportunities for

all segments of the community. Highlights of achievements during the 5th cycle planning period are presented below.

Funding Resources

At least 12 implementation actions relate to funding for housing support programs and projects. The City's Community Development Block Grant (CDBG) and Human Services programs provided grants to local agencies for a wide range of housing, human and community service programs, and capital improvement projects. From 2015 to 2022, approximately $11 million in grants were distributed to support thousands of people through nonprofit community organizations and city programs. These programs strive to meet the needs of children, families, seniors and disabled persons, homeless, victims of domestic violence and others seeking assistance.

Affordable Housing Opportunities

New housing development policies and programs include 45 implementation actions. From January 2015 through December 2022, 232 new deed-restricted and four non deed-restricted affordable housing units were constructed. An additional 152 affordable housing opportunities were provided through acquisition of existing housing units and preservation by the City of Santa Barbara Housing Authority, sometimes supported with City funds.

Table A-1 details the progress made toward meeting the housing needs of the very low (0 – 50% Area Median Income [AMI]), low (50 – 80% AMI), and moderate-income (80 – 120% AMI) households. "Acquisition/Preservation" means the property was already an affordable housing property and it was acquired by the Housing Authority to maintain its affordability. This was to prevent loss from covenants about to expire. "Acquisition" refers to properties that were market-rate (although on some of the properties the landlord may have had some Section 8 households) but would otherwise have gone to market-rate at sale if the Housing Authority had not facilitated a purchase with the owner. These units are not deed-restricted by the City but income-restricted by the Housing Authority as an affordable housing provider. An exception to this is 536 W. Pedregosa which was purchased with a grant from the County of Santa Barbara and is deed-restricted with the County not the City. The City was successful in permitting new senior housing during this planning period, securing 243 rental units for very low and low-income seniors.

TABLE A-1: PROGRESS TOWARDS MEETING RHNA

Year	Project	Type (New, Acquisition, Rehab, Preservation)	Units by Income Level
2015	100 N. La Cumbre	Acquisition	19 Up to 120% AMI
2016	Eleanor Apartments 518 E. Canon Perdido	Acquisition/Preservation	4 @ 45% AMI 3 @ 40% AMI 1 @ 50% AMI (8 units)
2017	1616-1618 Castillo	Acquisition	9 Up to 120% AMI
2018	2120-2124 Oak Park Lane	Acquisition	9 Up to 120% AMI
2018	Jardin de las Rosas 510 N. Salsipuedes	New	3 Very Low 36 Low (39 units)
2018	Garden Court (Seniors) 1116 De La Vina	Acquisition/Preservation	30 @ 30% AMI 30 @ 35% AMI 37 @ 40% AMI (97 units)
2018	Grace Village (Seniors) 3869 State Street	New	6 @ 30% AMI 12 @ 40% AMI 26 @ 50% AMI 13 @ 60% AMI (57 units)
2019	421 N. Alisos	Acquisition	4 Up to 80% AMI
2020	Johnson Court (Veterans) 813 E. Carrillo	New	2@ 30% AMI 6 @ 40% AMI 2 @ 50% AMI 6 @ 60% AMI (16 units)
2020	Gardens on Hope (Seniors) 251 S. Hope	New	9@ 30% AMI 32 @ 40% AMI 48 @ 60% AMI (89 units)
2020	2 W. Mission	New (Conversion)	2 @ 50% AMI
2021	536 W. Pedregosa	Acquisition	3 Up to 80% AMI
2021	309 S. Voluntario	New (ADU)	1 Up to 120% AMI
2022	2120-2124 Oak Park	New (ADU)/Rehab	2 Up to 120% AMI
2022	Vera Cruz Village 116 E. Cota	New (Under Construction)	12 @ 30% AMI 12 @45% AMI 2 @ 50% AMI 2 @ 60% AMI (28 units)

HOUSING OPPORTUNITIES FOR PEOPLE EXPERIENCING HOMELESSNESS

The Housing Element includes approximately 11 implementation actions related to services and transitional housing for people experiencing homelessness and to prevent homelessness. The number of persons experiencing homelessness in the City has averaged around 951 since 2011. Most recently, the Santa Barbara County 2020 Point-in-Time identified 914 homeless individuals living in the City of Santa Barbara. The primary programs the City supports include the following:

Path Santa Barbara

PATH Santa Barbara operates interim housing for adults experiencing homelessness. This facility provides access to 100 beds, personal hygiene resources, three meals per day, and supportive services to help clients stabilize and move to permanent housing. From December to March, PATH is permitted to expand up to 100 additional beds when there is a chance of rain or temperatures are expected to drop below 40 degrees and, in recent years, activation of the expanded shelter is considered by request on days of extreme heat and hazardous air quality. The City grants PATH approximately $202,100 annually to support operations.

Santa Barbara Alliance for Community Transformation (SB ACT)

Since 2019, the City has contracted with the Santa Barbara Alliance for Community Transformation (SB ACT) to develop a Santa Barbara Homelessness Collaborative. SB ACT convenes working groups to advance ACT on Homelessness 2023 Strategic Plan Goals and facilitates weekly Regional Action Plans meetings to generate dialogue and action amongst residents, business owners, and service providers. In 2021, the program was expanded to two Neighborhood Navigation Centers (a partnership between nonprofits, government agencies, faith communities, and community advocates to provide a neighborhood-based “one-stop shop” for homelessness resources and services) with a third planned for 2022. In response to a growing number of fire-prone encampments, in 2021 SB ACT and other partners formed an Encampment Response Regional Action Plan to address encampments and transition individuals into bridge housing in a 120-day pilot program. In October 2021, the City approved an appropriation of $1.2 million in Measure C district sales tax funds to temporarily fund bridge housing services for an additional 90 days.

SB Connect Home

Santa Barbara Connect Home is a partnership with the City of Santa Barbara and other agencies, funded by a $2 million grant from the California Homeless Emergency Aid Program (HEAP) from 2019 until June 2021, and has continued on a modified scale with funding through other State and Federal resources. This program focuses on the needs of the most vulnerable individuals experiencing homelessness and the highest utilizers of crisis services. The team works to connect the client to housing, accessing sources of income, public benefits, and medical and behavioral health services. In the initial two years, the project served 265 clients and resulted in 98 individuals permanently housed.

Project Roomkey And Project Homekey

In 2020, the State proposed Project Roomkey and Project Homekey to help communities manage homeless populations in an urgent response to the COVID-19 pandemic. Project Roomkey was aimed at temporary housing in participating hotels and motels for people experiencing homelessness and at risk of contracting COVID-19. Project Roomkey funds were used for temporary housing at several sites in the City and at the project’s peak there were 70 people participating. Project Roomkey funding ended

in September 2021 (In October 2021, the City committed Measure C sales tax funds to extend the program another 90-days, see SB ACT above). Project Homekey provided one-time state grants and was intended to be the next step by converting hotels and other similar buildings into permanent housing but, as of June 2022, no sites have been identified in the City for this use.

Safe Parking

The City contracts with New Beginnings Counseling Center to provide safe overnight parking for individuals and families living in their vehicle, including a smaller number of daytime parking spaces. In total, the program provides 113 night and day parking spaces in City-owned lots, churches, nonprofits, and businesses.

HOUSING OPPORTUNITIES FOR THE DISABLED

The policies direct the City to ensure availability of housing opportunities for the disabled population and create programs to aid the disabled population to secure accessible housing. Many of the implementation actions related to development and access for the disabled are now standard practice as a result of the Americans with Disabilities Act (ADA) of 1990 and revised ADA regulations.

GOAL 2: NEW HOUSING DEVELOPMENT

The 2015 Housing Element established a program of 9 policies and 45 implementation actions to promote new housing development. Special emphasis was given to multi-unit housing in and around the Downtown employment center and incentives for mixed-use development. The following highlights the City's accomplishments in this goal area.

- In 2019 the Average Unit-Size Density Incentive (AUD) Program was amended to include an Inclusionary Housing requirement for projects with ten or more units 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.
- In 2018 and in 2021, the City amended the Zoning Ordinance for accessory dwelling units (ADUs) to comply with new state laws. As of May 17, 2022, 359 ADUs have been constructed, and another 224 have received building permit approval.
- To facilitate infill mixed-use and multi-unit housing projects, Infill Design Guidelines were completed in 2017 and are included in the Architectural Board of Review and Historic Landmarks Commission Guidelines.
- The Zoning Ordinance was amended in 2017 to adopt more flexible development standards for housing in nonresidential zones.
- In 2020, the Zoning Ordinance was again amended to establish a parking maximum of one space per AUD Program unit with no minimum parking requirement in the Central Business District and allow parking to be "unbundled" (i.e., rented separately) from the housing unit.
- 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.

Between 2015 and 2021, a total of 1,682 new units received building permits.

GOAL 3: CONSERVATION AND IMPROVEMENT OF EXISTING HOUSING STOCK

The 2015 Housing Element established a program of 3 policies and 14 implementation actions to conserve and improve existing housing stock, existing neighborhoods, and community diversity and character. The following highlights achievements during the 5th Cycle.

HOUSING REHABILITATION

The City's Housing Rehabilitation Loan Program (HRLP) has four main objectives: 1) to maintain and upgrade Santa Barbara's housing by correcting hazards to health and safety; 2) to enhance older neighborhoods by upgrading properties, thereby encouraging others to make improvements; 3) to provide improvements that help conserve resources and reduce operating and maintenance costs; and 4) to improve the quality of life of low and moderate-income residents by providing a healthful and pleasant living environment.

Prior to 2011, most HRLP loans were made to low-income homeowners in Santa Barbara. Due to the decline in CDBG entitlement funding and low demand for this program, the City gradually phased out this program for low income homeowners.

The HRLP, using program income generated from repayment of previous loans, continued to provide rehabilitation loans or grants to apartment owners who agree to keep the rents affordable to low-income tenants. Many of these owners are nonprofit developers who have acquired the property for the purpose of doing major rehabilitation and long-term management.

PRESERVATION OF HOUSING STOCK

The concern over the loss of older, naturally affordable housing to redevelopment has remained a critical issue. The City preserves residential properties with historic value through surveys and formal designations, and a focused review of building permit applications involving structures over 50 years old. In addition, preservation (or replacement in kind) of older housing stock that is not of historic value is encouraged.

During the 5th Cycle, the following objective was achieved:

- Extended affordability covenants to continue the affordability of 377 units to a period ranging from 30 to 99 years. New covenants for owner-occupied affordable units totaled 43.
- In 2021, the City's Historic Resources Ordinance was updated to clarify and streamline the process to designate historic resources, which can help minimize demolition of existing housing units. Historic Resource Design Guidelines were also adopted, which provide homeowners with recommended methods to maintain or expand historic buildings, prolonging their useful life.

GOAL 4: REGIONAL COOPERATION AND JOBS/HOUSING BALANCE

The 2015 Housing Element includes 3 policies and 20 implementation actions to work on regional housing issues. The following presents highlights in regional cooperation.

The City actively participates in and organizes quarterly meetings of the Joint City/County Affordable Housing Task Force.

City is a member City of Santa Barbara County Association of Governments and actively participates in transportation and housing needs planning efforts.

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.

Consistent with state law, the City shifted away from analyzing potential environmental impacts of traffic based on Level of Service to Vehicle Miles Traveled, which facilitates housing development near job centers.

GOAL 5: PUBLIC EDUCATION

This goal recognizes the important role the public plays in building and maintaining community support for affordable housing. The 2015 Housing Element included 5 implementation actions to expand public education regarding affordable housing. 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 annual Housing Day.

Housing Element Evaluation of Goals, Policies, and Implementation Actions 2015 – 2023

Results of the 2015 – 2023 Housing Element are evaluated in this section to determine the effectiveness of the policies and implementation actions and determine if the previous goals, policies, and actions should be continued, modified, or deleted. Up to 41 of the 117 implementation actions direct the City to continue programs that the City already executes – those actions will be continued but most do not need to be called out as new programs in the 2023 – 2031 Housing Element.

The City's housing goals, policies, and actions are guided by the City's overall housing vision from the 2011 General Plan:

> *Allowing as much housing as possible within resource limits to provide an array of lifestyle options for a demographically and economically diverse resident population.*

TABLE A-2: THE 2015 HOUSING ELEMENT

Goal/Policy/Program	Results and Evaluation	Status
GOAL Housing Opportunities: Ensure a full range of housing opportunities for all persons regardless of race, religion, sex, age, marital status, sexual orientation, ancestry, national origin, color or economic status, with special emphasis on providing housing opportunities for low income, moderate, middle income and special needs households.		
Policy H1. Social and Economic Diversity. Promote new housing programs that retain and support social, economic and ethnic diversity.		
Policy H2. Housing Opportunities. Promote equal housing opportunities for all segments of the community, with special emphasis given to extremely low, very low, low, moderate, middle income and special needs households.		
Implementation Actions		
H2.1 Special Needs Population. Continue to fund a wide range of housing, human and community service programs and capital projects that strive to meet the needs of children, families, seniors, disabled persons, homeless, victims of domestic violence, and others.	The City distributes funds from HUD's CDBG Program and HOME Investment Partnership Program. HOME funds provide tenant-based rental assistance and support housing development for special needs groups. CDBG and City General Fund dollars go to programs that help meet basic human needs and reduce the community impact of homelessness.	Continue The City has been successful at distributing CDBG, HOME, and general funds in support of social services and

TABLE A-2: THE 2015 HOUSING ELEMENT

Goal/Policy/Program	Results and Evaluation	Status
		housing opportunities and the City will continue to distribute these funds.
H2.2 Rental Housing Mediation. Continue to fund, staff and support the Rental Housing Mediation Task Force, and publicize Rental Housing Mediation Task Force services and information on tenant and landlord rights including evictions, terminations, and fair housing issues.	In the 5th cycle, total funding (grants and/or General Fund) for the Rental Housing Mediation Program (RHMP) was approximately $1.67 million, an average of approximately $238,000 annually. The RHMP staff assisted 8,315 individuals in the cities of Santa Barbara, Goleta, and Carpinteria (an average 1,188 persons per year).	Continue The City will continue to support RHMP.
H2.3 Promote Public Awareness. Continue using CDBG funds to promote equal opportunity provisions and remedies under state and federal law.	The City's Housing and Human Services (HHS) webpage includes 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.	Continue Seek input from HHS staff on additional public education opportunities.
H2.4 Enforcement Against Discrimination. If budget allows, develop adequate staffing and funding to pursue and assist the State Department of Fair Employment and Housing staff in pursuing enforcement actions against discrimination in housing under Civil Code Section 52 (c) with emphasis on discrimination against families with children in rental housing.	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 annually programmed for Fair Housing activities. 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.	Continue

TABLE A-2: THE 2015 HOUSING ELEMENT

Goal/Policy/Program	Results and Evaluation	Status
Policy H3. Homelessness Prevention. Support programs and efforts designed to prevent homelessness.		
Implementation Actions		
H3.1 Continuum of Care Program. Continue to implement the Consolidated Action Plan's Continuum of Care program in conjunction with adjacent jurisdictions and community-based organizations.	Santa Barbara County is the lead agency for Continuum of Care. City staff participate on the Board. Up to $2 million annually (grants and/or general fund) supports the work of local providers of service to the homeless population. Other funds are distributed to local service providers as available such as the state's Homeless Emergency Aid Program (HEAP) 2020, applied to Restorative Policing for street outreach services.	Continue This is a regional action.
H3.2 Prevention Programs. Seek funding for homeless prevention programs, such as a program to provide short-term financial assistance to households threatened by eviction due to an inability to pay rent.	In the 5th cycle, total funding (grants and/or general fund) was approximately $291,000, an average of approximately $41,639 annually.	Continue
H3.3 Supportive Housing. Support the conversion of existing hotels and motels to sponsored residential hotels, Single Room Occupancy (SRO) projects, or apartments for the homeless.	County funds from the state's Project Roomkey program in 2021 provided temporary housing at several motels in the City and at the project's peak there were 70 people participating. Project Roomkey funding ended in September 2021. In October 2021, City Council appropriated $1.2 million in Measure C funds to provide similar temporary "bridge" housing at another local motel for a 3-month period. No permanent conversion opportunities were identified in the 5th cycle.	Continue Updated efforts will be described in the 2023 – 2031 Housing Element.
H3.4 Recreational Vehicle Park. Facilitate application for a Recreational Vehicle (RV) park through the City's permitting process. Work with	It's unclear if this program was intended to provide a permanent mobile home park or temporary housing for people living in their vehicles. No RV park applications were submitted to the City in the	Delete Unclear action and

TABLE A-2: THE 2015 HOUSING ELEMENT

Goal/Policy/Program	Results and Evaluation	Status
the County and other local agencies to locate RV parks.	5th cycle.	unlikely to occur.
H3.5 RV Park Program. Consider providing financial support for an RV park project if an application is submitted by a qualified sponsor/developer.	No RV park applications were submitted to the City in the 5th cycle.	Delete
H3.6 RV Parking Locations. Continue zoning provisions for churches and non-profits to allow overnight RV parking under limited conditions.	New Beginnings has been offering a Safe Parking program in the City and neighboring jurisdictions since 2004. To date, there are 83 spaces for overnight parking and 16 spaces for daytime parking for people living in their vehicles. City provides $24,000 annually from the General Fund for the daytime safe parking program. In the 5th Cycle, the City provided approximately $273,648 to this program.	Continue This program is successful and will be described in the 2023 – 2031 Housing Element.
Policy H4. Homeless Shelters and Services. Support other agencies and nonprofit organizations in their efforts to provide shelter and services for the homeless.		
Implementation Actions		
H4.1 Casa Esperanza. Continue to fund and support Casa Esperanza Homeless Shelter or other suitable shelter facilities and encourage a broad range of such services throughout the region including services with year round programming.	Casa Esperanza is now PATH. PATH's interim housing meets the basic needs of individuals experiencing homelessness. The City provides $202,100 annually from the General Fund to PATH. In the 5th Cycle, PATH also received approximately $373,000 in CDBG funds from the City. In calendar year 2021, PATH served 1,069 people and made 65 housing placements.	Continue This program is successful and the City provides funds annually.
H4.2 Operational and Service Needs. Support the operational and service needs (such as child	The City funds operational and service needs for people experiencing homelessness. In the 5th cycle, total funding (grants	Continue

TABLE A-2: THE 2015 HOUSING ELEMENT

Goal/Policy/Program	Results and Evaluation	Status
care and job training) of homeless shelter and service providers. Provide financing when possible.	and/or general fund) was approximately $3.2 million, an average of approximately $455,000 annually.	
Policy H5. Transitional Housing Opportunities. Increase the supply and variety of transitional housing opportunities.		
Implementation Actions		
H5.1 Transitional Housing. Continue to fund community-based non-profit agencies, such as Transition House, to provide a range of transitional housing opportunities.	The City annually evaluates and allocates Human Services Funds and CDBG Grants to nonprofits for transitional housing programs. Transition House exclusively serves families with children. In 2020, 370 individuals (111 families) were served and 72% of families succeed in transitioning to stable housing (Transition House 2020 Annual Report). In the 5th cycle, total funding for Transition House services and related capital projects was approximately $783,000, an average of approximately $111,000 annually. The Salvation Army's Santa Barbara Hospitality House serves to transition single adults into stable housing or appropriate mental health or substance abuse prevention programs. In the 5th cycle, total funding for Hospitality House was approximately $103,400, an average of approximately $15,000 annually. People's Self Help Housing's Supportive Housing Services program provides support to prevent a return to homelessness among residents of the 35-single occupancy rooms at the Victoria Hotel Apartment and Heath House. In the 5th cycle, total funding for Supportive Housing was approximately $18,400, an average of	Continue

TABLE A-2: THE 2015 HOUSING ELEMENT

Goal/Policy/Program	Results and Evaluation	Status
	approximately $2,600 annually. My Home Transitional Living Program partners with the Housing Authority of the City of Santa Barbra and private landlords to provide access to housing options for youth aging out of the foster care program. In the 5th cycle, total funding for this program was approximately $130,500, an average of approximately $18,600 annually. St. Vincent's, Family Strengthening Program, provides up to 27 months of integrated on-site transitional housing, case management, behavioral health services, parenting counseling, and occupational skills training to single and/or pregnant at-risk mothers. In the 5th cycle, total funding for this program was approximately $77,700, an average of approximately $11,100 annually. Willbridge Emergency/Transitional Housing Program provides housing and services for chronically homeless mentally ill adults. In the 5th cycle, total funding for this program was approximately $115,400, an average of approximately $16,500 annually.	
H5.2 Regional Coordination. Coordinate with the County of Santa Barbara and the cities of Carpinteria and Goleta to develop, update and implement the Consolidated Plan's Continuum of Care programs.	The most recent Consolidated Plan is for 2020 – 2024. The City continues to actively coordinate with the County Continuum of Care (CoC) 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.	Continue The City will continue to participate in this program.
Policy H6. Housing Opportunities for Seniors. Seek to ensure the availability of a range of housing opportunities with an emphasis on extremely, very low, low and moderate income seniors.		

TABLE A-2: THE 2015 HOUSING ELEMENT

Goal/Policy/Program	Results and Evaluation	Status
Implementation Actions		
H6.1 Senior Housing. Encourage the development of a full range of senior living situations, available at market and affordable rates.	During the 5th cycle, 146 affordable senior housing units were constructed.	Continue
H6.2 Unit Acquisition and Rehabilitation. Continue to promote and assist in the acquisition and rehabilitation of existing dwelling units for use as affordable senior housing.	During the 5th cycle, 98 affordable senior housing units were acquired/rehabilitated.	Continue
H6.3 Upgrade Senior Facilities. Continue to facilitate private sector efforts to upgrade existing senior housing facilities, including services for seniors with long term care needs, in order to provide improved senior housing opportunities.	The City facilitates upgrades through the permitting process and with possible grants and loans for rehabilitation including the Multifamily Housing Rehabilitation Load Program, Affordable Housing Inclusionary Fund, and Low and Moderate Income Housing Asset Fund.	Continue
H6.4 Non-Institutional Facilities. Encourage small, non-institutional facilities that meet the needs of the older senior population (75+).	No small, non-institutional facilities for seniors were permitted in the 5th cycle.	Delete It's not clear how this is similar or different from other senior housing opportunities
H6.5 Senior Advocacy. Continue to work with the Area Agency on Aging.	The City provides funding to the Long Term Care Ombudsman and Senior Services Program (formerly Area Agency on Aging). In the 5th Cycle, total funding was $163,000, an average of about $23,300 annually.	Continue
H6.6 Support Services. Encourage the expansion of support services such as house	The City funds senior support services. In the 5th Cycle, total	Continue

TABLE A-2: THE 2015 HOUSING ELEMENT

Goal/Policy/Program	Results and Evaluation	Status
cleaning, cooking, shopping and financial advising in order to meet the needs of the older, independent senior population.	funding was $275,146, an average of about $45,858 annually.	
H6.7 Housing Incentives. Continue to provide reduced parking incentives for senior housing projects in combination with bonus densities to encourage the development of small senior and disabled apartment projects including efficiencies and congregate care.	The City Zoning Ordinance allows reduced parking spaces for senior housing and low income senior housing if certain conditions are met. Density bonus is available for qualifying affordable housing projects. In the 5th Cycle, two senior housing projects applied the reduced parking incentives and one senior housing project used density bonus incentives.	Delete Complete
H6.8 Design Guidelines. Adopt site and unit design guidelines for senior and disabled units, which incorporate all relevant federal, state and local laws, as well as recommendations from the Access Advisory Committee (AAC).	This program was not completed.	Delete Standards are already available for these units.
Policy H7. Housing Opportunities for Disabled. Seek to ensure the availability of housing opportunities for the extremely low, very low, low and moderate income disabled population.		
Implementation Actions		
H7.1 Congregate Care. Promote and assist the development and processing of new congregate housing opportunities or board and care facilities for the extremely low, very low, low and moderate income, and physically and mentally disabled persons.	The City provides supportive funding for existing facilities but has no regulations to promote or assist in the development of new facilities. In the 5th Cycle, a total of $211,700 was provided to Sarah House, an end-of-life residential home for low income residents.	Modify The 2023 – 2031 Housing Element will address identified constraints to housing for persons with disabilities by

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Goal/Policy/Program	Results and Evaluation	Status
		amending the Zoning Ordinance Performance Standard Permit and Conditional Use Permit standards.
H7.2 Special Needs Housing. Encourage community services groups, non-profits, and the faith-based community to create special needs housing.	In 2016, The City provided funds to facilitate the Housing Authority's purchase of the eight-unit Eleanor Apartments to provide affordable housing for very low income residents with mental health disabilities. In 2017, a HRLP Predevelopment loan was awarded to the Mental Wellness Center for rehabilitation and conversion of a single unit home to a group home for special needs housing.	Continue
H7.3 New Housing Opportunities. Work with community service providers to expand their scope of services to include housing through new construction or acquisition and rehabilitation of existing dwelling units.	It's not clear if any community services providers expanded their scope to include housing but the City maintains affordable housing funds to offer loans and grants for new construction or acquisition and rehab of existing units.	Continue
H7.4 Priority Status. Encourage the Housing Authority of the City of Santa Barbara to continue to give priority status to disabled people with the greatest housing needs.	The Housing Authority has 385 vouchers set aside to assist households who have a disabled adult member. The remaining voucher inventory gives equal priority to senior individuals, disabled individuals and families. HACSB also gives equal priority to disabled or senior individuals in 185 units of supportive housing. Priority is also given to individuals with disabilities for any partial or fully accessible unit within HACSB	Delete Complete

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Goal/Policy/Program	Results and Evaluation	Status
	inventory. 2,483 individuals with disabilities have been housed within the 5th Cycle.	
H7.5 Accessibility Funding. Explore ways to fund accessibility improvements for dwelling units that will be made available for disabled persons who are eligible to receive HUD Section 8 certificates.	The City provides grants for accessibility improvements: In 2015, $195,000 in CDBG funding was awarded to the Public Works department to construct twenty-four (24) access ramps in the Westside neighborhood along San Pascual Street and Sunset Avenue between Pedregosa and Micheltorena Streets. In 2017, $185,753 in CDBG funding was awarded to the Laguna Neighborhood Access Ramps Project to design and construct eleven (11) access ramps/curb cuts in locations near Santa Barbara Junior High and High Schools. In 2018, $199,936 in CDBG funding was awarded to design and construct fifteen (15) access ramps/curb cuts in locations near Oak Park. In 2018, $90,000 in CDBG funds was awarded to the Jewish Federation to enhance the security and safety of clients and program participants and ensure disabled accessibility. In 2017, a HRLP Predevelopment loan was awarded to the Mental Wellness Center for construction of an ADA compliant ramp.	Continue
H7.6 At-Risk Affordable Disabled Units. Ensure that affordable units occupied by disabled tenants at risk of converting to market rates are maintained as affordable, to the extent feasible.	The City maintains affordable housing funds to offer loans and grants for rehabilitation in exchange for extended affordability controls.	Continue

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Goal/Policy/Program	Results and Evaluation	Status
Policy H8. Accessible Housing for Disabled. Accessibility for the disabled shall be required in new residential development and in housing to be rehabilitated.		
Implementation Actions		
H8.1 Accessibility Review. Continue the ongoing review of residential development plans for accessibility for the disabled.	Privately owned and publicly assisted housing must meet accessibility requirements if located in a building of four or more units. The City reviews building permit project plans in accordance with State and Federal laws for accessibility and provides case-by-case ADA guidance.	Delete Required by State and Federal laws.
H8.2 Accessibility Guidelines. Distribute guidelines to builders that explain Federal and State laws regarding accessible units. Provide specific ideas and examples (such as no steps, wider doors and hallways and larger bathroom areas).	No guidelines were produced in the 5th Cycle. The City provides guidance to builders on a case-by-case basis.	Delete Guidance provided as needed
H8.3 Accessible Housing. Adhere to either the Fair Housing Act or the California Building Code, whichever is more stringent, in order to provide accessible housing.	The City reviews each project application and ensures compliance with applicable accessibility regulations and requirements.	Continue
Policy H9. Accessible Housing Programs. Support the creation of new programs to aid the disabled to secure accessible housing.		
Implementation Actions		
H9.1 Accessible Housing Incentives. Investigate and implement policies that give incentives for disabled accessible units to be included in market-rate projects.	No incentive policies were implemented in the 5th cycle. Accessible units are required in market-rate projects of four or more units.	Continue

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Goal/Policy/Program	Results and Evaluation	Status
H9.2 Case Management. Seek funding for case managers to support the disabled in independent living situations.	The City provides funding to the Independent Living Resource Center, which supports residents with disabilities. A total of $101,505 was provided in the 5th cycle, an annual average of about $14,500.	Continue
GOAL New Housing Development: Encourage the production of new housing opportunities which are sustainable and increase equity by providing a sufficiently wide range in type and affordability to meet the needs of all economic and social groups, with special emphasis on housing that meets the needs of extremely low, very low, low, moderate, middle income and special needs households.		
Policy H10. New Housing. Given limited remaining land resources, the City shall encourage the development of housing on vacant infill sites and the redevelopment of opportunity sites both in residential zones, and as part of mixed-use development in commercial zones.		
H10.1 Early Project Consultation. Continue to offer and encourage early staff predevelopment consultations for residential development of opportunity sites and mixed use projects.	The City offers voluntary pre-application consultation and review for all projects. In accordance with Senate Bill (SB) 330 (2019), the City also offers pre-application submittal for qualified housing projects. Upon submittal of the preliminary application and payment of the permit processing fee, a housing developer is allowed to "freeze" the applicable fees and development standards that apply to their project while they assemble the rest of the material necessary for a full application submittal.	Continue The City will continue to offer voluntary and required pre-application services consistent with State law.
H10.2 Property Profiles. Continue to offer property profile services in the Planning Division that explain development potential and constraints for parcels in the City. Property profile services generally involve the review of archive, street and planning files, and the preparation of a letter report containing information regarding the property's	The City continues to offer property profile services. Archive street and planning files are also available in the online Community Development Property Records Database. In-person archive plan viewing appointments can be scheduled when needed.	Continue

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Goal/Policy/Program	Results and Evaluation	Status
permit history and development potential.		
H10.3 Building Reuse. Encourage residential reuse of existing nonresidential buildings, for both ownership and rental affordable housing.	Planning staff encourage developers to reuse existing nonresidential buildings for residential use. The Zoning Ordinance was amended in 2020 to change parking from a minimum to a maximum, reduce the open space requirement and increase densities in the downtown to further allow for adaptive reuse of buildings for residential.	Modify Include a program in the 2023 – 2031 Housing Element to further facilitate adaptive reuse.
H10.4 Housing at Shopping Centers. Promote and encourage the development of mixed-use for ownership and rental housing at shopping centers such as La Cumbre Plaza shopping center, with an emphasis on affordability, by coordinating and/or partnering with property owners and housing developers.	La Cumbre Plaza and other shopping center locations are in the priority housing overlay (37-63 dwelling units per acre). Discussions are underway with property owners of La Cumbre Plaza to build housing on the site.	Modify Include a program in the 2023 – 2031 Housing Element specific to La Cumbre Plaza.
Policy H11. Promote Affordable Units. The production of affordable housing units shall be the highest priority and the City will encourage all opportunities to construct new housing units that are affordable to extremely low, very low, low, moderate and middle income owners and renters.		
Implementation Actions		
H11.1 Affordable and Workforce Housing. Explore options to promote affordable and workforce housing, including revising the variable density ordinance provisions to increase affordable housing (e.g., limit unit size), requiring a term of affordability, and reducing parking standards with tenant restrictions.	The variable density ordinance was revised with adoption of the AUD Program in 2013. It includes reduced parking standards. In 2019, the AUD Program was amended to include an Inclusionary Housing requirement for projects with ten units or more to provide at least 10% of the units as affordable to households at the Moderate Income level, and projects with five to nine units to either build a unit affordable to households at the Moderate Income level	Continue and Modify The City continues to adjust the AUD program and will include a program in the 2023 – 2031

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Goal/Policy/Program	Results and Evaluation	Status
	or pay a $25 per square foot in-lieu fee. To date, no inclusionary units have been constructed but there are 19 units in eight projects in the pipeline.	Housing Element to access inclusionary housing requirements.
H11.2 Priority Housing Overlay. Encourage the construction of rental housing, employer sponsored housing, and co-operative housing in the Downtown, La Cumbre Plaza/Five Points area, C-M Commercial Manufacturing Zone and Milpas Street area by providing incentives such as: • Increased density overlays up to 63 du/ac as part of the Average Unit-Size Density Incentive Program. • Higher Floor Area Ratios (FAR) when such standards are developed. • More flexibility with zoning standards, (e.g., reduced parking standards). • Expedited Design Review process. • Fee waivers or deferrals.	This program is complete per the adopted AUD program as follows. • Increased density overlays and more flexible zoning standards were adopted (AUD Program). • The City did not adopt a proposal for Floor Area Ratios. • Expedited design review is offered for Senate Bill 35 (2017) projects, but no applicants have applied for this process. • The City has not adopted fee waivers or deferrals. As of December 2021, 194 units were approved, 88 units are in building permit review, and 243 units were issued certificates of occupancy in the Priority Housing Overlay areas.	Delete
H11.3 Inclusionary Housing. Amend the Inclusionary Housing Ordinance to: a. Consider a 15 - 25 percent inclusionary affordable housing provision in new residential ownership developments for affordable housing to accommodate workforce (middle) income earners: • Temporarily suspend the inclusionary housing requirements or in-lieu fees during times of	The program is partially complete as follows. • Inclusionary Housing Ordinance was adopted in 2019 for rental units (see H11.1) • The in-lieu fee is adjusted based on unit size • Inclusionary requirements are waived for voluntary 100% affordable projects and employer –sponsored housing. The City has not adopted a Housing Mitigation Fee Program for	Modify Include a program in the 2023 – 2031 Housing Element to fund deed-restricted affordable housing, which could include amended in-lieu

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Goal/Policy/Program	Results and Evaluation	Status
economic downturn if development costs are prohibitive. b. Amend the payment of in-lieu fees to include the following considerations: • Eliminate or reduce inclusionary housing in-lieu fees based on preferred development, such as affordable or special needs housing projects; • Adjust the inclusionary housing in-lieu fee rate based on unit size (i.e., lower fees for smaller units); and • Require a Housing Mitigation Fee Program for commercial development.	commercial development.	fees and mitigation fees on commercial development.
H11.4 Density Standards. Develop density standards that permit greater densities for projects that provide a greater percentage of price-restricted ownership units than required by the inclusionary housing ordinance.	In 2021 staff prepared 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. This program was not adopted.	Modify Include a program in the 2023 – 2031 Housing Element to incentivize greater density coupled with deed-restricted affordable housing.
H11.5 Bonus Density. Continue to provide bonus density units above levels required by State law, to be reviewed on a case-by-case basis.	Prior to updates in State law, the City's density bonus allowed development of a greater number of units. Prospective applicants are encouraged to use the State or City's program, depending on which is most appropriate for a project.	Modify Include a program in the 2023 – 2031 Housing Element to incentivize greater density if coupled with deed-restricted

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Goal/Policy/Program	Results and Evaluation	Status
		affordable housing, including Moderate income units
H11.6 Private Sponsors. Continue to solicit proposals for low-, moderate-, and middle income projects from private sponsors and develop programs to assist in their implementation.	The City continues to solicit proposals for housing projects.	Continue
H11.7 Infill Housing. Continue to assist the development of infill housing including financial and management incentives in cooperation with the Housing Authority and private developers to use underutilized and small vacant parcels of land for new extremely low, very low, low and moderate income housing opportunities.	All the 5th Cycle affordable housing units were developed as infill housing, including 4 projects completed by the Housing Authority.	Continue Most of the City's new housing development occurs on underutilized infill sites.
H11.8 Opportunity Sites. Assist, coordinate or partner with builders for the development of affordable housing projects by identifying in-fill and opportunity sites in the commercial zones, on public lands and under-developed R-2, R-3 and R-4 sites.	The 2015 Housing Element identified infill opportunity sites as follows: Commercial zones, 806 parcels; R-2 zones, 891 parcels; R-3/R-4 zones, 566 parcels.	Delete This is already done as part of the suitable sites inventory.
H11.9 Sweat Equity Projects. Continue to support special procedures for development, permitting, construction and early occupancy of "sweat equity" projects.	Habitat for Humanity is the only known local organization developing sweat equity projects and no new units of that type were permitted in the 5th Cycle.	Delete Combine with other affordable housing types.

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Goal/Policy/Program	Results and Evaluation	Status
H11.10 Large Rental Units. Encourage the construction of three bedroom and larger rental units for low-, moderate-, and middle income families, including the Housing Authority, in efforts to develop and/or acquire three+ bedroom units.	Larger rental units are encouraged and provided in some AUD Program projects because density is not based on bedroom count. In the 5th Cycle, 64 three+ bedroom units were approved, issued a building permit, or constructed. The Housing Authority acquired one three bedroom/two bathroom house.	Continue
H11.11 Condominium Conversions. Continue to implement the Municipal Code's Condominium Conversion Ordinance to provide opportunities for entry-level home ownership in a variety of locations while maintaining a supply of rental housing for extremely low, very low, low and moderate income persons.	In the 5th Cycle, one condo conversion project was approved, involving three units.	Continue
H11.12 Surplus Land. Inventory all land in the City owned by County, State and Federal governments, the Santa Barbara School and High School Districts and public utilities, and actively pursue dedication of surplus land for development of low, moderate and middle income housing, and for qualifying employees of participating government agencies.	Surplus land was included in the sites inventory.	Delete The state now requires a surplus land inventory be included with the annual Housing Element progress reports.
H11.13 Housing Opportunities. Look for housing opportunities on City-owned land or over private and public parking lots.	This is an ongoing effort. In the 5th Cycle, the City entered into a Project Agreement with the Housing Authority to develop housing on an underutilized City parking lot.	Modify Include a program in the 2023 – 2031 Housing Element to

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Goal/Policy/Program	Results and Evaluation	Status
		comprehensively evaluate all applicable City-owned land as potential future sites for housing.
H11.14 Public Facilities. Pursue acquisition of the National Guard and Army Reserve sites in order to develop affordable housing, park, school or other public benefit facilities.	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. In 2017, the Army Reserve Center was declared excess property by the Federal Government. American Indian Health & Services purchased the property for a health clinic and it was transferred to them in 2021. The property is currently zoned for low density residential. Staff recommended that a Specific Plan be prepared to allow the proposed clinic and restrict the site to public benefit uses, including affordable housing, if the clinic use were to cease.	Delete Both properties were purchased for uses other than housing.
H11.15 Financial Assistance. Apply for, or support others in applying for, all available public and private funding and financial assistance for affordable housing projects.	The City supports state and federal legislation and programs to provide financing for affordable housing in the Legislative Platform. In the 5th Cycle, the City continued to administer and provide matching funds for state and federal funding programs for affordable housing.	Continue
H11.16 Property Transfer Tax. Increase property transfer tax to provide funding for price-restricted affordable and workforce housing, in order to broaden the funding base.	Property transfer tax is controlled by the California Revenue and Tax Code and all counties in California pay the same rate. In 2018, Senate Bill 2 (2018) mandated a $75 recording fee on certain real estate transactions. A portion of the revenue goes to communities to create affordable housing.	Delete

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Goal/Policy/Program	Results and Evaluation	Status
H11.17 Alternative Revenue Sources. Explore alternative sources of revenue for Affordable Housing to replace the Redevelopment Agency tax increment financing since it was dissolved in 2012.	The City tracks alternative revenue sources but no programs were developed to replace RDA financing.	Modify Include a program in the 2023 – 2031 Housing Element to replace RDA funding.
H11.18 Extend Redevelopment Project Area. Continue to explore and pursue potential legislative amendments or other opportunities for extension or replacement of the Redevelopment Agency and its funding mechanism for affordable housing and other community benefit projects.	The City supports legislation for new community revitalization tools to replace the RDA and its funding mechanisms for affordable housing.	Modify Include a program in the 2023 – 2031 Housing Element to replace RDA funding.
H11.19 Parcel Consolidation. Encourage the consolidation of small and underutilized parcels for the development of affordable housing, if appropriate based on neighborhood compatibility.	Lot mergers are a ministerial action and were occasionally utilized in the 5th cycle to develop market rate housing.	Delete Voluntary lot mergers are encouraged but out of the City's control as they are pursued by developers on a case-by-case basis.
Policy H12. Above Moderate Affordable Housing. Provide incentives for the private sector development of new housing opportunities affordable to households earning more than 120% of the Area Median Income, but not more than 200% of the Area Median Income.		

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Implementation Actions		
H12.1 Above Moderate Housing. Encourage the development of housing for first time home buyers, including moderate and middle-income households.	The City's Inclusionary Housing Ordinance requires that projects with ten or more ownership units (excluding density bonus) include 15% of the units be sold at prices affordable to Middle or Upper-Middle income households. In the 5th Cycle, five condominium units were constructed, seven were approved, and six are pending approval for a total of 18 units. None of the units are deed restricted.	Modify Include a program in the 2023 – 2031 Housing Element to reevaluate the effectiveness of the Inclusionary Housing Ordinance in producing deed-restricted housing for middle and upper middle income households.
H12.2 Large Employers. Encourage large employers to mitigate affordable housing impacts.	Both Westmont College and Cottage Hospital created employee housing under the City's regulations. Employer-Sponsored housing qualifies for density incentives under the AUD Program. In the 5th Cycle, Westmont College constructed 13 new faculty/staff units and modified their Affordable Housing Agreement to allow flexibility in income levels assigned among their 54 income-restricted housing units.	Continue
Policy H13. Non-Subsidized Rental Housing. Preserve and promote non-subsidized affordable rental housing.		
Implementation Actions		
H13.1 Preserve Rentals. Explore ways to avoid	This program was not completed.	Delete

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condominium conversions, or alternatively, the creation of cooperative tenant ownership of previous rentals.		Conflicts with H11.11, which encourages condominium conversions.
H13.2 Condominium Conversions. Amend section 28.88.120B of the Municipal Code to require all condominium conversions to conform to the density requirements of the General Plan.	This program was not completed.	Delete
H13.3 Rental Units. Allow the reconstruction or rehabilitation of existing rental apartments at non-conforming General Plan densities and zoning standards. The loss of some rental units may be considered to meet building code requirements.	The zoning ordinance allows for improvements to existing rental units that are nonconforming to density and current zoning standards.	Delete
Policy H14. Sustainable Housing. Ensure that new market-rate residential development is consistent with the City's sustainability goal, including reduced energy and resource use, and increased affordable housing opportunities.		
H14.1 Market Rate Housing. Market-level housing projects in the multi-family or commercial zones (including mixed-use) shall be encouraged to: • Construct unit sizes consistent with averages and maximums set out under the City's Average Unit-Size Density Incentive Program; and • Have access to adequate public open space within a ½-mile radius, a dedication of sufficient	AUD Program provisions apply to market rate housing in multi-unit and commercial zones. All housing units in the City are served by existing public open space or on-site open space. No in-lieu fees for parks were established as the city is nearly fully built-out and additional fees could negatively impact housing development.	Delete

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useable open space on-site, a contribution is made toward future parks through in-lieu fees, or a combination of any of these.		
H14.2 Resource Conservation. Establish criteria and standards for resource use in relation to density in the project review process, to encourage reduced resource footprint projects. Residential projects that exhibit a significantly lower resource per capita footprint would be allowed bonus density providing the building remains smaller than allowed by zoning.	This program was not completed	Delete Higher density housing projects use less water and other resources than lower density projects.
H14.3 Market-Rate Incentives. Prepare design standards and codify incentives for market rate developers to build smaller, "affordable-by-design" residential units that better meet the needs of our community.	The AUD Program codifies incentives for smaller units. However, new, smaller market-rate units are often coupled with significant amenities, and were not found to be rented at rates affordable to moderate, low, or very low income households. Infill design standards were completed in 2017. The process to create Objective Design Standards for market rate and affordable housing was started in 2021.	Delete
Policy H15. Secondary Dwelling Units. Further encouraging second units (granny units) in single family zones shall be pursued with neighborhood input to gauge level of support but prohibited in the High Fire Hazard Zones to the extent allowed by the State laws applicable to second units. Second units may be most appropriate within a short walking distance from a main transit corridor and bus stop.		
H15.1 Secondary Dwelling Unit Ordinance. Amend the Secondary Dwelling Unit Ordinance to provide more site planning flexibility and affordable-by-design concepts such as:	In the 5th Cycle, the Zoning Ordinance was amended twice to comply with State law to facilitate accessory dwelling units.	Modify State law changes have greatly facilitated the

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• Changing the existing size limitations to remove percentage of unit size and allowable addition requirements, and allowing a unit size range (300 – 700 s.f.); • The square footage of the secondary dwelling unit shall be included in the floor-to-area ratio (FAR) for the entire property and shall be consistent with the Neighborhood Preservation Ordinance FAR; • Eliminating the attached unit requirement; • Eliminating or adjusting affordability requirements; • Allowing tandem parking and easing other parking requirements on a case-by-case basis; • Allowing one water, gas, and electric meter and a single sewer line, or reviewing requirements for meter placement and configuration to minimize the cost of individual metering of dwelling units; and • Developing guidelines and prototypes of innovative design solutions.		development of ADUs. Include a program in the 2023 - 2031 Housing Element to further facilitate production based on community input.
Policy H16. Expedite Development Review Process. Assist affordable housing sponsors to produce affordable housing by reducing the time and cost associated with the development review process while maintaining the City's commitment to high quality planning, environmental protection and urban design.		
Implementation Actions		
H16.1 Affordable Housing Projects. Continue to give priority to affordable housing projects on Staff, Committee and Commission agendas.	The City administratively provides priority for affordable housing projects on meeting agendas and permit plan review.	Continue

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H16.2 Affordable Housing Facilitator. Continue to have a Staff-level Affordable Housing Facilitator with clearly established roles and responsibilities as defined by City Council.	The City's Housing Programs Specialists serve as affordable housing facilitators.	Continue
H16.3 CEQA Exemption. Continue to use the CEQA infill exemption for Affordable Housing projects as appropriate.	The CEQA infill exemption is used when applicable.	Continue
H16.4 Coordinated Project Review. Address issues of coordination between the Architectural Board of Review (ABR), the Historic Landmarks Commission (HLC), the Staff Hearing Officer (SHO) and the Planning Commission (PC). Identify areas where additional staff authority could be given for administrative approvals.	PC Liaisons are appointed to design review bodies to improve communication. Case planners ensure that design review comments are conveyed to the PC and vice versa for projects that require both design review and PC approval. Expanding the types of projects that can be approved administratively by staff is being discussed but has not yet been implemented.	Continue Administrative approval is being pursued separately as part of the Land Development Team Process Improvements.
H16.5 Infill Project Guidelines. Work with AIA, ABR and HLC members to develop guidelines and examples for small infill projects (adding 1-3 units). Consider allowing projects consistent with the guidelines to be reviewed as Consent items when appropriate.	Infill Design Guidelines were completed in 2017 and are included in the Architectural Board of Review and Historic Landmarks Commission Guidelines.	Delete Complete
H16.6 Water Meters. Allow new apartment developments to be served by a single water meter for interior uses with sub-meters for each unit, as appropriate, or review requirements for meter placement and configuration to minimize the cost	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	Delete Complete

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of individual metering of dwelling units.	Units do not require a separate water meter.	
H16.7 Expedited Review. Continue working with the Architectural Board of Review (ABR) and the Historic Landmarks Commission (HLC), and City departments to expedite the review of Affordable Housing Projects. As appropriate, establish joint sub-committees of design review boards and Planning Commission to offer early, consistent and timely input and problem solving during the review process.	Affordable housing projects are prioritized in the project review, public hearing, and permit review process. No joint sub-committees of design review boards and Planning Commission were established but liaisons are appointed to ensure communication.	Continue
H16.8 Multi-Family Design Guidelines. Develop multi-family residential design guidelines and standards to address unit size, setbacks, open space, landscaping, building size, bulk and scale, and site planning (e.g., pedestrian-friendly design, front porches facing the street or courtyard, and parking located out of sight).	The Infill Design Guidelines partially fulfil this objective. City Council gave direction to further review open space and other standards through the AUD Program amendments. In 2020, the City prepared draft Objective Design Standards for Streamlined Housing Projects per Senate Bill 35 (2017). In 2021, the City started the process of creating Objective Design Standards for all multi-unit housing.	Modify Partially complete. Include a program in the 2023-2031 Housing Element to develop objective design standards for multi-unit housing.
Policy H17. Flexible Standards. With the New Zoning Ordinance (NZO) Update consider changes to development standards to be more flexible for rental, employer sponsored workforce housing, affordable housing projects, and limited equity co-operatives, where appropriate.		
Implementation Actions		
H17.1 Parking Requirements. Consider incremental changes to the Zoning Ordinance parking requirements such as:	These incremental changes are complete. The AUD Program parking standards dictate a parking maximum of one space in the Central Business District, unbundled parking, and no guest parking	Delete Complete

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• Reducing parking requirements for projects that develop under the Average Unit-Size Density Incentive Program to 1 space minimum per unit. • Allowing tandem parking. • Providing more flexibility for constrained sites (e.g., allowing for more than one maneuver, use of car stacking devices or other space saving measures). • Eliminating guest parking requirements for housing in the Downtown commercial area. • Rounding down when calculating parking requirements.	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.	
H17.2 Zoning Standards. Consider amending the Zoning Ordinance to change how, where and the extent of outdoor living space, yard and setback requirements for housing in commercial zones.	In 2017 and 2020, standards were amended 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. An “alternative open yard” on mixed use projects can be approved by design review (instead of a Modification); 5. Required open space can 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 to facilitate reuse of existing buildings for housing.	Delete Complete
H17.3 Expedite Environmental Review. Develop and maintain a system for use of the City's Master Environmental Assessment Document as a means of expediting the environmental review process consistent with State law regarding housing.	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. Mapped layers showing environmental constraints are also available for public viewing in	Delete Complete

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	the online City's GIS program.	
H17.4 Development Review Process. On an ongoing basis, evaluate the current development review system and make recommendations for improvements.	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. City staff is working to implement those process improvements, and meet with the Land Development Team Oversight Committee to report on the recommendations implementation.	Delete Complete
Policy H18. Monitoring of Net Housing Gains and Losses. The City shall monitor housing development and progress toward achieving housing goals.		
Implementation Actions		
H18.1 Adaptive Management Program. Through the Adaptive Management Program, monitor and report annually to the Planning Commission, City Council and public, the number of total and affordable dwelling units (including bonus density units) that are being constructed, and the number of units converted to commercial use or demolished and not replaced.	Housing production is tracked and evaluated on an ongoing basis and annually for the State Department of Housing and Community Development. Residential units proposed under the AUD Program and accessory dwelling units are tracked regularly and posted on the City's website.	Continue
GOAL Conservation and Improvement of Existing Housing: Conserve the existing housing stock and improve its condition while minimizing displacement, maintaining housing affordability, and preventing future blight or deterioration.		
Policy H19. Rehabilitation Programs. The City shall continue to expand its voluntary housing rehabilitation programs, and preserve existing housing in all parts of the City.		

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Goal/Policy/Program	Results and Evaluation	Status
Implementation Actions		
H19.1 Low-Interest Loans. Continue to provide low interest rehabilitation loans for housing sponsors to rehabilitate multi-family structures.	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 the 5th Cycle, the City provided 10 loans and one grant.	Continue
H19.2 Neighborhood Surveys. Continue to survey neighborhoods that have the highest number and concentration of units in need of rehabilitation.	A survey was conducted as part of the 2015 Housing Element.	Continue Housing conditions surveys are a required component of the Housing Element.
H19.3 Substandard Housing. Continue to allow the appropriate demolition of substandard housing.	The City allows demolition of substandard housing, if not designated as a historic resource.	Delete Complete
Policy H20. Property Improvements. The City shall encourage residential property owners to improve the conditions of their property (ies) to a level that exceeds the minimum standards of the California Building Code and the Uniform Housing Code.		
H20.1 Zoning Enforcement. Continue to focus building and zoning enforcement efforts on property owners who are chronic, repeat offenders with emphasis on multi-departmental inspections and abatement orders, and prosecution of violators through the court system.	The City continues to enforce on chronic, repeat offenders. The City's website includes a potential code violation hotline and Request for Investigation form.	Continue
H20.2 Substandard Apartment Complexes. Look for opportunities to acquire larger, substandard	In the 5th Cycle, the Housing Authority acquired 3 substandard housing units: 1 three-bedroom, 2 two-bedroom in 2020.	Continue

TABLE A-2: THE 2015 HOUSING ELEMENT

Goal/Policy/Program	Results and Evaluation	Status
apartment complexes in cooperation with the Housing Authority, Peoples' Self Help Housing or other community-based organizations in order to correct health and safety problems and to provide ongoing management services.		
H20.3 Bilingual Assistance. Continue to provide a bilingual ombudsperson for tenants in substandard units who wish to file a housing complaint.	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 and Rental Housing Mediation Program staff regularly interact with concerned tenants.	Continue
H20.4 Zoning Information Reports. Continue to require Zoning Information Reports when residential units change ownership, excluding condominiums.	The ZIR program was changed substantially in 2019 and no longer requires that staff perform a site visit or review records. ZIRs continue to be required and can be obtained through independent review of the street and planning files on the City website.	Delete
H20.5 Illegal Dwelling Units. Consider ways to legalize illegal dwelling units in accordance with the requirements of the Zoning Ordinance.	The Accessory Dwelling Unit ordinance provides an opportunity to legalize some illegal units. In the 5th Cycle, 17 legal ADUs were created from enforcement/abatement cases.	Continue
H20.6 Substandard Buildings. Consider implementing a program that would require owners of buildings found by the City's Building and Safety Division to be substandard to assume the financial burden of relocating their tenants to habitable units.	The City's Municipal Code requires a relocation assistance payment to qualified tenants for No-Fault Just Cause Evictions, which includes a local order that necessitates vacating the rental unit for at least 30 days. As of July 2022, AB 838 requires the City to inspect buildings upon complaint of a substandard building or a lead hazard violation.	Delete
H20.7 Tax Code. Continue to utilize the processes of Sections 17274 and 24436.5 of the State Revenue and Taxation Code which prohibits	The City identifies substandard housing conditions and requires compliance with Government Code Section 17274 and 24436.5	Continue

TABLE A-2: THE 2015 HOUSING ELEMENT

Goal/Policy/Program	Results and Evaluation	Status
a taxpayer who derives rental income from substandard housing from receiving income tax deductions for interest, taxes, depreciation or amortization paid or incurred with respect to the substandard housing.	when applicable.	
Policy H21.Preserve Affordable Housing. Maintain the affordability of existing extremely low, very low, low and moderate income dwelling units.		
Implementation Actions		
H21.1 Affordability Covenants. Continue to monitor and preserve affordable housing covenants before they expire.	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.	Continue
H21.2 At-Risk Affordable Units. Continue to encourage the Housing Authority and nonprofit organizations to acquire and manage units whose affordability requirements are due to expire.	The City encourages the Housing Authority and other nonprofits to acquire units with affordability limits that are due to expire. The City recently collaborated with State HCD and City Housing Authority to prevent foreclosure of Green Mobile Home Park and extend the at-risk affordability covenant for 46 low-income households.	Continue
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	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. The Housing Authority consulted with El Zoco Homeowners Association to resolve a capital shortage for the low income homeownership group to address urgent property repairs. The HOA ended up raising money internally to address the issue.	Continue

TABLE A-2: THE 2015 HOUSING ELEMENT

Goal/Policy/Program	Results and Evaluation	Status
with the property owner shall notify the tenants of the impending expiration to ensure proper and timely notification; • Examine funding availability for the extension of affordability covenants. • Explore potential for sale of project to nonprofit or the Housing Authority; • Require additional affordability as a condition of subordination of an existing City loan against the property.		
H21.4 Presidio Park Apartments. 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.	Presidio Park Apartments affordability was extended 60 more years to the year 2077 through the sale of the City's exclusive right to repurchase.	Delete Complete
GOAL Regional Cooperation and Jobs/Housing Balance: Coordinate City efforts with those of surrounding communities towards balancing jobs and housing in the regional housing market.		
Policy H22. Work to Solve Regional Jobs/Housing Imbalance. The City is committed to working with neighboring jurisdictions and the private sector to solve the regional jobs/housing imbalance in a regional manner.		
Implementation Actions		
H22.1 Affordable Housing Task Group. Continue to support and participate on the Joint Cities /	The City actively participates in and organizes quarterly meetings of	Continue

TABLE A-2: THE 2015 HOUSING ELEMENT

Goal/Policy/Program	Results and Evaluation	Status
County Affordable Housing Task Group.	the Joint City/County Affordable Housing Task Force.	
H22.2 Shared Housing Development. Explore joint housing development opportunities, with the County of Santa Barbara and the cities of Carpinteria and Goleta.	The City explores joint housing development opportunities but no joint housing development projects were undertaken in the 5th Cycle.	Continue
H22.3 Affordability Criteria. Continue coordination with the County to maintain uniform affordability criteria.	The City continues coordination with County on affordability criteria, and the City would seek input from the County and surrounding cities before modifying criteria.	Continue
H22.4 Farmworker Housing. Encourage and support the County's efforts to address the special housing 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.	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.	Continue
H22.5 Affordable and Workforce Housing. Continue to work with community groups in support of Affordable and "Workforce" housing on the South Coast.	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.	Continue
H22.6 Coastal Housing Partnership. Continue to participate and support the Coastal Housing Partnership, as well as explore ways to expand its role and reach.	The City is an active member in the Coastal Housing Partnership.	Continue
H22.7 Employer Incentives. Work with the Coastal Housing Partnership to develop incentives for employers throughout the South Coast to	Program not completed.	Continue

TABLE A-2: THE 2015 HOUSING ELEMENT

Goal/Policy/Program	Results and Evaluation	Status
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.		
H22.8 Bridge Loans. 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.	The Housing Trust Fund operates a Revolving Loan Fund and supports housing projects where at least 25% of the units serve low-to-moderate income households. The California Housing Finance Agency now offers up to $40,000 in grants towards pre-development and non-reoccurring closing costs associated with ADUs.	Modify Include a program in the 2023 – 2031 Housing Element to incentivize ADUs as affordable housing.
H22.9 Affordable Student Housing. Encourage UCSB and Santa Barbara City College 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.	The City continues to discuss student housing opportunities with SBCC/UCSB and with developers contemplating projects in proximity to the campuses.	Modify and continue Include a program in the 2023 – 2031 Housing Element to continue working on this issue.
H22.10 Regional Coordination on Affordable Housing. Continue to coordinate with other South	The City continues regional coordination, including participating in discussions via the Joint City/County Affordable Housing Task	Modify and

TABLE A-2: THE 2015 HOUSING ELEMENT

Goal/Policy/Program	Results and Evaluation	Status
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.	Force and regarding potential projects for the Affordable Housing & Sustainable Communities Program.	continue Include a program in the 2023 – 2031 Housing Element to continue working on this issue.
Policy H23.Sustainable Regional Housing Solutions. Develop regional strategies to fund and construct Affordable Housing for different need categories (e.g., senior, young families, disabled, homeless) within existing urban growth limits.		
H23.1 State and Federal Funding. Explore opportunities for joint City/County applications for Federal and State housing assistance programs.	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.	Continue
H23.2 Annexations. At the request of the County and community, pursue joint projects, including annexations, similar to the Mercy Housing / St. Vincent's affordable housing project.	No annexations for joint affordable housing projects were accomplished in the 5th cycle.	Continue
H23.3 City Resources. Look for opportunities to use City funding and staffing resource for affordable projects outside the City limits as requested and appropriate.	Housing staff communicates with local affordable-housing developers about projects, including some occasional projects beyond City limits.	Continue
H23.4 New Funding Sources. 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	This program has not been completed.	Continue

TABLE A-2: THE 2015 HOUSING ELEMENT

Goal/Policy/Program	Results and Evaluation	Status
projects.		
H23.5 Housing Authority Coordination. Encourage the City and County Housing Authorities to work together to purchase sites and/or construct affordable housing.	No joint sites were purchased and no joint projects were constructed in the 5th cycle.	Continue
Policy H24. Cooperation on Legislative Changes. Pursue a joint legislative platform to achieve regional housing solutions for the South Coast.		
H24.1 Rental Housing. Encourage the passage of legislation that provides incentives for the construction of rental housing.	The City supports legislation that provides incentives for rental housing through its Legislative Platform.	Continue
H24.2 Condominium Production. Encourage the passage of legislation that would resolve the condominium construction defect liability problem.	This program has not been completed.	Delete
H24.3 Housing for Disabled. Support State legislation that would expand housing opportunities for the disabled.	The City supports legislation that expands housing opportunities for disabled individuals through its 2021 Legislative Platform.	Continue
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 including the following: • Adopt legislation or regulatory changes that will result in an expanded secondary mortgage market for mixed use and affordable housing developments.	The City supports legislation and any effort at the state and federal level to produce and finance affordable housing.	Continue

TABLE A-2: THE 2015 HOUSING ELEMENT

Goal/Policy/Program	Results and Evaluation	Status
• Revise the tax code to provide incentives for the construction and ownership of rental housing, such as accelerated depreciation. • Increase funding for affordable housing programs. • Amend the Community Reinvestment Act to require banks and savings associations to provide more financing for the production of affordable housing. • Adopt legislation that will facilitate the use of Mortgage Credit Certificates and tax exempt bond financing for affordable housing in higher cost areas.		
H24.5 Section 8 Program. To ensure the continuation of the Section 8 Housing Voucher Program the following shall be pursued: • 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. • Support legislation that ensures adequate Section 8 Voucher renewal funding so that the number of low-income families presently served is not reduced.	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 Legislation Platform.	Continue
GOAL		

TABLE A-2: THE 2015 HOUSING ELEMENT

Goal/Policy/Program	Results and Evaluation	Status
Public Education and Information: Continue public education regarding affordable housing to increase awareness of the housing needs of extremely low, very low, low, moderate and middle income and special needs households and to inform the public about existing affordable housing opportunities, available resources and programs.		
Policy H25. Housing Information. Encourage broad based support in the community for the siting and permitting of affordable housing projects, senior housing, homeless shelters, and group homes for persons with disabilities or terminal illnesses.		
H25.1 Housing Resources. The City shall provide information to the public about housing needs and resources that exist in the community: • Through reports to the Planning Commission or City Council, and in coordination with the Housing Authority; • By public access television to provide information on affordable housing: what it is, whom it is for, and why it is necessary.	The City regularly reports on the status of housing permits and housing needs to the Planning Commission and City Council. The Housing Authority has been an active participant and idea contributor to all housing issues that come before the Planning Commission or the City Council (e.g., AUD changes, FARs, rent control, etc.). The Housing Authority encourages the City to provide an ongoing local source of affordable housing funds that would amount to what the former RDA set-aside provided. This source would assist with securing and leveraging other affordable housing funds such as the Federal Low-Income Housing Tax Credits.	Modify and Continue Include a program in the 2023 – 2031 Housing Element to increase public information resources about housing.
H25.2 Rental Incentive Information. Provide rental incentive program information to potential developers regarding the need for large (3+ bedroom) rental units affordable to extremely low, very low, low, and moderate income households.	Program not complete.	Delete
Policy H26. Affordable Housing Information. Inform the public of affordable housing opportunities that currently exist in the community.		
Implementation Actions		
H26.1 Housing Opportunities. Continue to	The City affordable ownership housing program maintains an	Continue

TABLE A-2: THE 2015 HOUSING ELEMENT

Goal/Policy/Program	Results and Evaluation	Status
publish and distribute a resource guide to inform consumer households of available housing opportunities and community programs.	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 last updated in 2020.	
H26.2 Accessibility Regulations. Continue to provide information and technical assistance to property owners concerning compliance with Title 24, ADA and Fair Housing Act regulations (the standards for accessibility by the disabled).	The City continues to provide compliance information through Building & Safety handouts, at the public counter and through the Fair Housing Enforcement Program.	Continue
H26.3 Housing Achievements. Support and assist efforts to publicize both public and private affordable housing achievements.	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.	Continue

Appendix B: Affirmatively Furthering Fair Housing

Introduction and Overview of AB 686

AB 686 (2018) requires Housing Elements to contain an Assessment of Fair Housing consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

To comply with AB 686, the City completed the following outreach and analysis. The Analysis of Impediments to Fair Housing prepared by Root Policy Research in 2020 (the "City AI") provides extensive data and policy recommendations that informed this AFFH analysis.

In addition, HCD encourages that analysis be presented at both a local and county level, for the purposes of promoting more inclusive communities. The Santa Barbara County HOME Consortium and Urban County Partnership (referred to as "Consortium") is included as a data source. At minimum, the analysis should compare patterns from the most recent Five-Year ACS. The 2020 City AI includes data from either the one-year 2018 ACS or the five-year 2014 – 2018 ACS, and to ensure data consistency, all additional data sources have been gathered from the same source.

AFFH Technical Terms

AFFH: Affirmatively Furthering Fair Housing

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.

Assessment of Fair Housing

An analysis undertaken pursuant to 24 CFR § 5.154 that includes an analysis of fair housing data, an assessment of fair housing issues and contributing factors, and an identification of fair housing priorities and goals, and is conducted and submitted to HUD using the Assessment Tool. The AFH may be conducted and submitted by an individual program participant (individual AFH), or may be a single AFH conducted and submitted by two or more program participants (joint AFH), or two or more program participants, where at least two of which are consolidated plan program participants (regional AFH).

Contributing Factor

A factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. Goals in an AFH are designed to overcome one or more contributing factors and related fair housing issues.

Disparities in Access to Opportunity

Defined by the AFFH Final Rule as "substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing."

Disproportionate Housing Needs

Generally, refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden, severe cost burden, overcrowding, tenure (own vs. rent), homelessness, and substandard housing conditions.

Fair Housing Choice

Under the AFFH Final Rule, fair housing choice means that individuals and families have the information, opportunity, and options to live where they choose without unlawful discrimination and other barriers related to race, color, religion, sex, familial status, national origin, or disability. Fair housing choice encompasses:

- Actual choice, which means the existence of realistic housing options;
- Protected choice, which means housing that can be accessed without discrimination;
- Enabled choice, which means realistic access to sufficient information regarding options so that any choice is informed. For persons with disabilities, fair housing choice and access to opportunity include access to accessible housing and housing in the most integrated setting appropriate to an individual's needs, as required under Federal civil rights law, including disability-related services that an individual needs to live in such housing.

Fair Housing Issue

A condition in a program participants geographic area of analysis that restricts fair housing choice or access to opportunity and includes such conditions as ongoing local or regional segregation or lack of integration, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, disproportionate housing needs, and evidence of discrimination or violations of civil rights law or regulations related to housing.

Integration

A condition within the program participants geographic areas of analysis, as guided by the AFFH Data Viewer, in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

Meaningful Action

Significant actions that are designed and can be reasonably expected to achieve a material positive change that affirmatively furthers fair housing by, for example, increasing fair housing choice or decreasing disparities in access to opportunity.

Place-Based Strategies for Neighborhood Improvement

Place-based economic development strategies include a variety of approaches to incentivize investment in disadvantaged communities, including funding for infrastructure & public facilities, job creation & workforce development, affordable & workforce housing, and more.

Protected Class

Refers to groups of people who are legally protected from being harmed or harassed by laws, practices, and policies that discriminate against them due to a shared characteristic (e.g., race, gender, age, disability, or sexual orientation). These groups are protected by both U.S. federal and state laws.

Segregation

A condition within the program participant's geographic area of analysis - in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

Contributing Factors

The Housing Element must include an identification and prioritization of significant contributing factors to segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs. "Fair housing contributing factor" means a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. Contributing factors should be based on all the prior efforts and analyses: outreach, assessment of fair housing, and site inventory. Contributing factors must also be prioritized in terms of needed impact on fair housing choice and strongly connect to goals and actions.

Suitable Sites Inventory

AB 686 requires the City's suitable sites inventory contain the full scope of the assessment of fair housing, ensuring the City's projected housing development sites accommodate all income levels, and assess if projected development will either further entrench or help to ameliorate existing patterns of segregation and/or exclusion of members of protected classes. Demographic patterns, disproportionate housing needs and access to opportunity, and the City's regulatory review are identified fair housing issues for the City identified by the City AI. As a result, suitable sites were identified to accommodate all income levels in the City's commercial and multi-unit zones along transit corridors close to jobs and services. This section includes a map series that compares AB 686 to the suitable sites inventory. The inventory sites are shown in the figures below where applicable.

Goals, Policies, and Programs

Through the participation of stakeholders, fair housing advocates, and the assessment of fair housing issues described in this appendix, the City has identified contributing factors and meaningful actions that will be taken to address those issues during the planning period as described in Table B-1: For each fair housing impediment listed in Table B-1 below, a cross reference is provided to specific programs in this Housing Element that are intended to address the impediment.

TABLE B-1: HIGH-PRIORITY FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES IN SANTA BARBARA

AFFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Demographic Patterns	Fair housing observation from demographic analysis: Concentration of Hispanic residents in Downtown and Eastside neighborhoods; higher poverty rates among minority populations.	The Housing Element's suitable sites inventory identifies housing opportunities for low-income households throughout the City, rather than concentrated in particular neighborhoods. The following programs will provide assistance to racial/ethnic minority households: **HE-17:** Support Rental Housing Mediation Program **HE-22**: Affirmatively Further Fair Housing Program and Opportunities **HE-24**: Fund Home Rehabilitation and Provide Technical Assistance **HE-25:** Fund Home Improvements and Repairs **HE-26**: Renters Rights Information **HE-27**: Housing Resources for the Public **HE-28**: Housing Supply and Affordability Education Campaign
Disproportionate Housing Needs	Fair housing observation from housing needs analysis: disproportionate housing needs exist for racial/ethnic minorities, large family households, and people with disabilities.	In addition to the programs above, the following program will provide support for housing needs: **HE-6**: Facilitate Production of Accessory Dwelling Units (ADUs) **HE-8**: Innovative Housing Types **HE-12**: Prioritize Affordable Housing **HE-13:** Evaluate Inclusionary Housing Ordinances

TABLE B-1: HIGH-PRIORITY FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES IN SANTA BARBARA

AFFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
		HE-16: Create Affordable Housing Funds **HE-18**: Right of First Refusal Purchase Program **HE-23**: Monitor and Preserve Existing Affordable Housing **HE-29:** Joint Legislative Platform **HE-30**: Affordable Student, Staff, and Faculty Housing
Access to Opportunity	Fair housing observation from opportunity analysis: Racial/ethnic minorities have lower access to economically strong neighborhoods and live in neighborhoods with lower labor market engagement.	The Housing Element's suitable sites inventory identifies housing opportunities near transit corridors and jobs throughout the City, providing an opportunity for all residents to have access to economically strong neighborhoods. **HE-11**: Livable Neighborhoods
Regulatory Review – Zoning and Land Use	Fair housing observation from regulatory analysis: Barriers to affordable housing development contribute to market realities that limit housing choice and exacerbate vulnerability of residents that may experience housing discrimination.	In addition to the programs listed above, the following programs address regulatory review. **HE-1:** Facilitating Conversion of Nonresidential Buildings to Housing **HE-3:** Amend the Zoning Ordinance for Special Needs Housing **HE-4:** Use-By-Right Permitting **HE-5:** Process Improvements **HE-7:** Objective Design Standards **HE-13:** Evaluate Inclusionary Housing Ordinances **HE-14:** City Land Registry **HE-13:** Track Housing Production **HE-18:** Right of First Refusal Purchase Program **HE-19:** Short-Term Rental Framework and Ordinance **HE-20:** Evaluate Hotel Zones

TABLE B-1: HIGH-PRIORITY FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES IN SANTA BARBARA

AFFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
		HE-21: Residential Units Conversion Ordinance **HE-27:** Joint Legislative Platform **HE-31:** Secure Permanent Affordable Housing Funding **HE-32:** Support Affordable Housing Funding Legislation

ASSESSMENT OF FAIR HOUSING ISSUES

This section provides an assessment of fair housing issues in the City, including fair housing enforcement and outreach capacity, patterns of integration and segregation, racial or ethnic patterns of concentration, disparities in access to opportunities, and disproportionate housing needs, including displacement risk.

History of Fair Housing Issues & City Response

The City of Santa Barbara's African American and Black Historic Context Statement (Context Statement) provides a holistic history of the African American/Black community in Santa Barbara and identifies possible historic resources that represent that history.[1] In 2020, community members advocated for the historic designation of sites important to Santa Barbara's African American and Black community as one aspect of highlighting and uplifting the community's history. Community members worked with the City to secure a Certified Local Government grant from the California Office of Historic Preservation. The City hired architectural history consulting firm, Page & Turnbull, who partnered with Healing Justice Santa Barbara to complete the project by fall 2022.

Santa Barbara has a long and rich history that includes people of African descent since the earliest days of Spanish contact. The 1900s and 1910s coincided with the rise of racial zoning and restrictive covenants nationally. As a result, neighborhoods such as Oak Park Village south of Cottage Hospital, and west of State Street, were subdivided at the turn of the twentieth century by Los Angeles speculators as a "Whites only" upper class-community.

Once the U.S. Supreme Court ruled against racial zoning ordinances in the 1917 *Buchanan v. Warley* decision, cities used their zoning authorities in more indirect ways to segregate neighborhoods. As a result, restrictive covenants became more widespread, particularly as the 1920s saw a residential

1 Page & Turnbull and Healing Justice SB, "Santa Barbara African American and Black Historic Context Statement," published in August 2022 available at: https://santabarbaraca.gov/sites/default/files/2022-09/African percent20American percent20Black percent20Context percent20Statement percent20- percent20Final.pdf.

building boom across the country. Often placed on deeds by the private subdividing developer, restrictive covenants may list “building restrictions” such as setback lines, minimum building cost, or prohibited uses like oil drilling, in addition to exclusions of African American, Asian American, Mexican American, Jewish, and other residents. Italian and southern and Eastern European immigrants were sometimes included among that list, given the nativist, anti-immigration sentiments of the period. The covenants may have a limited period, such as 20 to 50 years. With this backdrop, Santa Barbara’s racial/ethnic minority communities became increasingly concentrated over the course of the 1920’s into the blocks to the east of lower State Street. By 1930, approximately two-thirds of Santa Barbara’s Black residents lived in the area bounded by East Haley Street, East Montecito Street, State Street, and

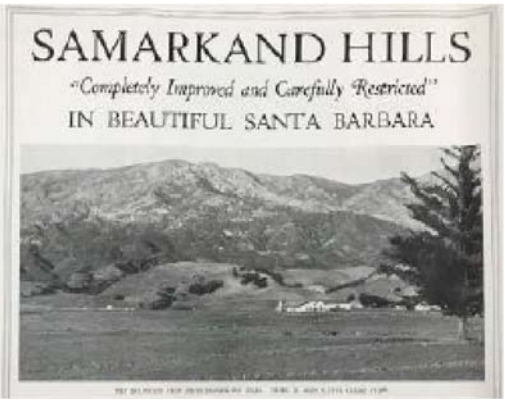


Figure 2 - Newspaper advertisement for a "carefully restricted" residential development in the Santa Barbara area, January 1925

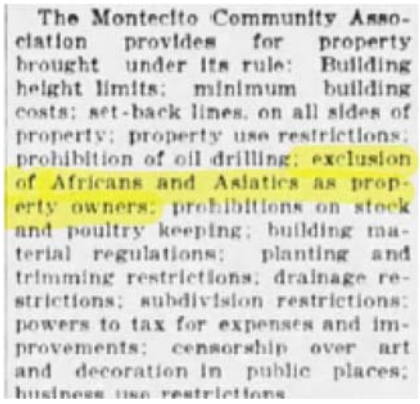

The Montecito Community Association provides for property brought under its rule: Building height limits; minimum building costs; set-back lines, on all sides of property; property use restrictions; prohibition of oil drilling; exclusion of Africans and Asiatics as property owners; prohibitions on stock and poultry keeping; building material regulations; planting and trimming restrictions; drainage restrictions; subdivision restrictions; powers to tax for expenses and improvements; censorship over art and decoration in public places; business use restrictions

Figure 1 - An example of the types of restrictions that were included in residential developments, April 1927

Garden Street that came to be known as the Eastside. This emergence of this neighborhood where most Black residents lived occurred as Santa Barbara was rebuilding itself in the image of a bucolic Spanish Colonial city after the 1925 earthquake and introducing new residential subdivisions, especially west of State Street and the railroad tracks and north up the hills such as East San Roque.

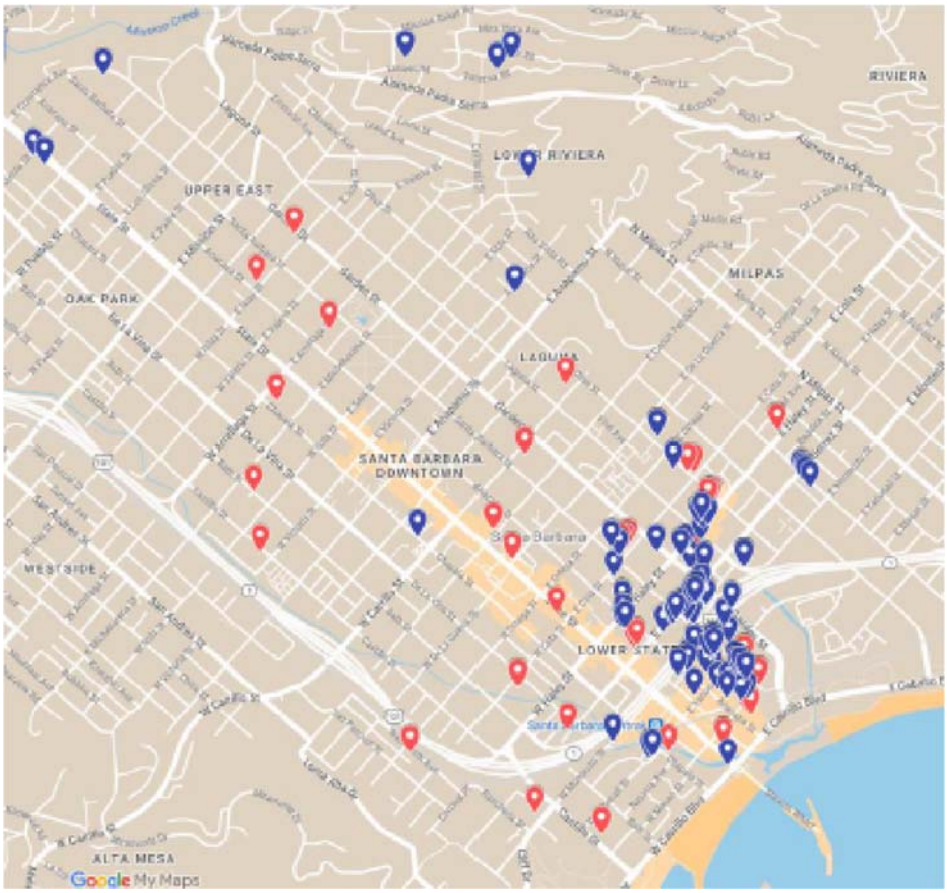


Figure 3 - Map showing the residences of African American and Black individuals in 1920 (red) and 1930 (blue) based on U.S. federal census data

Oral histories with Black and racial/ethnic minority residents who were alive during this period also describe anti-Black and racial/ethnic minority housing policies, in which real estate agents refused to rent or sell property in certain areas to people of color. This again followed national practices encouraged by the National Association of Real Estate Boards' code of ethics, adopted in 1924, to maintain homogenous neighborhoods, and thereby property values, by steering African Americans and people of color away from White neighborhoods.[2]

All of this likely played a role in pushing people of color and working-class individuals into the lower Eastside. The Eastside geography was dominated by an estuary (the Estero) in the 19th century that was dry most of the time but would flood as far inland as Anapamu Street in wet winters. This slough land was drained and reclaimed starting in the 1860s when a canal was dug midway between Salsipuedes and Laguna Street, the so-called Canal Street that was renamed Olive Street in 1922. An agricultural park with a racetrack was created in 1886 southeast of Montecito Street to the shoreline between Santa Barbara Street and Quarantina Street as a use for the land prone to flooding. As a result of the patterns described, it appears that many built resources associated with important events,

2 National Association of Real Estate Boards, "Code of Ethics," published in June 1924 available at: https://www.nar.realtor/about-nar/history/1924-code-of-ethics.

persons, and organizations have been lost. Blocks of housing between East Gutierrez Street and East Montecito Street just south of East Haley Street were cleared for the construction of U.S. Highway 101/State Highway 2 starting in the late 1940s. The area south of the highway became increasing industrial and replaced what had been part of the Eastside neighborhood. This further displaced people of color, because housing and built resources were gone.[3]

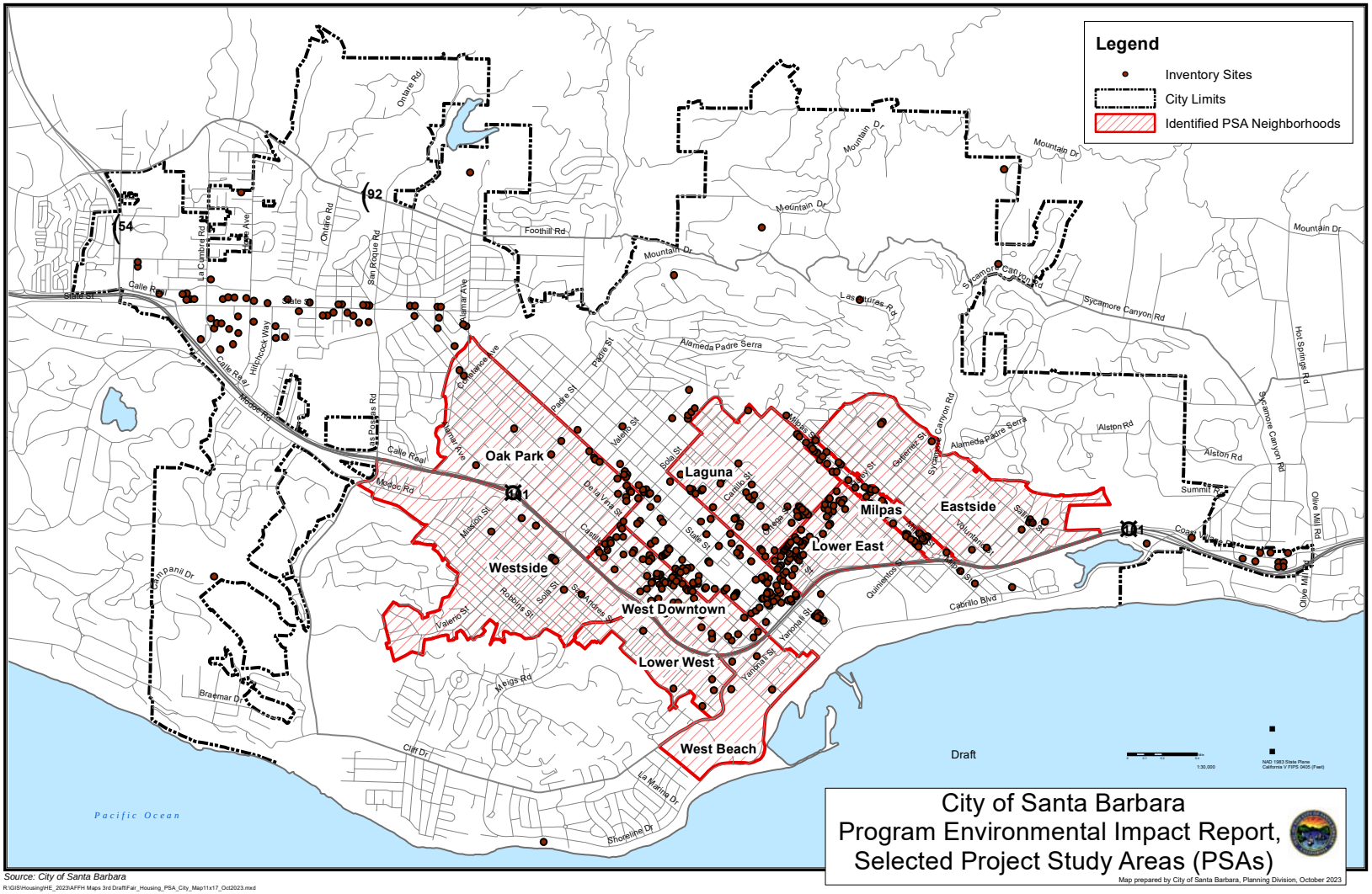
In 2010, the City certified a Program Environmental Impact Report for the Plan Santa Barbara General Plan Update and identified eight Project Study Areas (PSAs) that reflect neighborhoods containing higher concentrations of lower-income and racial/ethnic minority residents. The eight identified PSA neighborhoods, along with the number of identified suitable sites depicted on Figure B-1, are the following:

- **Westside** – five *parcels*
- **Eastside** – three *parcels*
- **Laguna/Lower Eastside** – *41 parcels*
- **Lower West** – *two parcels*
- **Milpas Corridor/Lower East** – *42 parcels*
- **West Beach** – *four parcels*
- **Oak Park** – *14 parcels*
- **West Downtown**. – *59 parcels*

Total of Suitable Sites located in City PSA's = *170 parcels*

[3] City of Santa Barbara, "Santa Barbara African American and Black Historic Context Statement," published in August 2022 available at: https://santabarbaraca.gov/sites/default/files/2022-09/African%20American%20Black%20Context%20Statement%20-%20Final.pdf

Figure B-1 2010 Program Environmental Impact Report (EIR) Selected Project Study Areas (PSAs)



Identified suitable sites are concentrated within these eight project study areas (PSAs).

The identified eight PSAs (Figure B-1) are a direct result of historically segregating people of color and working-class individuals away from White neighborhoods and eliminating opportunities for them to own property and amass wealth. PSAs were identified for this analysis that have greater percentages of lower-income residents and ethnic minority residents than the City overall. In general, populations of lower-income and minority residents are concentrated in the older, developed urban core of the City, in neighborhoods within the City's Downtown, Eastside, and Westside. Factors that were considered to potentially affect lower-income and ethnic minority populations include:

- Environmental Hazards: Exposure to hazards, such as air pollution, chemical substances, and noise.
- Economy, Jobs, and Housing: Increased job growth and housing costs, and resulting pressure to convert residential units to other uses, types of development pending, approved, or constructed; and the availability of jobs and affordable housing.
- Availability of Resources and Public Services: Adequacy of local sources of food and materials for sustenance, commercial services, transportation, and public services, such as police and fire protection, parks and recreation, and library services.
- Planning and Community Participation: Neighborhood-specific planning, and the use of public outreach to specifically include lower-income and minority populations, such as holding workshops at an accessible location within a PSA.

During the past 20 years, the City has been actively organizing focused planning studies, such as neighborhood design guidelines, annexation studies, and parks and recreation planning strategies, as well as the Neighborhood Improvement Program (NIP) that address physical conditions, resources, and housing affordability in lower-income and racial/ethnic minority populations. The City NIP was launched in 2003 to rectify issues of community concern in lower-income neighborhoods of the City. Improvements resulting from the NIP have included:

- Repair and construction of sidewalks, curbs and gutters, and installation of streetlights.
- Creation of safer and better maintained neighborhoods.
- Removal of graffiti from public and private properties.
- Elimination of illegal trespassing and accompanying fire hazard conditions.

The following summarizes some of the existing City programs and policies that address physical conditions, resources, and housing affordability in lower-income and ethnic minority populations:

- The City Neighborhood Improvement Program (NIP) and interdepartmental Neighborhood Improvement Task Force (NITF) addresses neighborhood conditions such as clean-up and maintenance, repair and installation of sidewalks and lighting, building code enforcement, illegal trespass issues, and fostering community involvement and grant funding.
- The City Parks and Recreation Department, Creeks Division has implemented many water quality improvement projects and community outreach programs within the PSAs including: Community Creek Stewardship projects at Sycamore Creek along both Cacique and Liberty streets; creek restoration of Old Mission Creek at both West Figueroa Street and Bohnett Park; the Westside Water Quality Improvement Project; and numerous youth events including the Pilot Youth Enrichment Program with student/youth participants involved in water quality projects within PSAs. The Parks and Recreation Department also provides numerous activity programs and services.
- Density bonus offers a path and incentives for developers to build more residential units than

would otherwise be allowed by the zoning ordinance in order to construct housing affordable to very-low-income, low-income, senior, and other qualifying households. In eligible areas of the City, significant Federal funding supports affordable housing production. Housing and Urban Development (HUD) qualifies census tracts 301, 302, 801, 804, 900, 1000, 1101, 1102, and 1206 as meeting their Low-Moderate Income Households criteria for eligibility to receive Community Development Block Grant (CDBG) funding.

- The City's Average Unit-Size Density (AUD) Incentive Program includes additional development incentives, such as reductions to parking, setbacks, and open yard, to increase the city's workforce housing stock and address Santa Barbara's housing shortage.
- New multi-unit housing projects may be subject to Inclusionary Housing requirements. The City's Inclusionary Housing Ordinance contains requirements for developers to provide affordable housing or pay fees to an affordable housing fund in certain instances.
- The Tenant Displacement Assistant Ordinance (Chapter 28.89) requires adequate noticing when tenants are displaced and, in certain instances, requires property owners to provide financial assistance or replacement housing for a specified amount of time when tenants are displaced as a result of elimination of their homes.
- City Housing Regulations (City of Santa Barbara Municipal Code, Title 26) for Housing Discrimination (Chapter 26.30) prevent housing preferences, limitations, and discrimination against minorities and other populations, especially those residing in rental units.

Federal Community Development Block Grant (CDBG) funding is available only in Census Tracts defined by the Housing and Urban Development Department (HUD) as low- and moderate-income, which in Santa Barbara are Census Tracts 301, 302, 801, 804, 900, 1000, 1101, 1102, and 1206.Currently, several City-led projects are underway and proposed and are located in the eight PSAs. These projects consist of bicycle and pedestrian facilities, improved traffic lighting, road repaving, and high visibility crosswalks. These projects include the following:

- Castillo Street Undercrossing Bicycle and Pedestrian Facility Improvements (West Downtown/ West Beach/Lower West)De La Vina Street Bridge Over Mission Creek Replacement Project (Oak Park)
- Lower Eastside Connectivity Active Transportation Plan (Eastside/East Beach)
- Milpas Street Crosswalk Safety and Sidewalk Widening Project (Milpas)
- Upper De La Vina Street Gap Closure & Safe Crossings Project (Oak Park)
- Westside and Lower West Neighborhoods Transportation Management Plan Implementation Project (Westside/Lower West)
- Eastside & Westside Community Paseos Projects (Westside/Downtown/Eastside/West Downtown/Laguna)

In 2009, under the leadership of the Parks and Recreation Department and Community Services, Neighborhood and Outreach Services was created, replacing the existing NIP. The mission of this unit is to provide programs and outreach services to strengthen families, improve outcomes for children and youth, enhance neighborhoods and create stronger communities. In November 2010, City Council by resolution, created the Neighborhood Advisory Council (NAC) to support the resident focus on neighborhood issues.

Fair Housing Outreach and Participation

The City of Santa Barbara, as a recipient of federal housing and CDBG funds, is required to take actions to reduce barriers to fair housing choice. The 2020 City's Analysis of Impediments to Fair Housing Choice, or AI, identifies the primary impediments to fair housing choice and recommends actions to reduce barriers. It addresses both barriers to housing choice and access to opportunity, and how economic factors play a significant role in attaining housing.

The community engagement activities that supported the development of the City's Analysis of Impediments for Fair Housing Choice, or AI, and identification of impediments included:

- A resident survey (521 participants);
- A focus group with Spanish speaking residents hosted by Just Communities;
- A focus group with residents with disabilities hosted by the Independent Living Resource Center;
- A focus group with residents experiencing homelessness (recruited by Santa Barbara Alliance for Community Transformation (SB ACT) and PATH Santa Barbara);

Two focus groups attended by stakeholders representing organizations providing housing and human services, fair housing enforcement and advocacy, services to residents with disabilities, residents in poverty, workforce development, and transportation; and interviews with subject matter experts.

Regarding outreach for the 2023 Housing Element, please refer to the Public Outreach and Participation section of this document.

Local Data and Knowledge

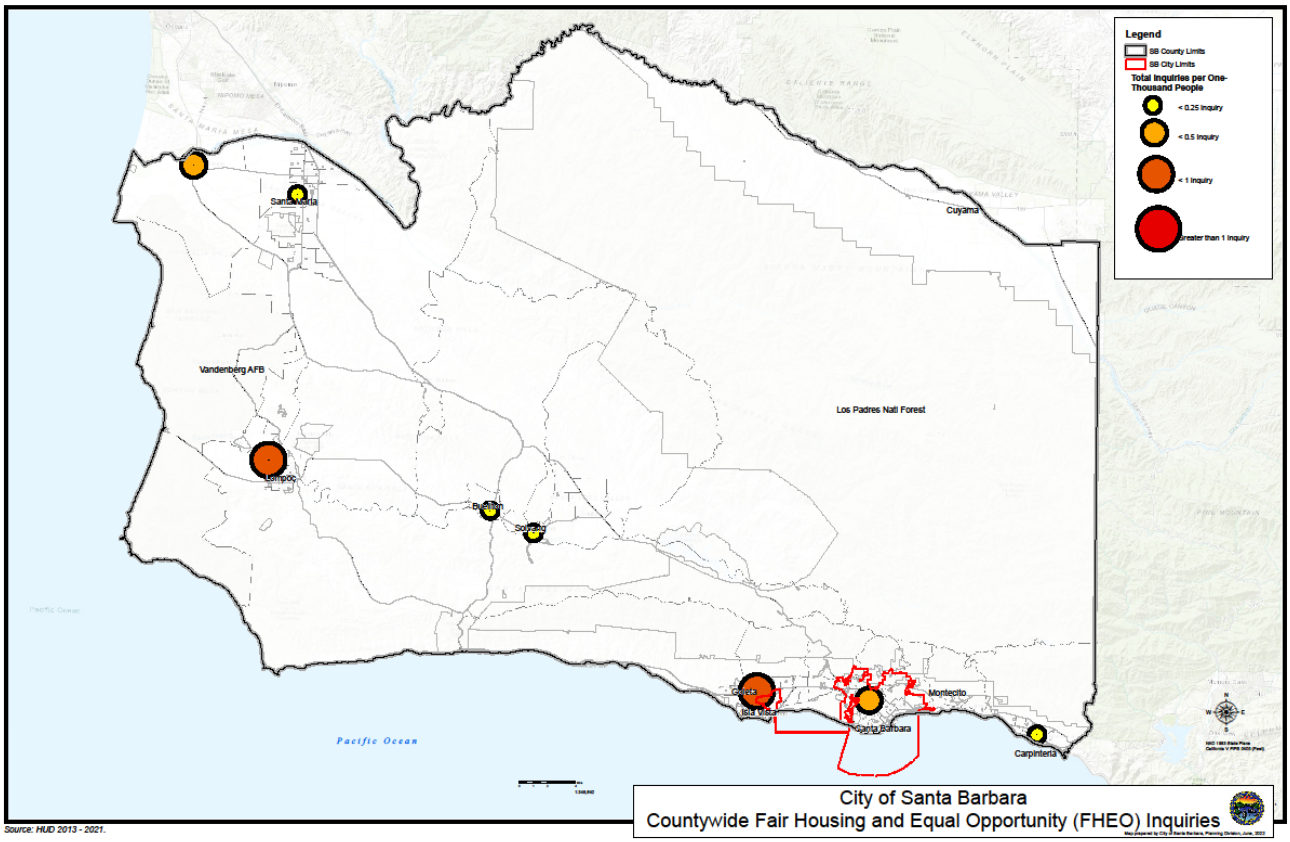
The City of Santa Barbara organized the Analysis of Impediments to Fair Housing Choice (AI) in 2020. This AI reviews housing discrimination as evidenced by demographic patterns, access to opportunity, and zoning and land use policy review. The Federal Fair Housing Act, passed in 1968 and amended in 1988, prohibits discrimination in housing on the basis of race, color, national origin, religion, gender/sex, familial status, and disability. The Fair Housing Act— Amended (FHAA) covers most types of housing including rental housing, home sales, mortgage and home improvement lending, and land use and zoning. Excluded from the FHAA are owner- occupied buildings with no more than four units, single-family housing units sold or rented without the use of a real estate agent or broker, housing operated by organizations and private clubs that limit occupancy to members, and housing for older persons. HUD has the primary authority for enforcing the FHAA. HUD investigates the complaints it receives and determines if there is a "reasonable cause" to believe that discrimination occurred. If reasonable cause is established, HUD brings the complaint before an Administrative Law Judge. Parties to the action can also elect to have the trial held in a federal court (in which case the Department of Justice brings the claim on behalf of the plaintiff).

The State of California has a substantially equivalent law prohibiting discrimination in housing. The Fair Employment & Housing Act (FEHA) is the primary state law prohibiting discrimination in the sale, rental, lease negotiation, or financing of housing based on a person's race, religion, national origin, color, sex, marital status, ancestry, family status, disability, sexual orientation, and source of income. The State's law exceeds the protections in the FHAA by including protected classes of marital status, sexual orientation, and source of income. In addition, the law defines physical and mental disability as a condition that limits a major life activity; this definition of disability is broader than the federal definition, which requires a "substantial limitation." The FEHA also incorporates the protections of the Unruh Act which includes medical condition as a protected category.

The primary local fair housing organization serving the City of Santa Barbara is the City's Rental Housing Mediation Program (RHMP), which provides information on fair housing laws and tenant-landlord mediation services. The Housing and Human Services webpage on the City's website also provides information to residents regarding fair housing services and related complaint response procedures. The City also refers lower-income residents, particularly agricultural workers, to California Rural Legal Assistance.

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

Figure B-2 FHEO Inquiries – City of Santa Barbara and Santa Barbara County



Fair Housing Complaints

Analysis of fair housing complaints submitted to HUD from 2015 to 2019 from residents of Santa Barbara County, which includes the Consortium member cities as well as the City of Santa Barbara, Mission Canyon, and Summerland, reveals that 56 complaints were filed with some complaints citing multiple reasons for their claims.[4] Thirty-two (32) of the total 56 complaints were filed in the City of Santa Barbara.

After receiving a complaint, mediation services are offered. If mediation services are denied, or the case needs to be further investigated, the case is referred to the City Attorney's office for investigation and/or litigation. At this time, the City Attorney's office would investigate the matter, and a prosecutor

[4] County of Santa Barbara HOME Consortium, "Analysis of Impediments to Fair Housing Choice," published in 2020 available at: County HOME Consortium Analysis of Impediments to Fair Housing Choice.

would bring any formal legal charges against the party, if it was found to be housing discrimination. Legal Aid and State Fair Housing services are also referred to residents.

Table B-2 HUD Fair Housing Complaints – Number of complaints filed per year throughout the County, 2015-2019

	Total Cases Filed	Disability	Familial Status	National Origin	Race	Sex	Religion	Retaliation
2015	21	12	5	1	3	2	0	1
2016	5	4	0	0	0	1	0	1
2017	9	6	3	1	1	0	1	0
2018	6	3	3	1	1	0	0	2
2019	15	6	7	1	0	1	0	1
Total	**56***	**31**	**18**	**4**	**5**	**4**	**1**	**5**
percentage of Basis Cited		46 percent	26 percent	6 percent	7 percent	6 percent	1 percent	7 percent

*Thirty-two (32) of the total 56 complaints were filed in the City of Santa Barbara

Disability was the most cited basis for complaints, comprising about 46 percent of all complaints. Familial Status was the basis for about 26 percent of complaints. Other bases cited include Race (seven percent), Retaliation (seven percent), National Origin (six percent), Sex (six percent), and Religion (one percent).

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

Rental Housing Mediation Program (RHMP)

The City's Rental Housing Mediation Program (RHMP) maintains the continuity of housing and prevents homelessness by settling tenant and landlord disputes. These services result in the retention of housing, assist in maintaining Tenants' Section 8 Vouchers (Housing Authority of the City of Santa Barbara (HACSB), and the prevention of homelessness. Further, RHMP's service avoids the ripple effect of high-stake costly disputes, and litigation, which often negatively impact the community, and its valuable limited resources. The RHMP, therefore, effectively addresses societal issues before they become societal problems.

The target populations are tenants and landlords. 1,241 unduplicated clients were served in Fiscal Year (FY) 2021-2022. Of those, 85 percent are tenants and landlords, who own or manage rental property and 65 percent of the clients served were extremely low-to-low income. In addition, the Program's FY 2021-2022 statistical demographics showed 331 clients served were Hispanic/Latino, and 40 percent of these clients were monolingual Spanish speaking.

The RHMP is operated by the City of Santa Barbara and is comprised of three full-time staff, including one bilingual/bicultural staff member, and a Board of 15 trained City Council appointed volunteer mediators from the Rental Housing Mediation Board (RHMB). The specific service provided is to assist

in the prevention and resolution of Tenant/Landlord disputes out-of-court using Dispute Resolution Services (DRS): information on rights and responsibilities, staff consultations, staff telephone mediations, Board and staff virtual (video teleconferencing) and face-to-face mediations, outreach and education.

The program's client-outreach targets extremely low-to-low-income clients, minorities, limited English speakers, seniors, and persons with disabilities. Traditionally, outreach was held in person at food banks, community centers, public libraries, colleges, and Head Start Programs. Due to the Covid-19 pandemic, outreach is now mainly held virtually by webinars, workshops (Housing Santa Barbara Day), live-streamed internet, media, and Government Access TV. Clients are referred from Local Legislators, Government offices, Police, Legal Aid Foundation of Santa Barbara County, Social Services, and other nonprofit agencies serving families and special needs individuals.

The Program does not have income restrictions. For demographic and statistical purposes, clients are requested to provide self-certification of income. No supporting documentation is required. The data collected reveals that 65 percent of the clients served are extremely low-to-low income per HUD's 2022 Area Median Income limits. These clients are the most vulnerable and are the greatest risk for becoming homeless. There is no fee charged or donation suggested for program services.

Fair Housing Laws

The City of Santa Barbara established its own Fair Housing laws consistent with the Housing Element to promote and ensure open and free choice of housing without discrimination to its residents. Santa Barbara Municipal Code 26.30 makes it unlawful for a person to attempt to do any of the following acts, where the act constitutes discrimination on a basis prohibited by the Unruh Act. The Unruh Act states that all persons are free and equal, and are entitled to full and equal accommodations, advantages, facilities, privileges, or services in all housing providers. The following standards ensure compliance with the Unruh Civil Rights Act:

- Refuse to rent or lease a rental unit;
- Refuse to negotiate for the rental or lease of a rental unit (includes acceptance of applications);
- Otherwise deny to, or withhold from any person or persons a rental unit;
- Discriminate against any person in the terms, conditions, or privileges of the rental or lease of a rental unit, or in the provision of services, facilities or benefits in connection with the rental unit;
- Refuse to show a rental unit;
- Advertise in any manner which indicates any preferences, limitations or discrimination;
- Require tenants to remain childless or otherwise limit families with children under 18 years of age;
- Refuse to rent after making a bona fide offer, or refuse to negotiate for the rental of, or otherwise make unavailable or deny, rental unit to any person;
- Charge additional rent for persons living in rental unit;
- Discriminate by means of arbitrary income restrictions (refuse to rent to a person who can demonstrate, by prior rental history or by other means, that he or she is able to pay the required rent); or

- Discriminate by means of arbitrary standards.

Exemptions

- Senior Facilities: Housing for senior adults or state-licensed residential care facilities for the elderly.
- Nursing homes: A state licensed nursing home, convalescent home, or community care facility.
- Owner-occupied unit: A rental unit occupied by the owner.
- Subleases: A rental unit occupied by a tenant who subleases any portion of that accommodation to another tenant.
- Government housing: A rental unit owned, operated, or managed by a government agency.

In addition, the City does not have a crime free housing ordinance, or nuisance property ordinance, local laws or programs that either encourage or require private landlords to evict tenants who have had varying levels of contact with the criminal legal system, or to reject those tenants for housing in the first place. Generally, these laws penalize tenants if they or their guests engage in certain conduct or if they make frequent calls to the police—tenants become a "nuisance" if the police respond to a certain address too frequently.

Patterns of Integration and Segregation

RACE AND ETHNICITY

Two measures of segregation, spatial analysis and the Dissimilarity Index (a measure of the extent to which the distribution of any two groups differ across census tracts or block-groups), find that Santa Barbara has historically been an integrated community, but some neighborhoods show a concentration of Hispanic residents. The Dissimilarity Index has a range of zero-100, with zero-39 indicating low segregation, 40-54 indicating moderate segregation, and 55-100 indicating high segregation. As of 2018, the Dissimilarity Index for Minority/Non-Hispanic white is 39, the Dissimilarity Index between Hispanic/Non-Hispanic white in the City is 41, the Dissimilarity Index between Asian/Non-Hispanic white in the City is 42, and the Dissimilarity Index between African American/Non-Hispanic white is 49. The latter three index values indicate a moderate level of segregation between the comparison groups while the first index value indicates a low level of segregation.[5] Concentration of populations by race, ethnicity, or nativity may be due to preferences toward living in cultural enclaves, concentration of affordable housing, or discrimination (e.g., steering). Similar factors apply to residents with disabilities, in addition to accessible infrastructure (e.g., accessible sidewalks and access to public transportation).

Residents that participated in focus groups specific to the City AI development, were asked if the housing needs they described were more prevalent for certain racial and ethnic groups. Some Spanish speaking residents, and residents with children, felt they were more likely than others to be treated poorly by landlords or to face housing discrimination.

Most focus group attendees agreed that low-income people are equally challenged by Santa Barbara's

[5] City of Santa Barbara, "Analysis of Impediments to Fair Housing Choice", published in April 2020 available at: City of Santa Barbara Analysis of Impediments to Fair Housing Choice

high housing costs. Participants that were Spanish speakers also expressed challenges related to accessing housing information (including marketing for rental units and lease agreements) in Spanish.

Local and Regional Analysis

The diversity index maps depicted in Figures B-3 and B-4, represent the probability that two individuals, chosen at random in the given geography, would be of different races or ethnicities. Lower index values between zero and 20 suggest more homogeneity and higher index values above 50 suggest more heterogeneity (diverse).

A countywide distribution is illustrated in Figure B-3. While White residents make up the majority, there are areas of the County that are primarily other racial or ethnic groups. For example, Hispanic residents make up the majority in the northeastern parts of the County, as well as in Lompoc, Goleta, and Carpinteria. Although race/ethnicity is just one factor that may affect fair housing choice, it is a useful tool in understanding the demographics of individual tracts across the region.

Racial and ethnic diversity can be indicative of economic and behavioral patterns. For example, racially and ethnically homogenous areas are sometimes representative of concentrated poverty or concentrated wealth. They could also be indicative of discriminatory housing policies or other relative barriers.

In describing the City-wide racial and ethnic make-up, Santa Barbara is a historically and ethnically diverse community: 56 percent of residents are non-Hispanic White, 36 percent are Hispanic, and the remaining seven percent identified as another racial/ethnic minority. About four percent of residents are Asian, one percent are Black or African American and one percent are Native American.[6] As seen in Figure B-4, the percentage of non-White population in Santa Barbara is highest within the Westside, Lower West, Lower East, Milpas, and Eastside neighborhoods of the City. A similar pattern can be found on the PSA map (Figure B-1) and is further reinforced under the History of Fair Housing section and the historical narrative sourced from the City's Historic Context Statement.

[6] City of Santa Barbara, "Analysis of Impediments to Fair Housing Choice", published in April 2020.

Figure B-3 Racial Demographics – Santa Barbara County

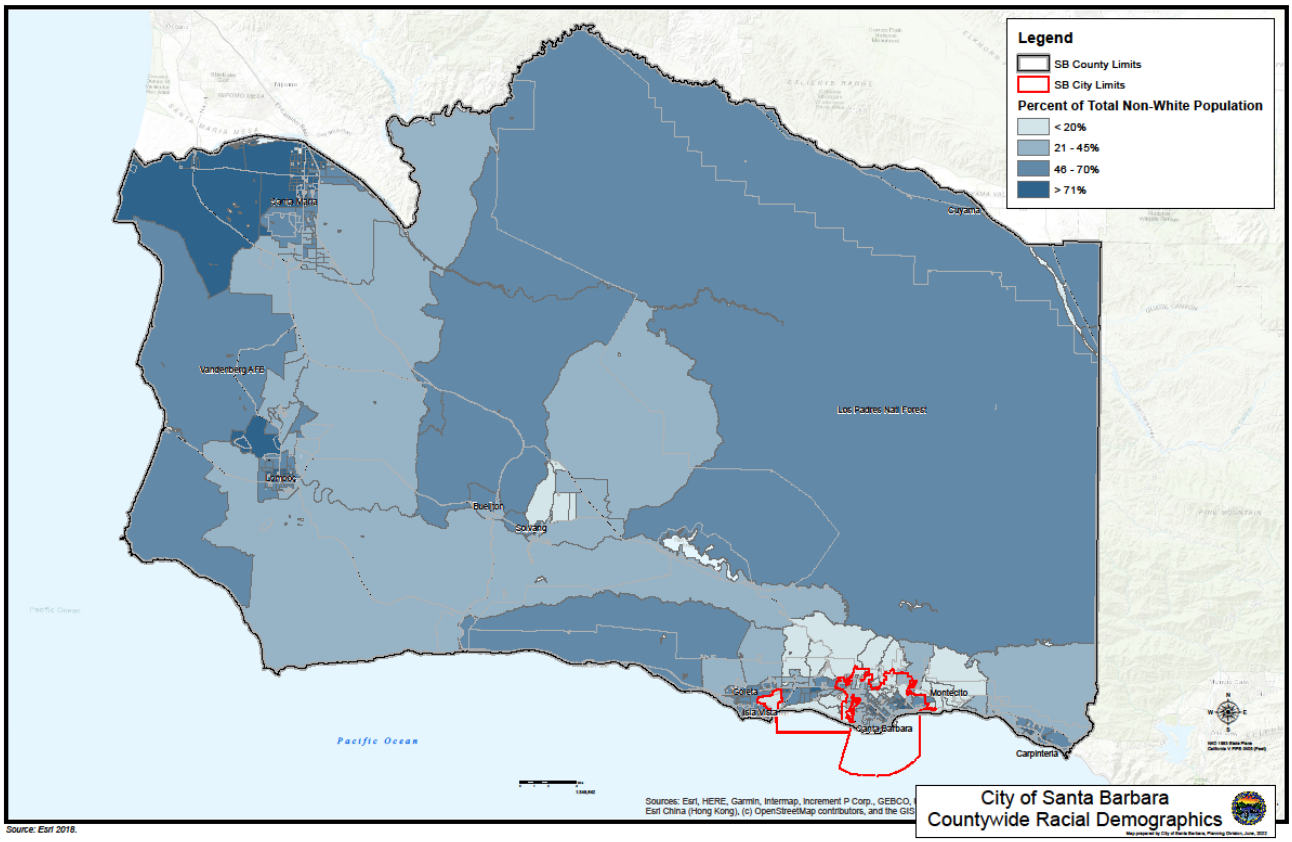
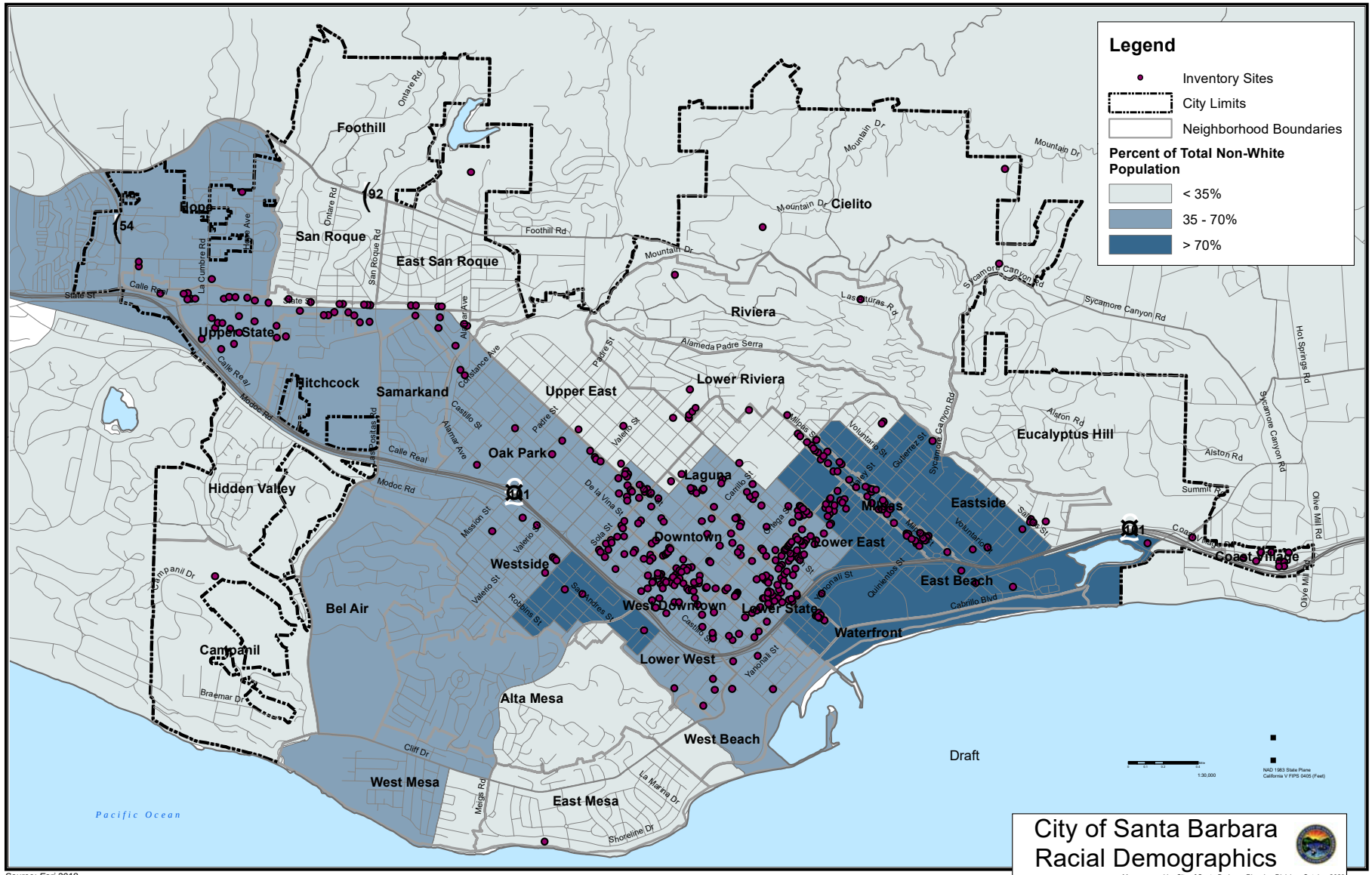


Figure B-4 Racial Demographics – City of Santa Barbara



Source: Esri 2018.

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PERSONS WITH DISABILITIES

The housing needs of persons with disabilities vary, but generally include accessible and affordable housing, and access to supportive services. More severely disabled individuals may require a group living environment where supervision is provided, and the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. The City facilitates housing for persons with disabilities through its Reasonable Accommodation procedures under the Fair Housing Act and regulations that allow group homes, community care facilities, residential facilities for the elderly, and hospices housing six or fewer individuals in all residential zones.

Households that include a member with a disability may experience housing challenges related to modifications to the home or accommodations from their housing provider. Overall, one third of households that include a member with a disability live in a home that does not meet the needs of the resident with disability. Among these households, the improvements or modifications needed include:

- Grab bars in the bathroom;
- Reserved accessible parking spots by entrance;
- Wider doorways and ramps.

About half of residents with disabilities live in neighborhoods where they cannot get around due to inadequate infrastructure (e.g., missing/broken sidewalks, poor street lighting, dangerous traffic). Around 40 percent can't afford the housing that that has accessibility features and around the same proportion worry about retaliation if the report harassment by neighbors/building staff/landlord.

In addition, low-income residents, precariously housed residents, and households that include a member with a disability were more likely than other residents to experience denial when looking for housing. AI outreach conducted showed that the precariously housed, residents with disabilities and other minorities are less likely to agree that people like themselves are welcome in all neighborhoods.

Local and Regional Analysis

In addition to having to overcome barriers such as housing discrimination and difficulty in finding accessible units, people with disabilities face financial hardships at much higher rates than the average person. An estimated 9.4 percent of the total population of the County (32,314 people) had a disability of some sort.[7]

Unfortunately, accessible and affordable housing remains firmly out of reach for a large portion of the disabled population. The incidents of residents with a disability are highest in the southwest and northeast tracts of the County. Carpinteria, Lompoc, and Solvang have the highest percentage of disability rates in the Consortium (Figure B-5). The number of fair housing complaints filed per year throughout the County, 2015-2019, revealed that disability is the most cited bases for complaints, comprising about 46 percent of all complaints.[8]

As shown on Figure B-6, lower percentages of disabled residents (>eight percent) are located within the Riviera, San Roque, and Upper East, Bel Air, and West Mesa neighborhoods. The remaining neighborhoods have residents with a disability rate of between nine-16 percent. The majority of

7 County of Santa Barbara HOME Consortium, "Analysis of Impediments to Fair Housing Choice," published in 2020.

8 County of Santa Barbara HOME Consortium, "Analysis of Impediments to Fair Housing Choice," published in 2020.

identified suitable sites are located within areas with the highest percentage of disabled residents (16-20 percent). This is important to note because new multi-unit construction will more likely require accessibility features.

City of Santa Barbara focus group attendees agreed that low-income people are challenged by Santa Barbara's high housing costs. The exception is persons with disabilities who need both accessible and affordable housing – the supply of which is extremely limited. These residents have significantly disproportionately high needs if they are not living in publicly subsidized housing.

Figure B-5 Population with a Disability – Santa Barbara County

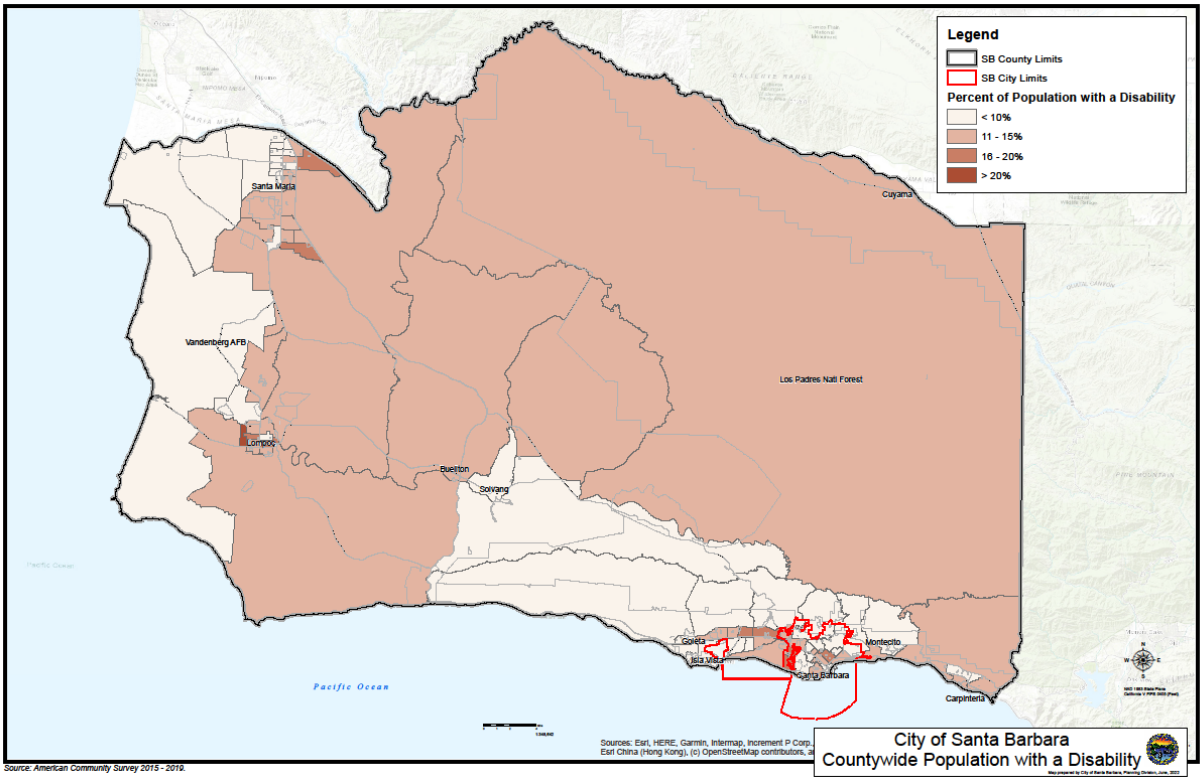
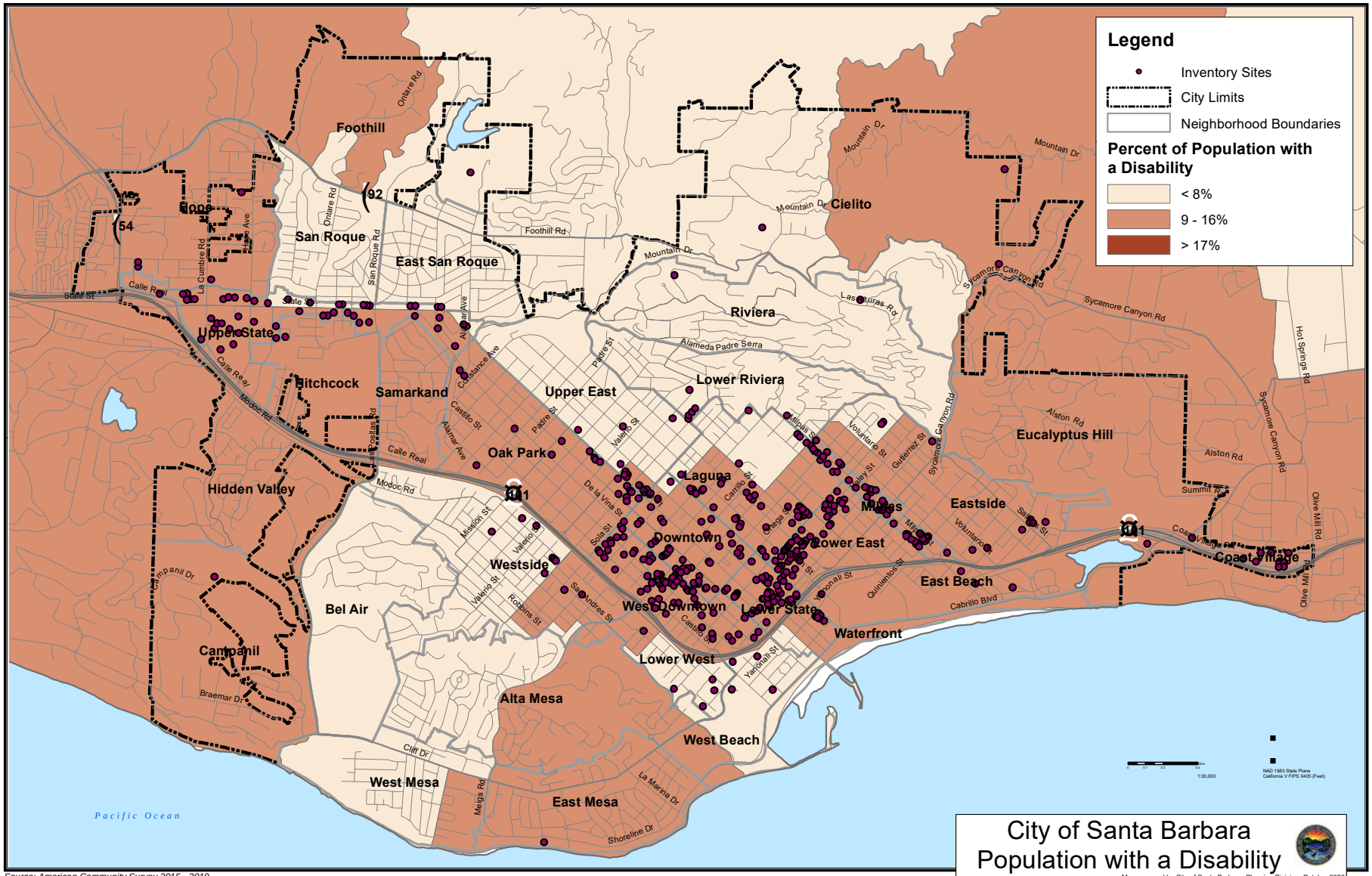


Figure B-6 Population with a Disability – City of Santa Barbara



Source: American Community Survey 2015 - 2019.

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FAMILIAL STATUS

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the martial status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns.

In 2018, nearly half of all households with children are married families, while the remaining half are single-parent householders. Twenty percent of all households include children under 18. Single-parent households are also protected by fair housing law.[9]

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

Local and Regional Analysis

Figure B-7 shows the percentage of children living in married couple households for the County as a whole. According to the Santa Barbara County AI, familial status is the second most cited basis for fair housing complaints filed per year, 20152019, comprising about 26 percent of complaints.[10] More specifically, in Goleta the most frequently cited basis was familial status,

Figure B-8 shows the distribution of children in married couple households in the City of Santa Barbara. The greatest concentrations of children in married couple households are located on the east end of town; specifically, the Hidden Valley, Campanil and East Mesa neighborhoods. These neighborhoods are where a greater density of young families live, unlike the Riviera, where an older generation of retired individuals reside.

Regarding concentrations of female headed households, there are about 1,089 female headed households with children in the City of Santa Barbara. The poverty rate for these households is 28 percent – much higher than the city-wide poverty rate of eight percent. The 301 female headed households with children living in poverty are the most likely to struggle with rising housing costs and may need unique supports given the challenges they face.

9 City of Santa Barbara, “Analysis of Impediments to Fair Housing Choice”, published in April 2020.

10 County of Santa Barbara HOME Consortium, “Analysis of Impediments to Fair Housing Choice,” published in 2020.

Figure B-7 Percentage of Children in Married Couple Households - County of Santa Barbara

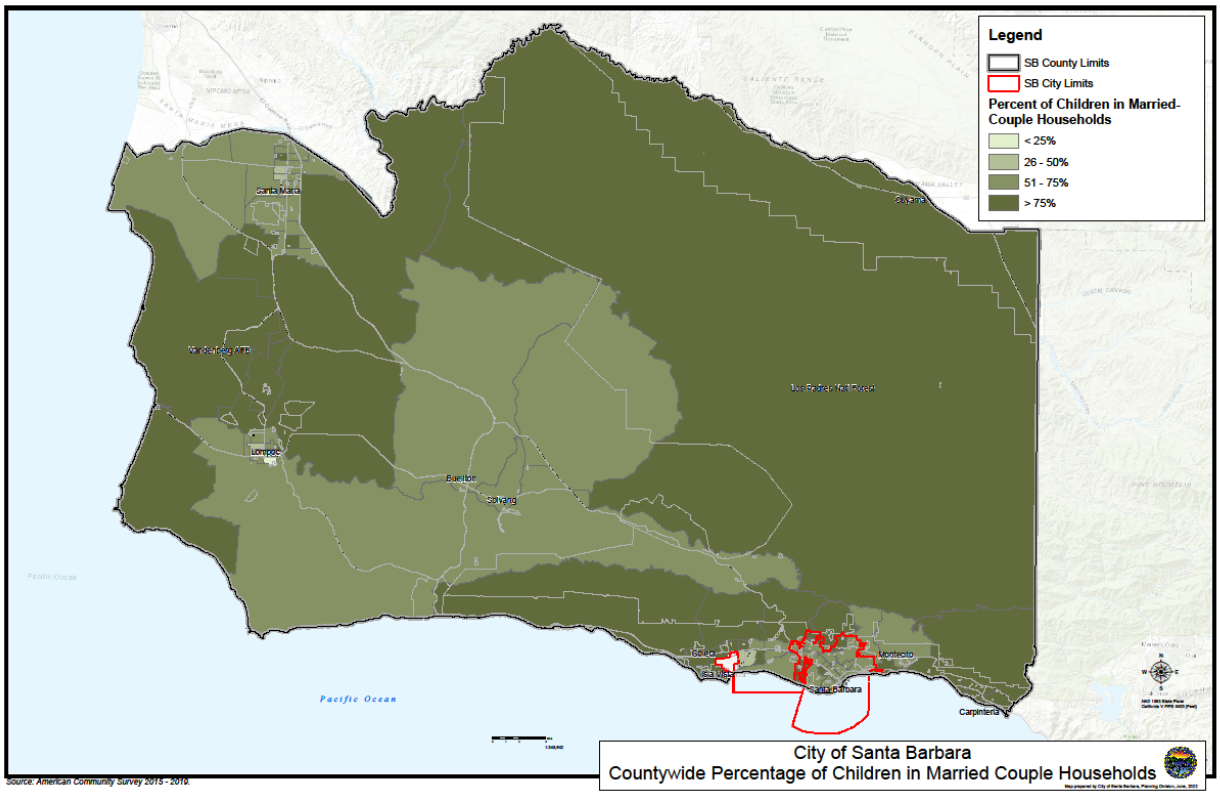
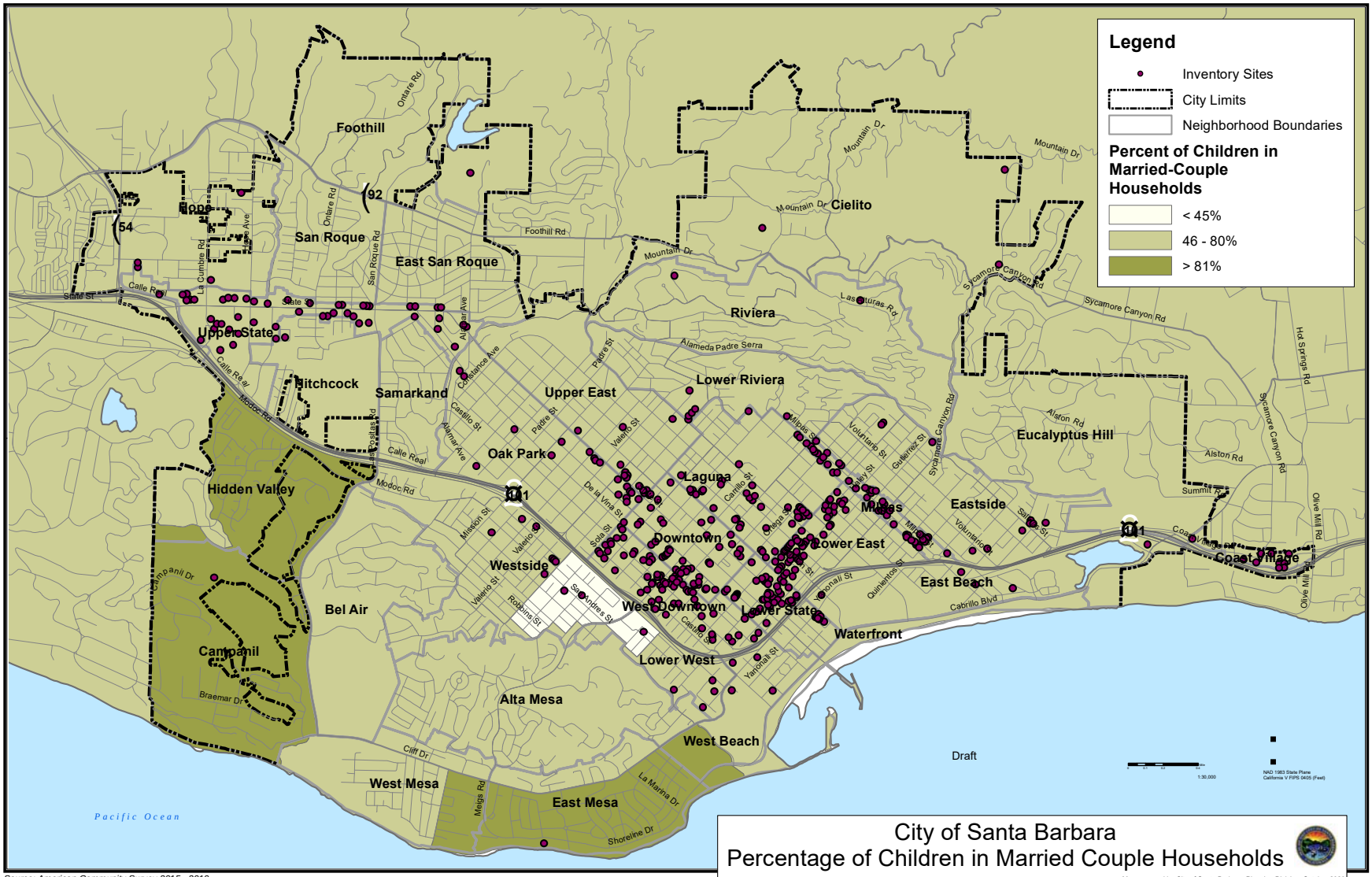


Figure B-8 Percentage of Children in Married Couple Households – City of Santa Barbara



Source: American Community Survey 2015 - 2019.

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INCOME

Identifying low/moderate-income (LMI) areas is an important aspect in understanding patterns of segregation. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI).

In 2018, the median household income in Santa Barbara was $78,381, up from $61,245 in 2010 (a 28 percent increase).[11] The distribution of incomes also shifted upward between 2010 and 2018. In 2010, about one-third of all households earned less than $35,000 per year; by 2018, one in five households earned less than $35,000. This decline was off-set by a proportional increase in households earning more than $75,000 per year, with the largest gains in the highest income category (households earning $150,000 or more). This trend likely represents some households with increasing incomes but also may reflect displacement of lower income households to areas outside the City due to high, and rising, home prices.

Economic and Workforce Development

One of the key workforce challenges in Santa Barbara is the inability of service and wage workers to live in the community. Significant in-commuting contributes to turnover in the employment market and poses a challenge to business owners.[12]

Capacity building and workforce training, including entrepreneur incubation and training, were also highlighted as needs in the community. As part of the community engagement process for the AI, residents and stakeholders serving low-income households were specifically asked about broadband needs and digital inclusion. While participants generally believe that access to broadband was not a problem, several participants did express concern over a generation gap technology proficiency.

Local and Regional Analysis

As seen in Figure B-9, higher LMI concentrations are in the western and northeastern portions of the County. County-wide, there is a relationship between a household's median income and race or ethnicity. White and Asian households have median household incomes higher than the county median of $68,023, while all other race/ethnicities are lower. Native American Indian/Alaskan Native households have the lowest median household income in the county with $46,250, or 68 percent less than the countywide median household income. Due to the small size of the group, the median household income for Native Hawaiian/Pacific Islander households was not calculated.[13]

City-wide, households have higher incomes in the city with only 27 percent earning below $50,000 compared to 43 percent of non-family households. Nearly half of family households earn over $100,000. In Santa Barbara, the Downtown corridor, the southern portion of the Eastside neighborhood, Westside, parts of Oak Park, and Upper State have the highest percentages of LMI households (Figure B-10).

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11 City of Santa Barbara, "Analysis of Impediments to Fair Housing Choice", published in April 2020.

12 City of Santa Barbara, "Analysis of Impediments to Fair Housing Choice", published in April 2020.

13 County of Santa Barbara HOME Consortium, "Analysis of Impediments to Fair Housing Choice," published in 2020.

Figure B-9 Low/Moderate Income Population – Santa Barbara County

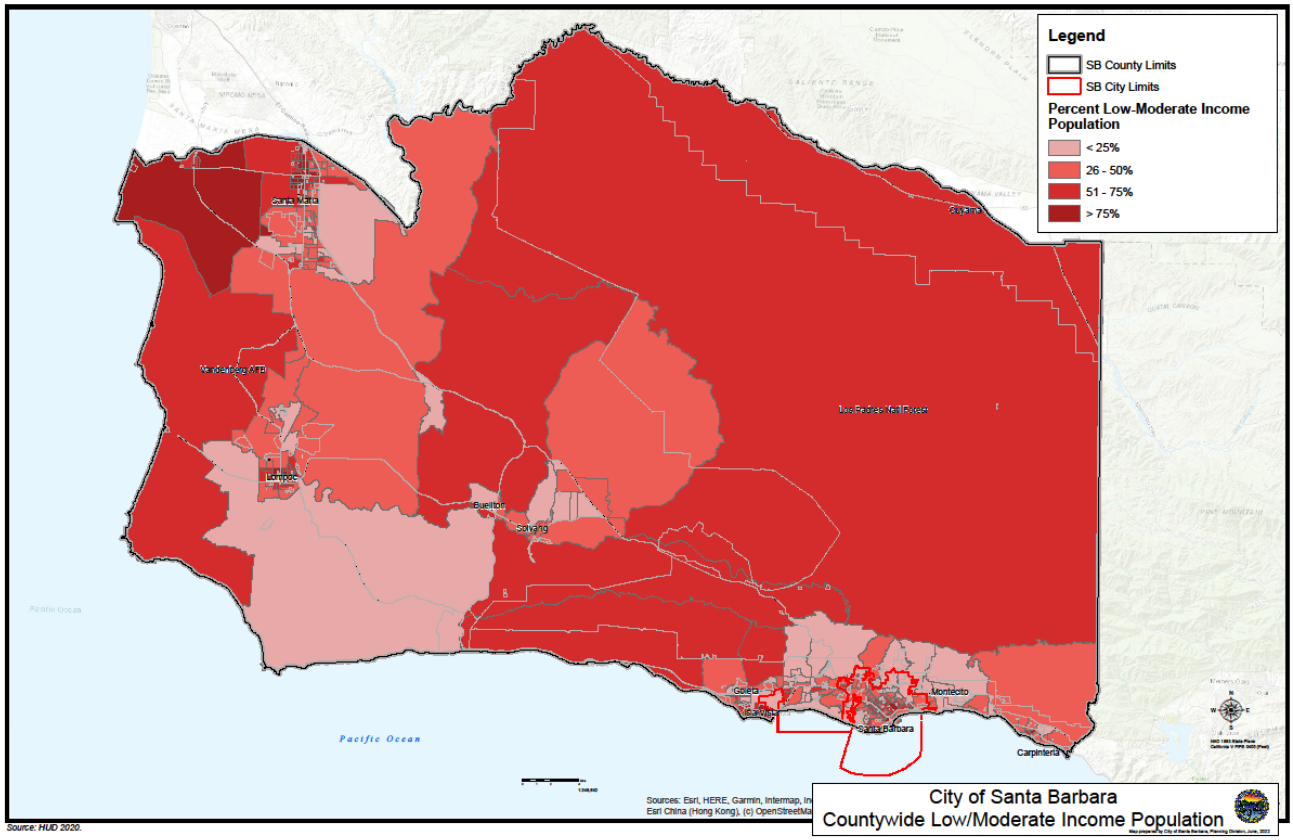
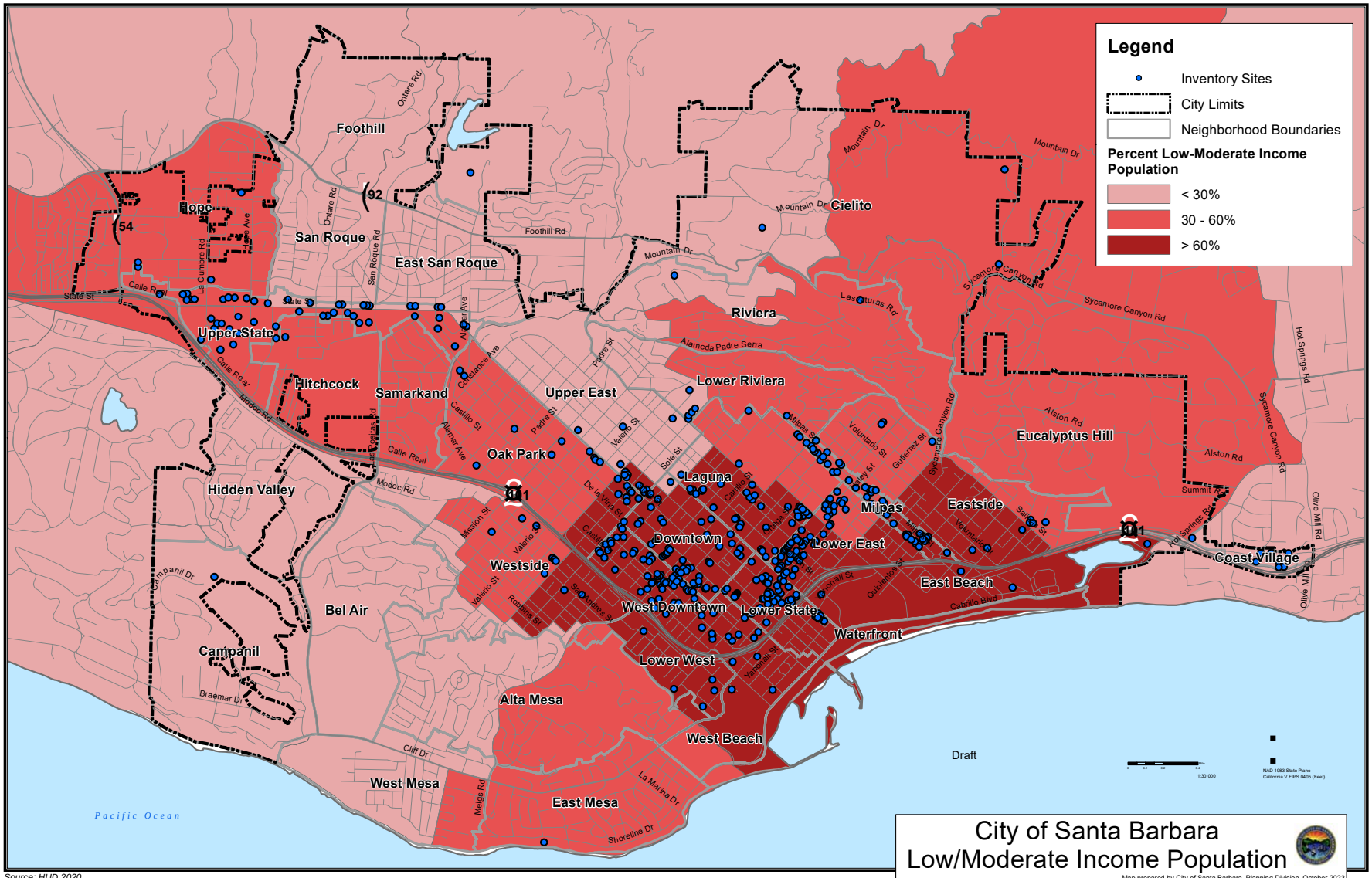


Figure B-10 Low/Moderate Income Population – City of Santa Barbara



Source: HUD 2020.

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RACIALLY/CONCENTRATED AREAS OF POVERTY

According to HUD, a racially or ethnically concentrated area of poverty (R/ECAP) is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of residents are living in poverty.[14] Households within R/ECAP tracts frequently represent the most disadvantaged households within a community and often face a multitude of housing challenges. HUD data shows that there are no R/ECAPs in the City of Santa Barbara.

From 2010 to 2018, the poverty rate in Santa Barbara decreased from 18 percent to 12 percent, tracking with the economic recovery after the Great Recession.[15] Santa Barbara County saw a similar decrease in poverty over the same period.[16]

Local and Regional Analysis

The poverty rate in the County has consistently been higher than the statewide rate and has also increased slightly more than the state as a whole. In 2010, the poverty rate in the Consortium was 14.4 percent and by 2017 it increased to 15.8 percent. During the same time period, the poverty rate in the state as a whole went from 13.7 percent to 15.1 percent.[17]

As shown in Figure B-11, the increase in poverty was uneven throughout the region. Three cities experienced a decrease in the poverty rate, Buellton and Carpinteria had the largest decrease with 24.7 percent and 28.0 percent, respectively. Solvang experienced a very large increase going from six percent in 2010 to 15.1 percent in 2017 – an increase of 145 percent. Concentrations of poverty are important to be aware of, particularly if the areas overlap with neighborhoods that have a large racial or ethnic minority present. Tracts in Santa Maria, Lompoc and Goleta appear to have the highest poverty in the County.

While the City does not include R/ECAP areas, areas of poverty do exist within the City, as shown in Figure B-12. Based on this map, poverty rates are highest (greater than 21 percent) along the Downtown corridor and adjacent neighborhoods. South of Highway 101, the Alta Mesa, Lower West, and West Beach neighborhoods include concentrations of people experiencing the highest poverty rates. Currently, there are several affordable single-unit and multi-unit housing projects in these areas, especially within the Downtown, West Downtown, Lower State, Lower East and Laguna neighborhoods (Figure B-13). The West Beach neighborhood is where City College is located, where 37 percent of the student body identifies as Hispanic. In addition, many of the colleges' students reside in this area and adjacent neighborhoods. Currently, 43 percent of City College students attend classes full-time, and do not receive a steady income, falling into the City's population whose income is the past 12 months is below poverty level.

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14 Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. Cityscape: A Journal of Policy Development and Research, 21(1), 99–124.

15 City of Santa Barbara, "Analysis of Impediments to Fair Housing Choice", published in April 2020.

16 County of Santa Barbara HOME Consortium, "Analysis of Impediments to Fair Housing Choice," published in 2020.

17 County of Santa Barbara HOME Consortium, "Analysis of Impediments to Fair Housing Choice," published in 2020.

Figure B-11 Racially/Ethnically Concentrated Areas of Poverty – Santa Barbara County

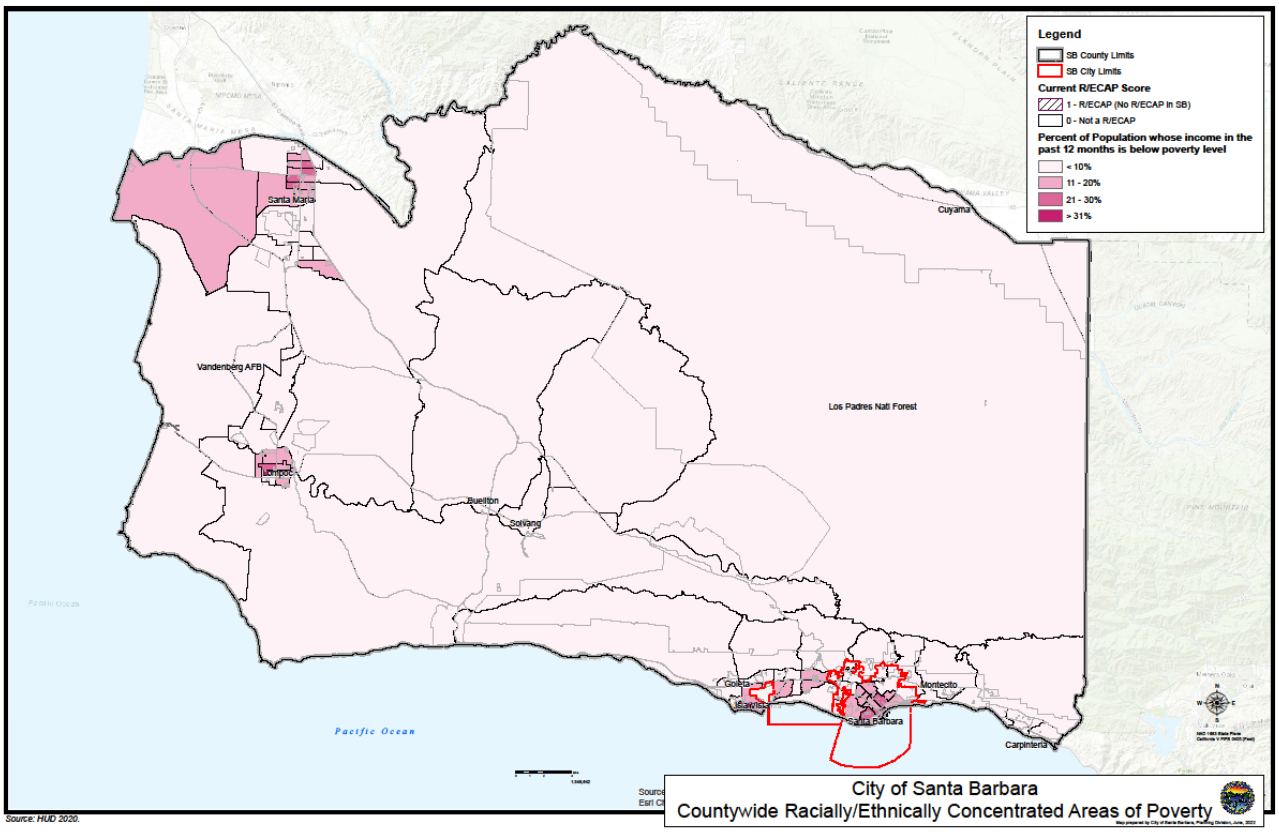
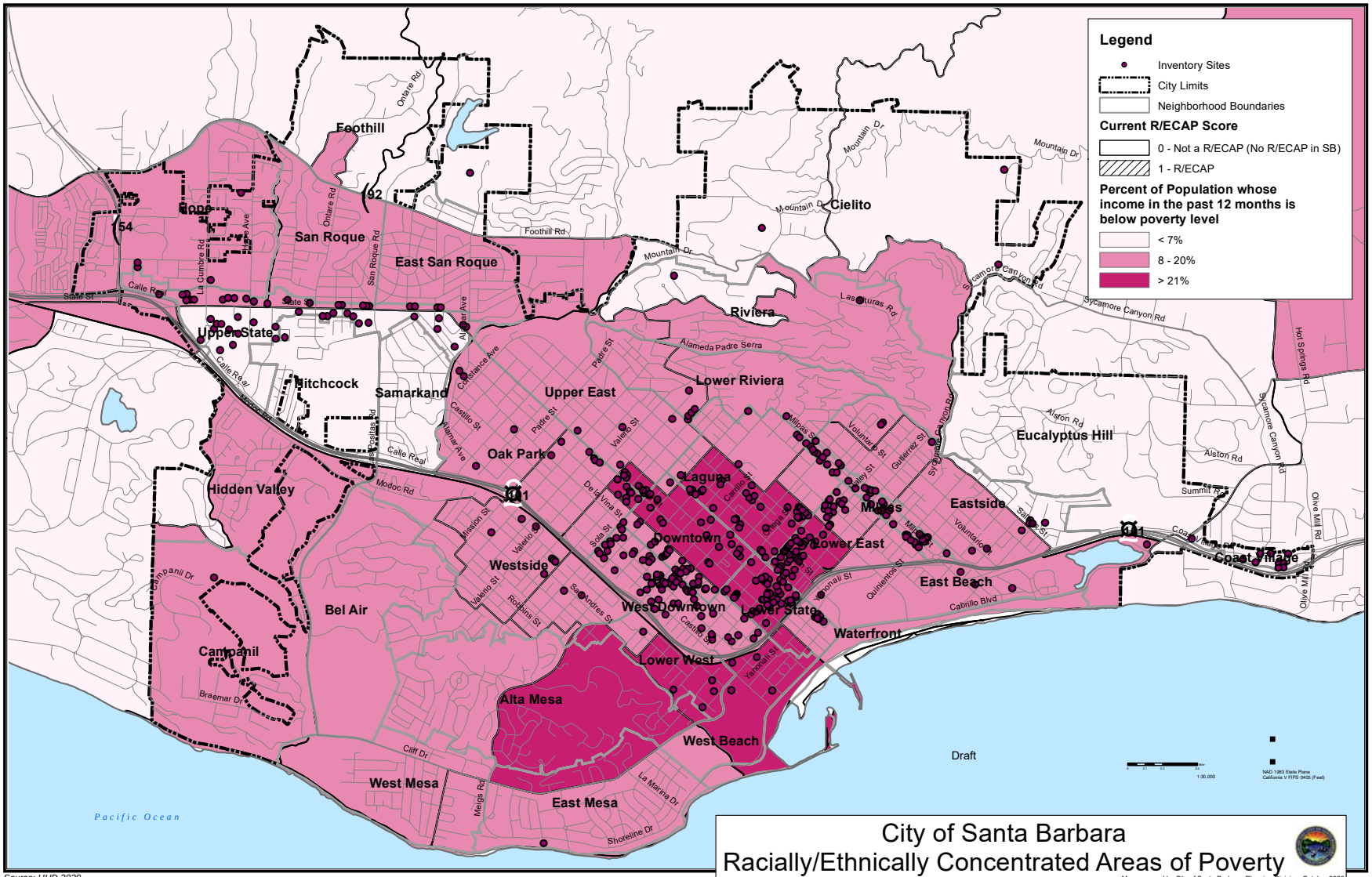


Figure B-12 Racially/Ethnically Concentrated Areas of Poverty – City of Santa Barbara



Source: HUD 2020.

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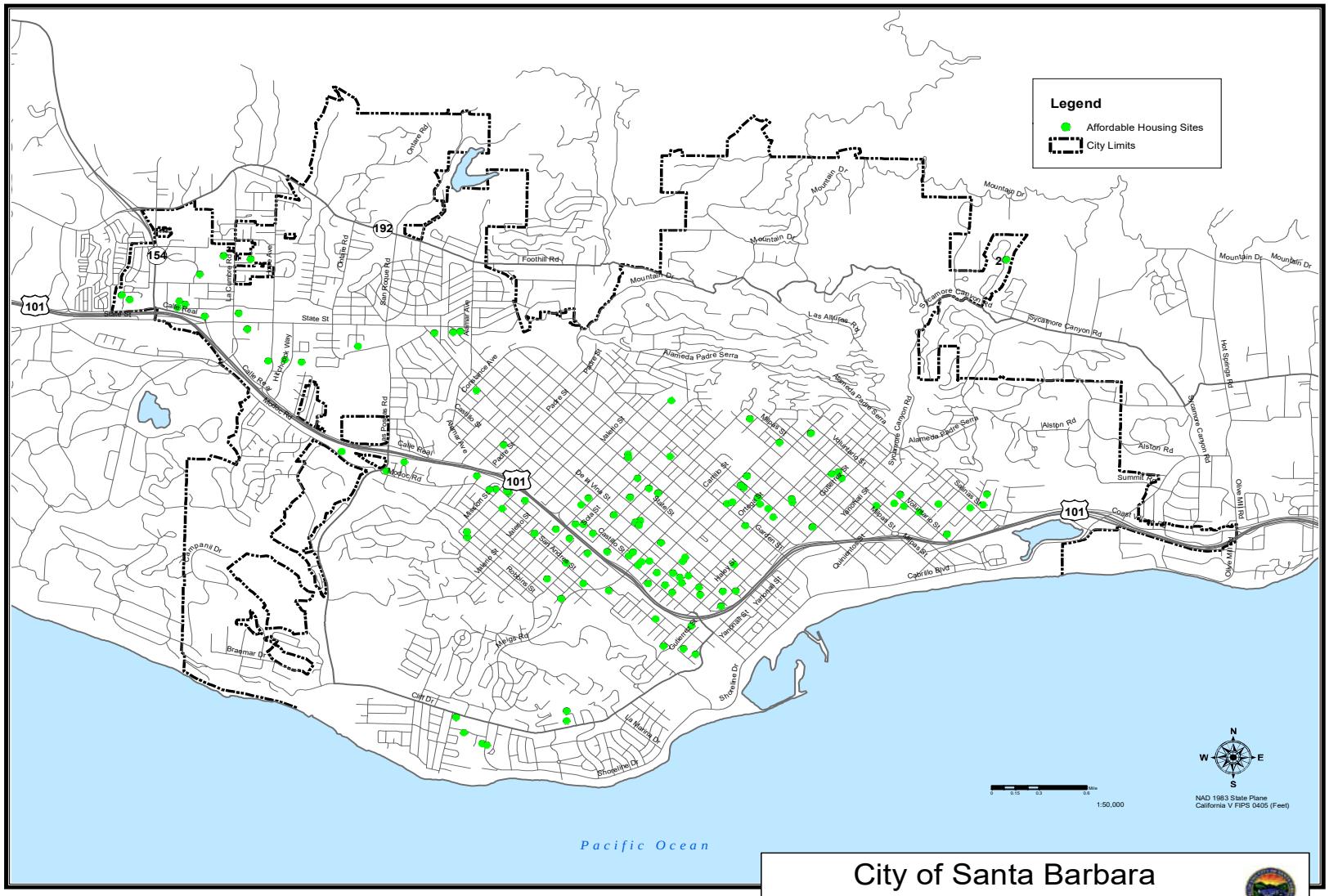
Figure B-13 Current Affordable Housing Sites – City of Santa Barbara



RACIALLY CONCENTRATED AREAS OF AFFLUENCE

According to HCD's AFFH Resource, *Cityscape: A Journal of Policy Development and Research,* awareness and concern regarding racially concentrated areas of affluence as an expression of segregation has been largely absent from both our national and state housing policy agenda until recent years. Historically, while low-wealth communities of color have been thoroughly problematized and portrayed as the most recognizable example of racial and income segregation in the United States, relatively little attention has been given to the other side of the segregation dynamic – the affluent, White community. Identifying Racially Concentrated Areas of Affluence (RCAAs) are now required for state Housing Elements, ensuring scrutiny is applied to demonstrate that although patterns of segregation in the United States exist within all racial groups, Whites are the most severely segregated. According to the HCD's AFFH Guidance Memo, "segregation is a continuum, with polarity between race and poverty and race and affluence, which can be a direct product of the same policies and practices." Therefore, both sides of the continuum must be examined.[18]

Local and Regional Analysis

Table B-3 compares the median household incomes (regardless of household size) of White/non-Hispanic residents in the City of Santa Barbara and Santa Barbara County (Figure B-14) as a whole to the median incomes for the total population of the City and County. This table shows that, in the City, the median income for White/non-Hispanic households is about 16 percent higher than for the City's population as a whole. Countywide, the median income for White/non-Hispanic households is about 12 percent higher than for the population as a whole. These data suggest that there is less racial concentration of affluence in the City than in Santa Barbara County as a whole.

As shown in Figure B-15 racially concentrated areas of affluence exist among the City's Foothill areas and the western portion of the Hidden Valley neighborhood. The suitable sites inventory does not identify sites within these areas because they did not meet the criteria to accommodate RHNA. Conversely, potential housing development opportunities are identified within the downtown and State Street corridor, serving the LMI residents that live there, and are located within close proximity to employment opportunities and public transportation.

Although the suitable sites inventory does not identify sites within these areas, Figure B-16 shows the number of pending and issued ADU permits within the City's racially concentrated areas of affluence. Since 2017, there have been 221 issued ADU permits and 64 ADU permits are pending within the City's racially concentrated areas of affluence. According to state Housing and Community Development, ADUs are an innovative, affordable, effective option for adding much-needed housing in California.

In addition, there are approximately 20 suitable sites in these areas. However, these areas include development constraints such as high cost of insurance due to their location within the City's Very High Fire Areas. Most standard homeowners' insurance policies will cover fire damage, including from wildfires. The City's Racially Concentrated Areas of Affluence have a higher risk of wildfires than other areas of the City, which can make it more difficult to find affordable home insurance. Property owners in these areas can expect to pay much higher rates for home insurance on average, as these areas are

18 California Department of Housing and Community Development, "Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements," updated in April 2021 available at: HCD Affirmatively Furthering Fair Housing April 2021.

more prone to wildfires. Finally, it's important to note that the City's Racially Concentrated Areas of Affluence are also far from public transit and employment opportunities. Development in these areas of affluence would further exacerbate access to opportunity for racial/ethnic minorities that have lower access to economically strong neighborhoods and live in neighborhoods with lower labor market engagement.

TABLE B-3: MEDIAN HOUSEHOLD INCOME BY RACE – CITY OF SANTA BARBARA AND SANTA BARBARA COUNTY

Median Household Income	City of Santa Barbara	Santa Barbara County
All Households	$76,606	$74,624
White Alone (not Hispanic or Latino)	$91,023	$87,460
2015-2019 Census ACS, Table B19013 (All) & B19013H (White alone, not Hispanic or Latino)		

Figure B-14 Racially Concentrated Areas of Affluence (RCAA) – Santa Barbara County

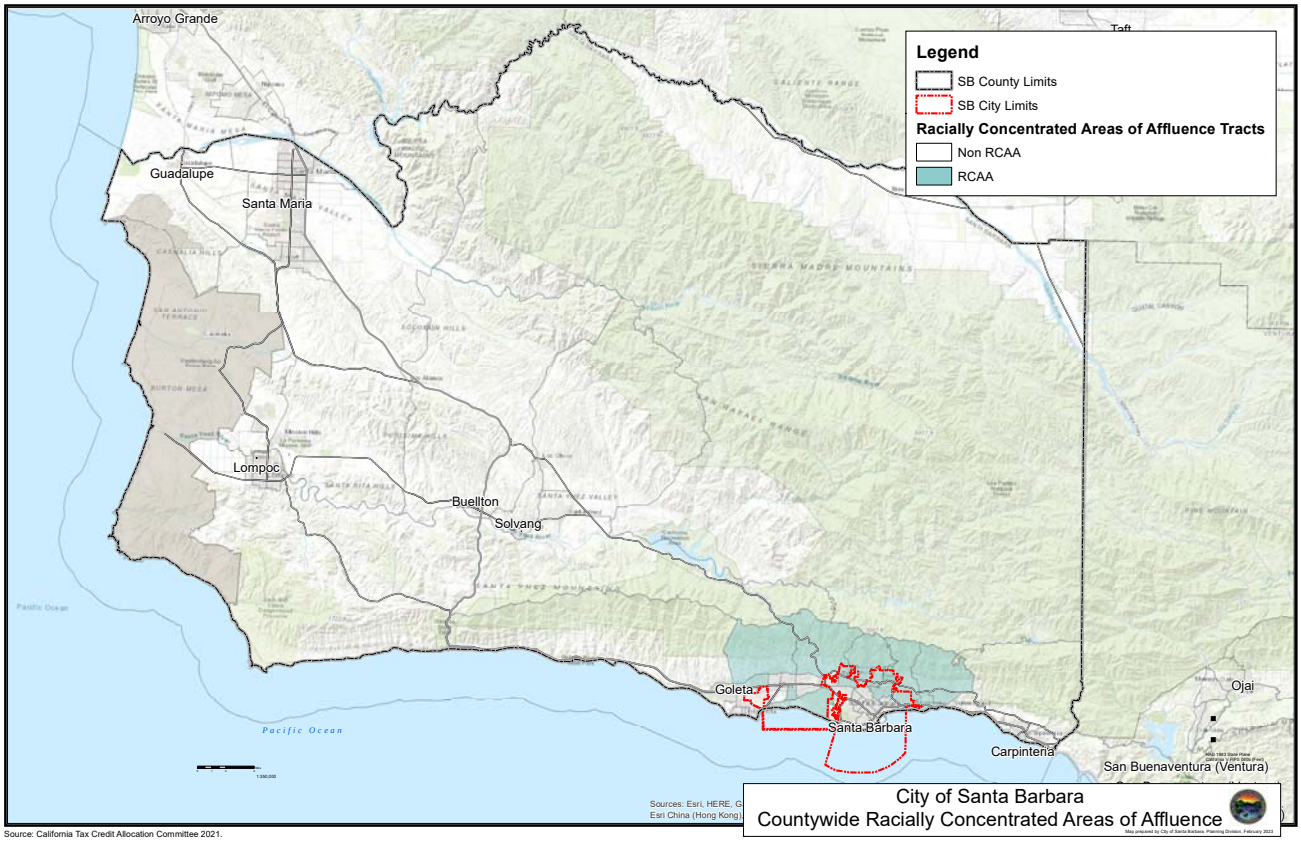
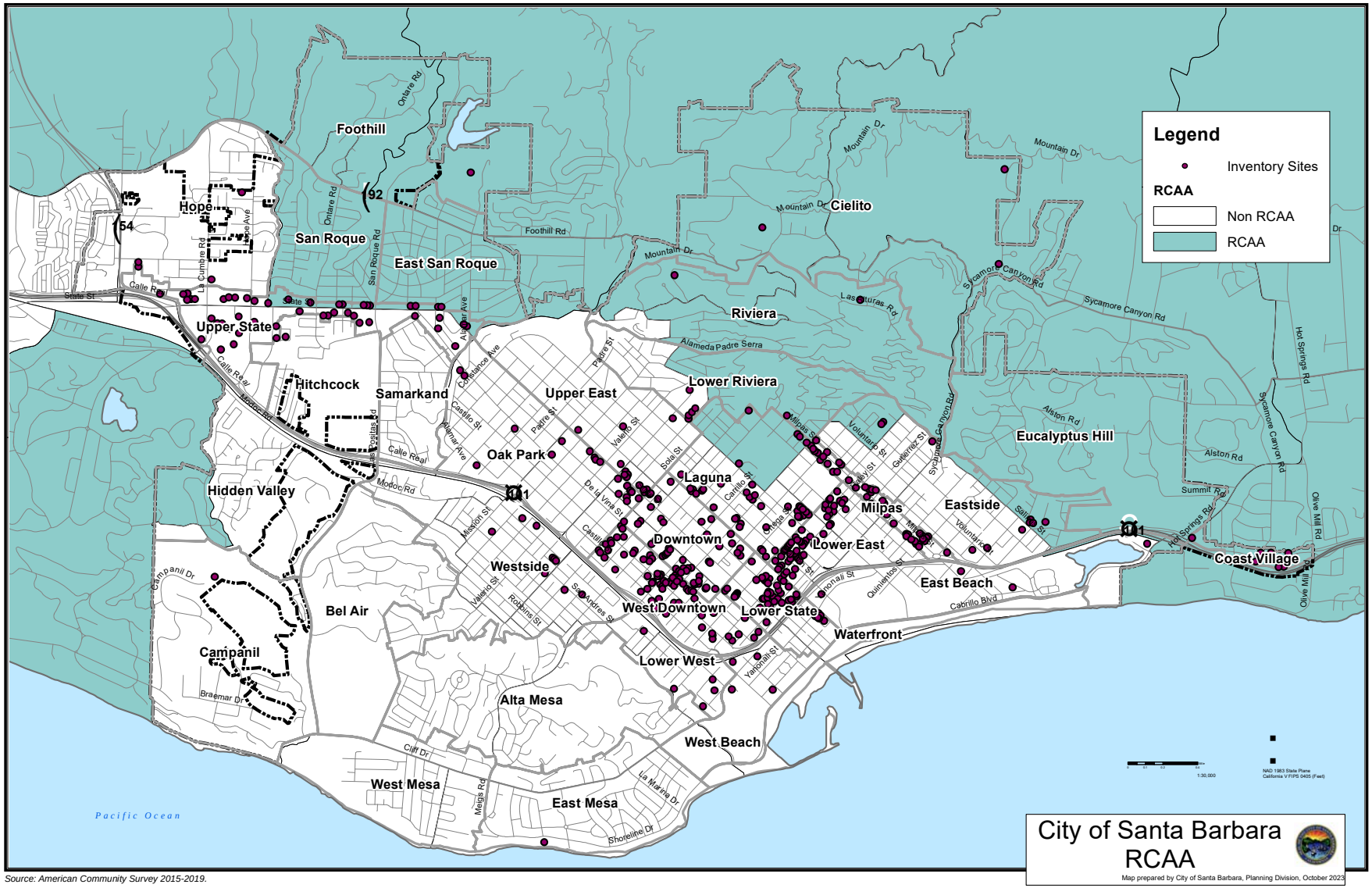


Figure B-15 Racially Concentrated Areas of Affluence (RCAA) – City of Santa Barbara



Source: American Community Survey 2015-2019.

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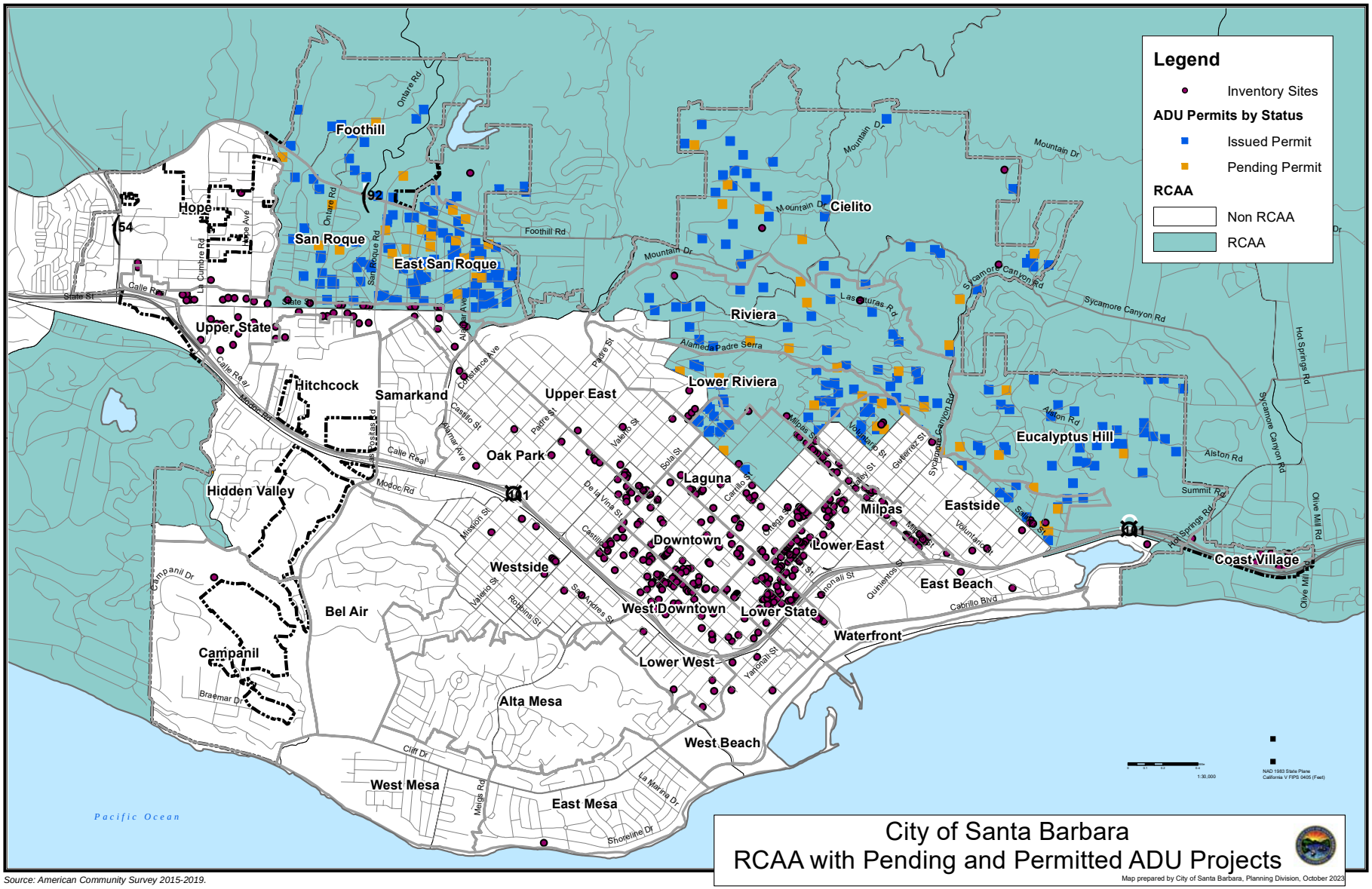
Figure B-16 Racially Concentrated Areas of Affluence & ADUs– City of Santa Barbara



Source: American Community Survey 2015-2019.

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Access to Opportunity

OVERVIEW

California housing law requires cities to analyze disparities in access to opportunity as part of the fair housing assessment. The California Tax Allocation Committee (TCAC) and HCD developed maps showing access to various types of opportunities such as education, economic, transportation, and environmental indicators that can be utilized for this analysis. These maps are discussed below.

EDUCATIONAL OPPORTUNITY

There is a minimum variation in access to proficient schools by race or ethnicity, though Hispanic residents have a somewhat lower index value than other groups. However, when the analysis is restricted to residents in poverty, access to proficient schools appears to increase for non-Hispanic White and Asian residents.[19]

Local and Regional Analysis

Variation in access to proficient schools by race/ethnicity is more pronounced in Santa Barbara County than in the City of Santa Barbara.

For the 2022-23 school year, there are 126 public schools serving 66,600 students in Santa Barbara County. 92 percent of all K-12 students in Santa Barbara County are educated in public schools, compared to the CA state average of 90 percent. Educational opportunity scores (based on math and reading proficiency, high school graduation rate, and student poverty indicators) for Santa Barbara County as a whole are shown in Figure B-17. The areas with the highest educational opportunity are found in the South Coast and in the Santa Ynez Valley. Minority enrollment is 79 percent of the student body (majority Hispanic).

For the 2022-23 school year, there are 21 public schools serving 13,183 students in Santa Barbara Unified School District. Minority enrollment is 68 percent of the student body (majority Hispanic), As shown in Figure B-18, TCAC educational opportunity scores are highest in the northwestern portion of the City within the Hope School District and a small eastern portion of the City located within the Montecito School District. The remaining areas of the City, where scores are lower, are located within the Santa Barbara Unified School District.

If a student is interested in attending a school outside of their school of residence, or is interested in a pathway, academy, or program of choice that is not available at the school of residence, parent/guardian(s) may submit an Intra-District Transfer Application. This Intra-District Transfer Application allows students mobility outside of their assigned school district, allowing students to take advantage of educational opportunities in schools located in areas where higher educational domain scores exist.

19 City of Santa Barbara, “Analysis of Impediments to Fair Housing Choice”, published in April 2020.

Figure B-17 TCAC Educational Opportunity Areas – Santa Barbara County

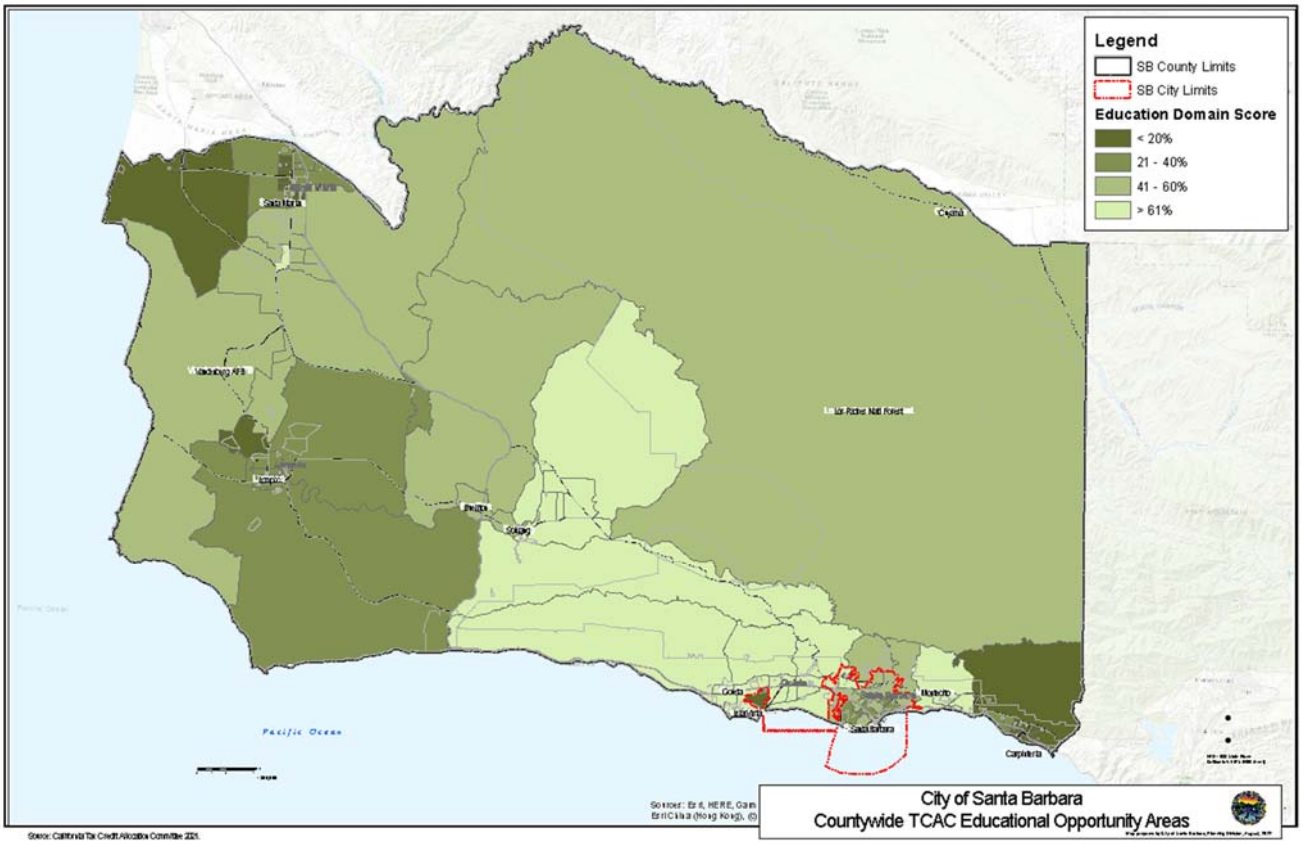
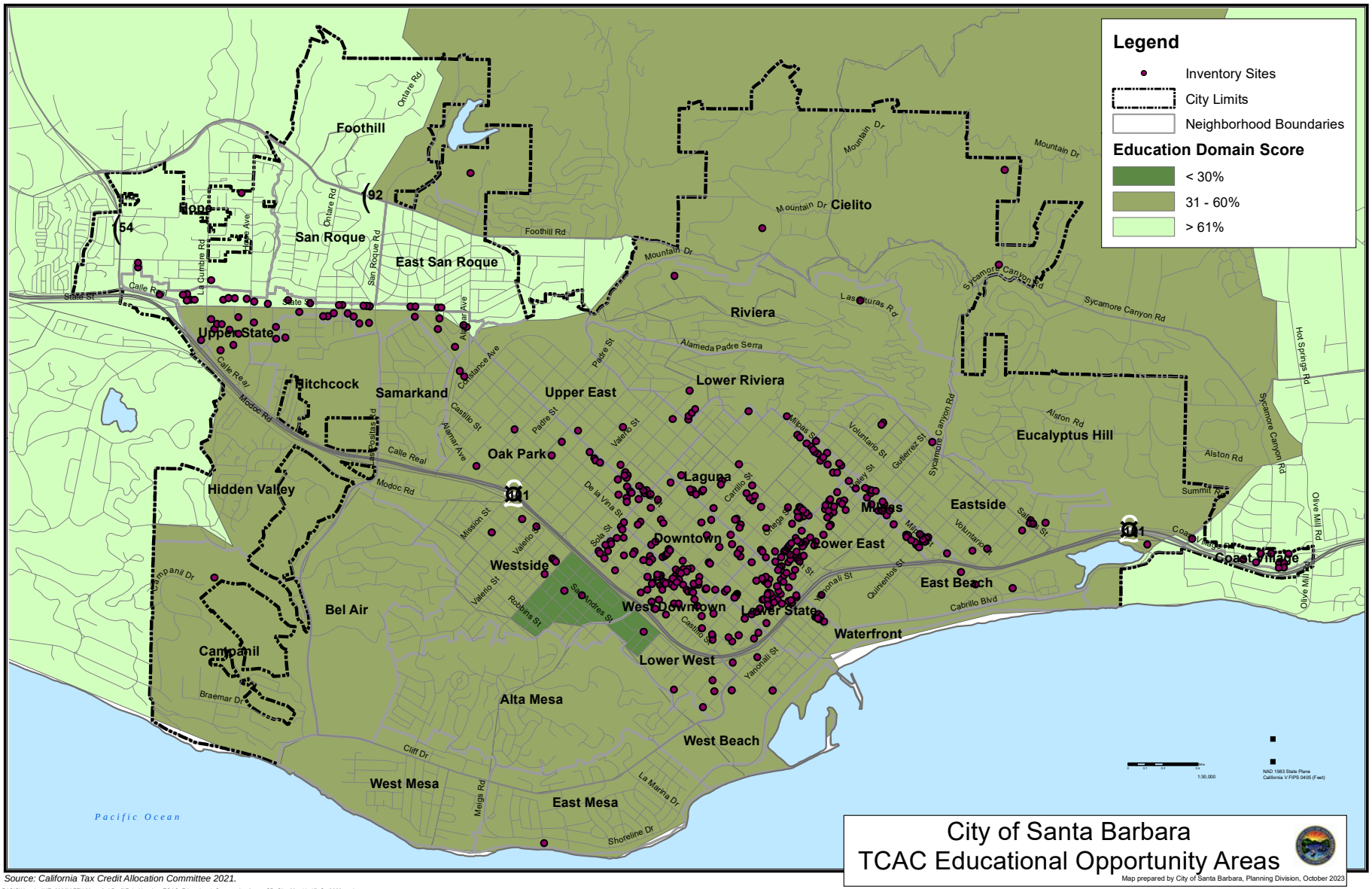


Figure B-18 TCAC Educational Opportunity Areas – City of Santa Barbara



Source: California Tax Credit Allocation Committee 2021.

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ECONOMIC OPPORTUNITY

According to data from the Bureau of Labor Statistics, unemployment rates for the County, City and the State are following a very similar trend. Since 2010, the unemployment rates in the region have been steadily decreasing.

The 2013-2017 ACS, reports that there were 211,793 workers in Santa Barbara County with the "Educational services, health care, social assistance" industry being the largest employing business sector by far with 23 percent share of all workers. This was followed by the "Arts, entertainment, recreation, accommodation, food services" and "Professional, scientific, management, admin, waste management" business sectors with 12.2 percent and 11.4 percent respectively. Retail trade was the fourth largest employing business sector in Santa Barbara County with a 10.4 percent share of workers.[20]

This is significant because not all jobs have the same earning potential. Two of the four largest business sectors in the County also have the lowest Industry Median Earnings – the median earnings of all employed workers in the business sector. Workers in the "Retail trade" business sector have an annual median earning of $21,003 and those in the "Arts, entertainment, rec, accommodation, food" business sector have $18,776 – the two lowest earning business sectors in the County.

Local and Regional Analysis

In Santa Barbara County, the highest access to economic opportunity (based on poverty, adult education, employment, and job proximity indicators) are found in the South Coast and Santa Ynez Valley areas, as seen in Figure B-19.

In Santa Barbara, the lowest economic opportunity scores areas are found along the City's coastline, such as West Beach, East Beach, and the Waterfront. Neighborhoods within the western areas of the City, such as, Campanil and Hidden Valley, also include the lowest economic scores within the City (Figure B-20).

This is likely because these areas include lower-income households and/or are located further from job centers. Specifically, a large portion of the City's City College student population live within the highlighted portions of the West Beach and Lower West neighborhoods. In addition, the highlighted northwestern portion of the City's Upper State neighborhood is where a concentration of Assisted Living and Retirement communities reside. For example, the age-restricted San Vicente Mobile Home Park serves approximately 270 households that are at least 55 years old in age, is located in this portion of the Upper State neighborhood. While considering suitable sites for future development, sites were prioritized along not only transit corridors, but within close proximity to employment opportunities and services.

[20] United States Census Bureau, "DP02: Selected Characteristics in the United States: 2013-2017 American Community Survey 5-Year Estimates, Geographic Area: Santa Barbara County," published in 2017 available at: https://labormarketinfo.edd.ca.gov/file/Census2017/santbdp2017.pdf.

Figure B-19 TCAC Economic Opportunity – Santa Barbara County

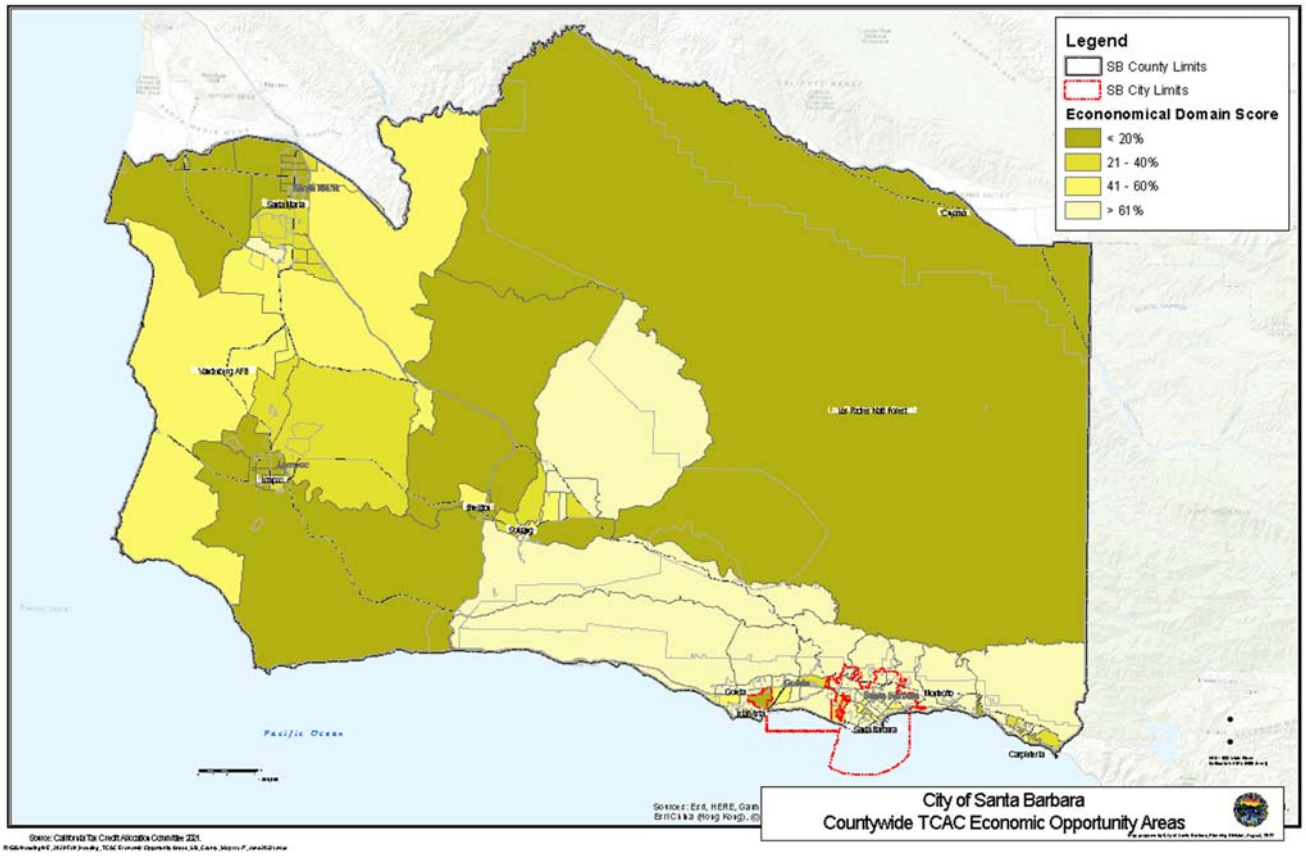
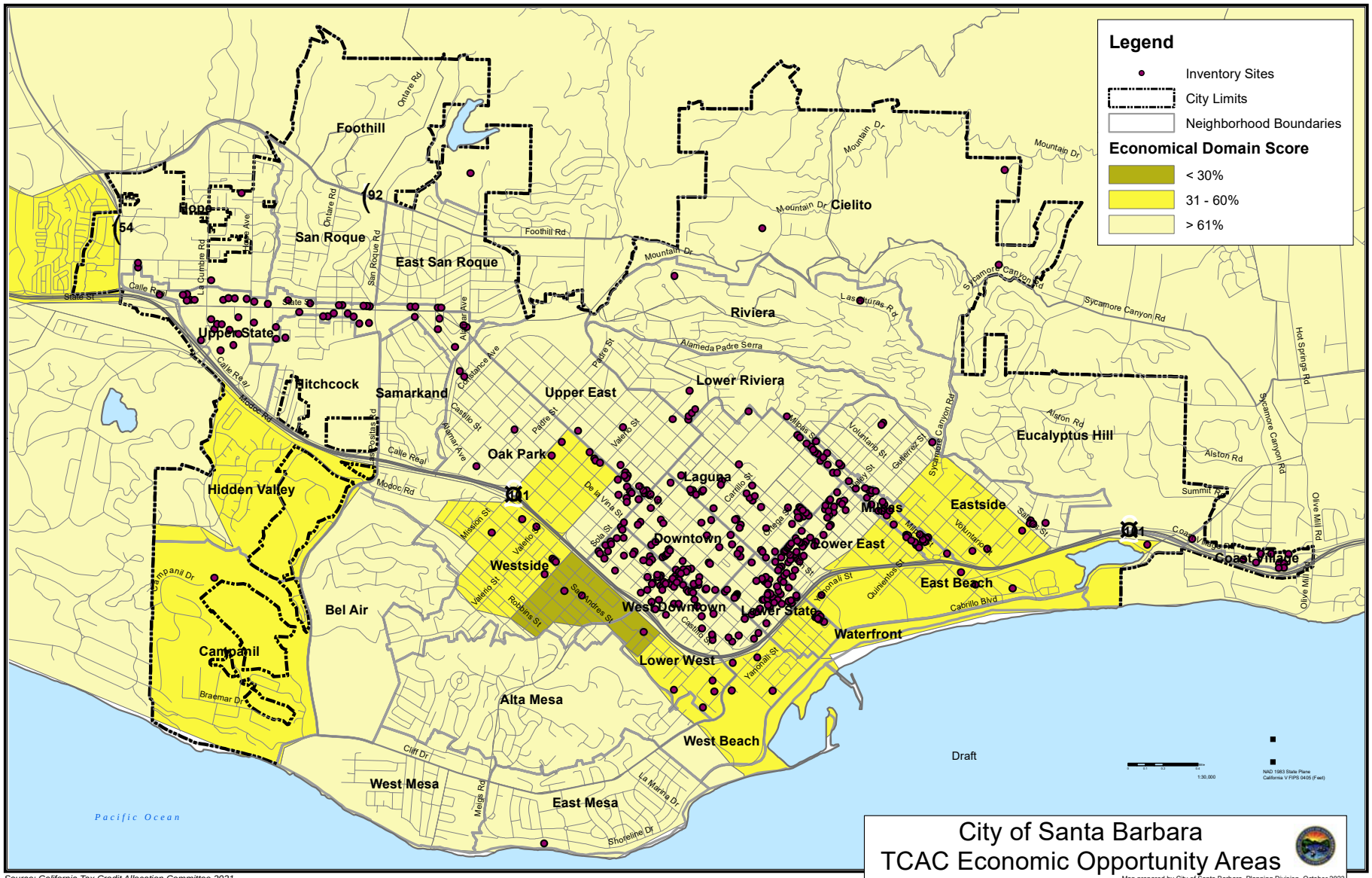


Figure B-20 TCAC Economic Opportunity – City of Santa Barbara



Source: California Tax Credit Allocation Committee 2021.

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TRANSPORTATION OPPORTUNITIES

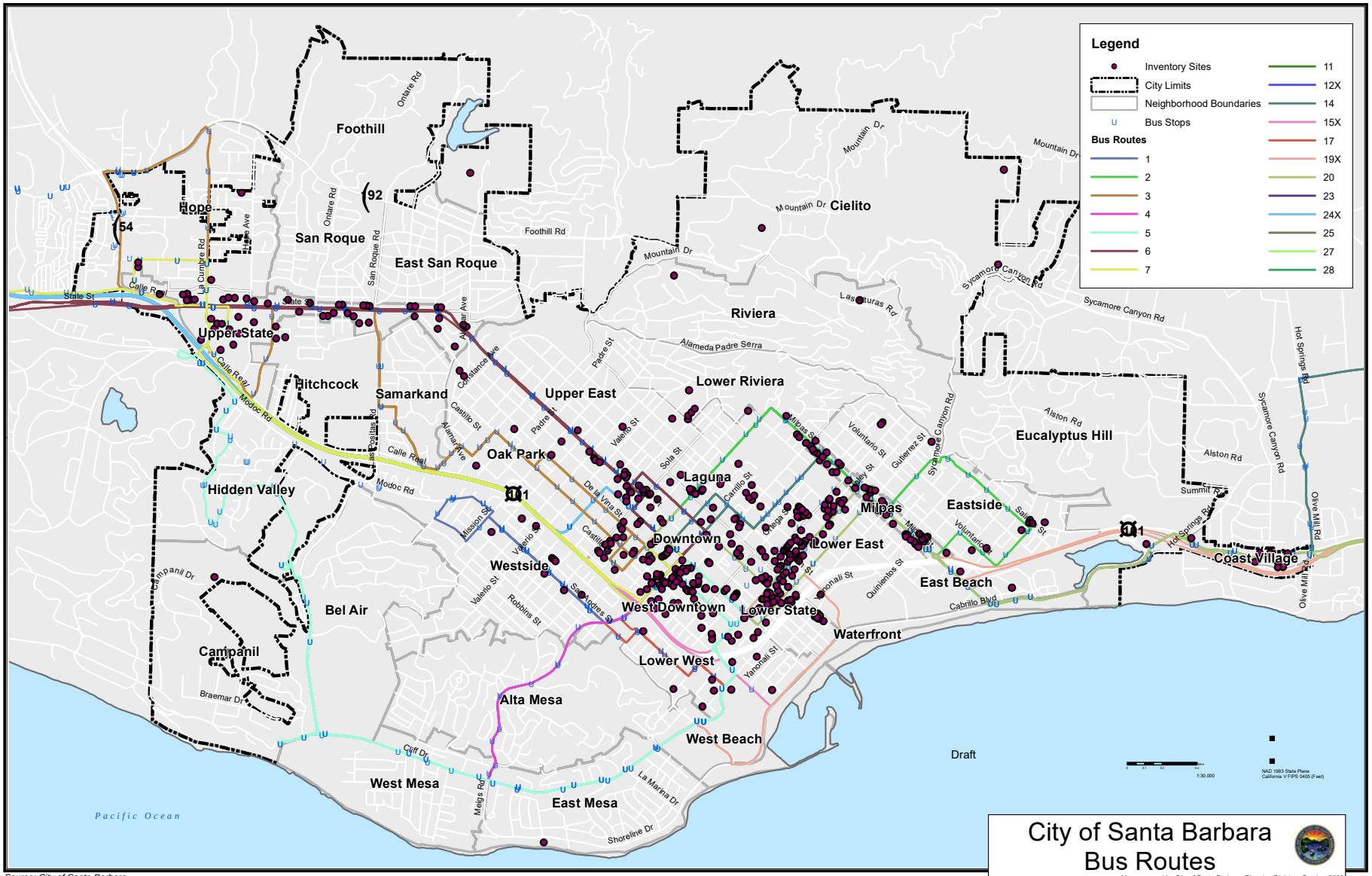
In general, those living in Santa Barbara have lower transportation costs and better access to transit than residents living in Santa Barbara County.[21] This likely reflects shorter commuter times (and thus lower commuting expenditures) and the City's public transit system, which residents and stakeholders both considered to be more efficient than commuter transit options. The City AI also includes survey responses and, on average, showed the highest level of agreement with the statement, "I can easily get to the places I want to go using my preferred transportation option." While residents agree the most with the statement, members of other populations lag behind, such as families with children, large families, people with disabilities, and Hispanic and other racial/ethnic minorities.

Transportation infrastructure, including improvements to county-wide transit options for commuters was a top workforce-related need identified though AI community outreach. While stakeholders acknowledged that regional transit does exist, their concern was that the frequency and timing only accommodate typical nine a.m. – five p.m. schedules and does not serve in-commuters working in retail or food/accommodation services who often work evenings. In addition, residents with disabilities highlighted the need for accessible housing, particularly near transit.

Suitable sites were also considered based on walkability and bicycle path/lane access. The Santa Barbara Metropolitan Transit District (MTD) provides bus service downtown, connecting the Westside and Eastside, providing continuation to Goleta and Isla Vista (Figure B-21). In addition, bicycle paths are easily accessible from identified suitable sites, and additional bicycle path proposals are currently under review (Figure B-22).

21 City of Santa Barbara, "Analysis of Impediments to Fair Housing Choice", published in April 2020.

Figure B-21 SBMTD Bus Routes – City of Santa Barbara



Source: City of Santa Barbara.

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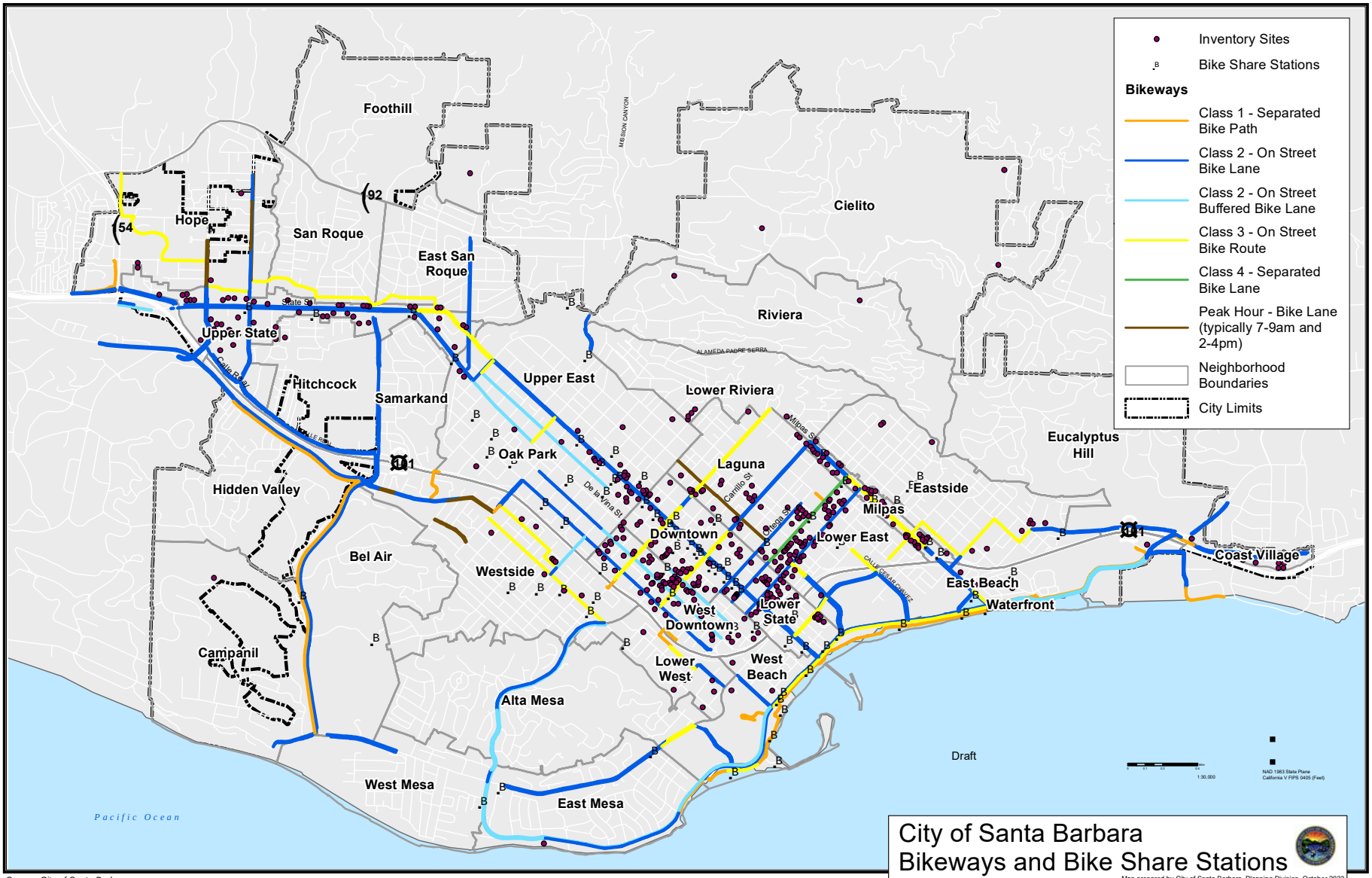
Figure B-22 Bicycle Paths – City of Santa Barbara



Source: City of Santa Barbara

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ENVIRONMENTAL OPPORTUNITIES

Environmental opportunity scores are based on the California Fair Housing Task Force Methodology for the 2021 TCAC/HCD Opportunity Map, as described below.

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

Exposure indicators:

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

Environmental effects indicators:

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

CalEnviroScreen 3.0 was developed to support the Affordable Housing and Sustainable Communities program and other programs that allocate funding from sale of cap-and-trade revenue, but it is explicitly acknowledged as a tool that can be used for a variety of policy and planning purposes. For more information on CalEnviroScreen 3.0, see the OEHHA website.

One limitation of the environmental quality indicators is that the levels of a pollutant are generally measured at a limited number of points statewide; the levels of the pollutant are then estimated for other areas that are not immediately adjacent to the measurement site. Additionally, there are some indicators which may have a large impact in one area of a census tract, but which could have only a marginal effect at another location in the same census tract. This is particularly true of stationary polluting sources, where the impact decreases as the distance from the site decreases.

Local and Regional Analysis

Environmental opportunity scores are put in order from highest to lowest. Therefore, areas with the highest scores, have greater environmental opportunity, and areas with the lowest score, have less environmental opportunity. Specifically, for Santa Barbara County these scores are shown in Figure B-

23. This map shows that the highest scores are found in the Santa Maria, Lompoc, Santa Ynez Valley, and South Coast areas.

In Santa Barbara, the highest environmental opportunity scores are found in the western and northeastern portions of the City (Figure B-24), while neighborhoods in the central and eastern areas show lower scores. Areas with the highest opportunity scores, are a greater distance from urban areas and levels of pollutant are less severe. Wind patterns can link Santa Barbara with the more polluted air of the South Coast Air Basin (Los Angeles area). Air pollutants generated in the South Coast Air Basin can be blown offshore then carried to other coastal cities such as Santa Barbara. In addition, some pollution is transported from the San Fernando Valley to Ventura County, then into Santa Barbara.

In addition, areas within the City with the lowest environmental opportunity scores include residential areas west of Milpas Street, south of Cota Street, and east of State Street are interspersed with auto body shops, gas stations, and businesses that use solvents. In addition, land uses in the lower State Street area south of Sola Street features a high density of internal combustion engines, surface coating operations, and other sources of air pollution. The area north of the Santa Barbara Airport also has a high density of facilities using solvents, internal combustion engines, and other sources of air pollution. Although, areas with the lowest scores consist of the city's urbanized areas, and include a great number of suitable sites, they are also areas with greater access to public transportation and economic opportunities.

SITES INVENTORY ANALYSIS

The City's inventory of sites for potential housing is presented in Appendix G. The inventory is comprised of vacant sites, non-vacant underutilized sites, and future ADUs. The sites analysis shows that very little vacant developable land is available in the City of Santa Barbara and underutilized sites in commercial and office areas provide the majority of future housing capacity.

As illustrated in Figure B-25 much of the City, including suitable sites for housing, are within areas designated by the TCAC/HCD Opportunity Maps as Moderate, High, or Highest Resource. The TCAC/HCD opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. High resource means that there are positive economic, educational, and health outcomes for low-income families.

The City of Santa Barbara is in the Central Coast Region. The TCAC/HCD Opportunity Map allocates 20 percent of census tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20 percent to the "High Resource" designation. The remaining tracts are then evenly divided into "Low Resources" and "Moderate Resource" categories. The map is also used for TCAC/HCD to develop new policies aimed at increasing access to high-opportunity areas for families with children financed with nine percent Low Income Housing Tax Credits.

While commercial and office use areas provide the largest component of the potential residential inventory, it is important to recognize that existing residential neighborhoods categorized with High or Highest opportunity resources also provide substantial potential for new housing through ADUs and Senate Bill 9 (2021) two-unit residential development and urban lot splits.

Figure B-23 TCAC Environmental Opportunity – Santa Barbara County

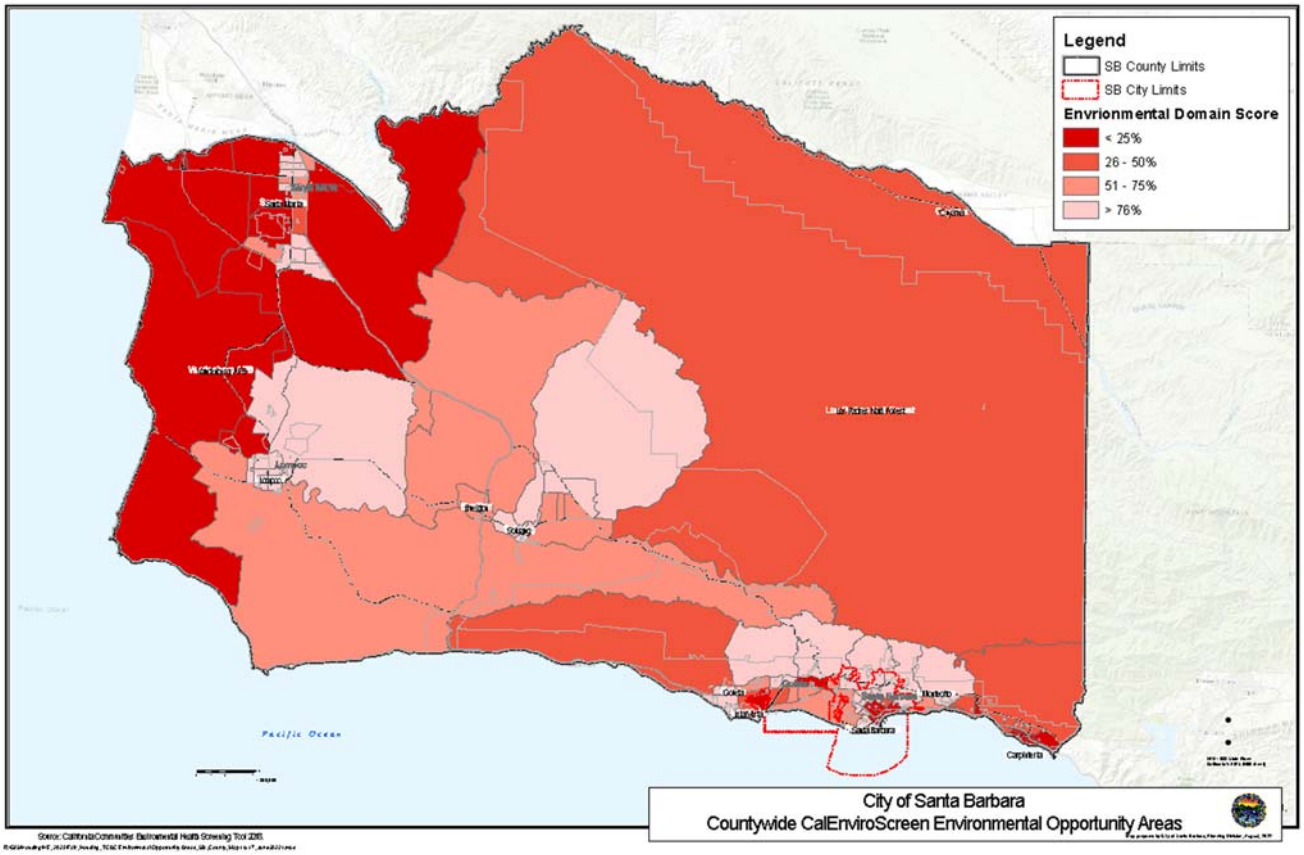
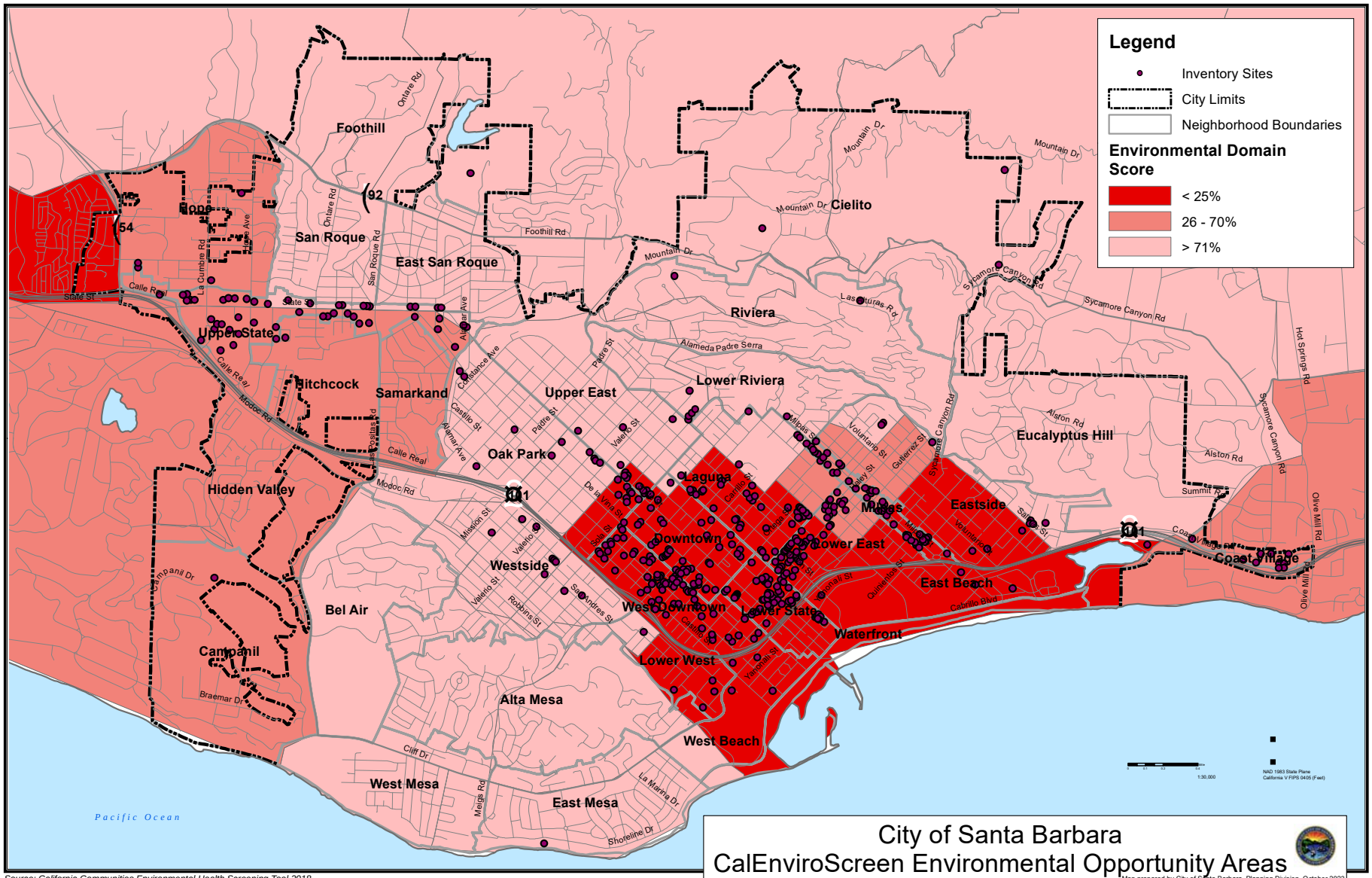


Figure B-24 TCAC Environmental Opportunity – City of Santa Barbara



Source: California Communities Environmental Health Screening Tool 2018.

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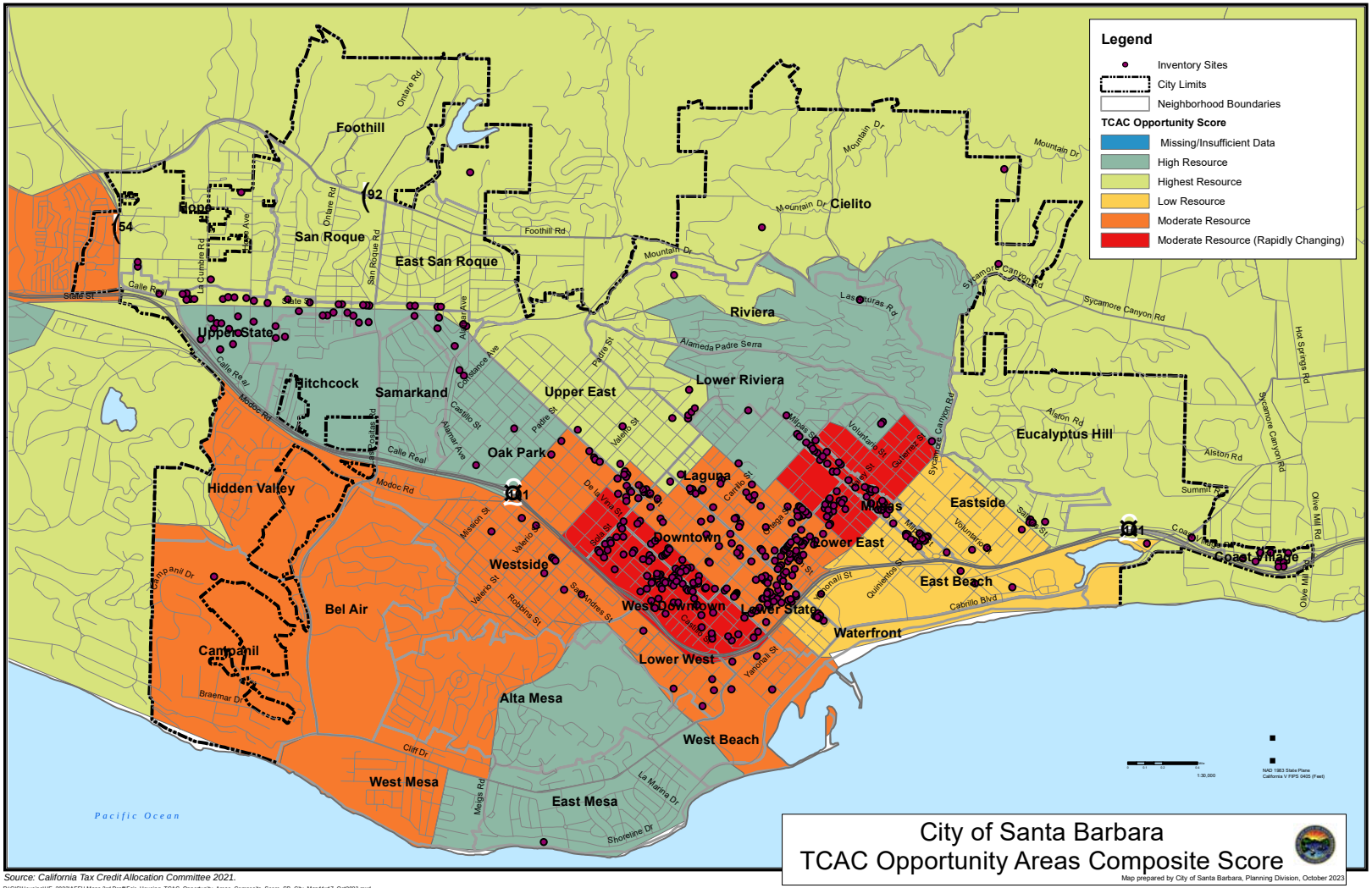
Figure B-25 TCAC Opportunity Areas Composite Score – City of Santa Barbara



Source: California Tax Credit Allocation Committee 2021.

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Displacement Risk

Displacement refers to any involuntary household move caused by landlord action or market changes. Displacement can be caused by rising housing costs, insufficient affordable housing opportunities, expiration of affordability covenants, evictions, natural disaster, housing discrimination, or the physical demolition of existing housing to make way for new development. Displacement mitigation strategies include tenant protections, physical maintenance and conservation of the existing affordable housing stock, preservation of existing deed-restricted affordable units at-risk of conversion to market-rate, acquisition and rehabilitation of existing housing units, requiring the replacement of existing affordable units demolished as part of redevelopment, and facilitating construction of additional affordable housing. The Housing Element includes programs to implement all of these strategies.

From 2015 to 2020, one in four survey respondents had to move from a home when they did not want to move. Four in ten precariously housed residents experienced displacement in the past five years, the highest rate among the resident segments examined. One in three residents with income less than $25,000, Hispanic residents, residents with income less than $50,000, and renters have been displaced over the last five years.[22]

A focus group meeting with residents currently experiencing homelessness discussed the challenges facing people without stable housing and the precarious situation of those at risk of homelessness. They noted the need for additional shelter space and affordable housing but also identified the need for health services, help with service navigation, and protection for those living on the streets (e.g., safe parking locations, designated camping areas, bathrooms).

Participants expressed a desire (and need) for supportive services, but also expressed frustration that the system prioritizes people in crisis for housing, which creates the perception that you have to be substance addicted in order to get access to housing. Stakeholders also identified a need for more mental health resources for the general population and for people with disabilities.

The reasons for having to move varied, but the greatest proportion of respondents attributed their displacement experience to increased rent, landlord selling the home, personal/relationship reasons, or landlord wanting to rent to someone else.

PEOPLE EXPERIENCING HOMELESSNESS

Low-income households are at greatest risk of housing instability and are at greater risk of homelessness. Santa Barbara is one of the most expensive cities in which to live. The Housing Element's Introduction provides a cost and inflation rate over time analysis that supports the fact that home and rent prices are up significantly and the supply of available homes and apartments are insufficient.

Table B-4 presents, for each housing type a breakdown of the 2023 median rent and number of listings/observations (Obs), or sample size, by area and number of bedrooms. Table B-5 presents, 2023 median household incomes, based on household sizes of one person for studios, two people for one-bedroom apartments, four people for three-bedroom apartments, and five people for apartments with four or more bedrooms. This table also includes the percentage of median or minimum wage household income that would be required for median rent prices to represent at most 30 percent of

22 City of Santa Barbara, "Analysis of Impediments to Fair Housing Choice," published in April 2020.

tenant income.

This affordability analysis considers the median rent prices in the City of Santa Barbara relative to tenant income; and further demonstrates the need for more affordable homes and apartments within the City of Santa Barbara.

Table B-4: City Median Rent and Sample Size by Number of Bedrooms and Property Type

	0 Bedroom		1 Bedroom		2 Bedroom		3 Bedroom		4 Bedroom	
Property Type	Median Rent	Obs	Median Rent	Obs	Median Rent	Obs	Median Rent	Obs	Median Rent	Obs
Apartments	$2,100	12	$2,598	56	$3,750	31	$4,125	4	$5,400	2
Condos	N/A	0	$4,400	3	$4,275	4	$5,185	4	$6,450	1
Duplex/TH	N/A	0	$3,000	5	$4,500	21	$4,500	3	$6,800	1
Homes	N/A	0	$3,000	5	$4,500	21	$4,500	3	$6,800	1
Source: Table 3-2, 3-3, 3-4 & 3-5 from RDN 2023 Rental Housing Survey										

Table B-5: Minimum Wage Income Relative to Income Needed to Afford Median Rent

Apartment Size	Household Size	2023 Minimum Wage Household Income	% of Minimum Wage Household Income Needed
Studio	1 Person	$32,240	261%
1 Bedroom	2 People	$64,480	161%
2 Bedrooms	3 People	$96,720	155%
3 Bedrooms	4 People	$128,960	128%
4+ Bedrooms	5 People	$161,200	134%
Source: Table 4-3 from RDN 2023 Rental Housing Survey			

As stated in the Special Needs Assessment of the Housing Element, the number of persons experiencing homelessness in Santa Barbara was 822 according the 2022 Point in Time Count, and 787 in 2023.

The City has various methods to identify the areas of highest concentration where people are experiencing homelessness. In 2019, the City's Sustainability and Resilience Department implemented a web-based centralized system that allows residents, staff, and visitors to report encampments or to report an individual in need of outreach services. Each report received is pinpointed on a map allowing City staff to see where there are existing or emerging areas of concentration. This mapping system shows that while the presence of homeless individuals is citywide, there are areas of concentration, which are as follows:

- Along Highway 101 and Union Pacific Railroad, both corridors run along the entirety of the city,
- The downtown corridor - State Street in particular,
- In creeks traversing the city, particularly Mission, Arroyo Burro, and Sycamore creeks,
- In the waterfront area along Cabrillo Boulevard, and
- In the city's industrial area on the eastside between Highway 101 and the railroad tracks.

The City has also coordinated with the County of Santa Barbara in implementing an Encampment resolution Fund (ERF) grant. The County's mapping program shows the areas of concentration are comparable to the areas listed in the City's mapping system. This County program also allows the City to visualize the number of vehicular homeless and has found areas of concentration at Dwight Murphy

ball field, the Commuter lot at Carrillo/Castillo, Pershing Park and Alameda Park, which are adjacent to (or within) the highly impacted areas identified above.

The following is a list of services available to people experiencing homelessness:

Street outreach:

City Net - Recognizing the need for dedicated street outreach, in 2018 the City partnered with Cottage Health to obtain a Homeless Emergency Aid Program (HEAP) Grant to contract with City Net to provide street outreach and engagement, case management and housing navigation services throughout the City of Santa Barbara. Building on the success of that program, the City has continued to contract with City Net utilizing Permanent Local Housing Allocation (PLHA) funds. In early 2023, the City expanded street outreach services along State Street and Cabrillo Boulevard from Thursday through Sundays until 10 p.m. when most other non-emergency service providers are closed.

New Beginnings Safe Parking - The Safe Parking Program provides safe parking, case management and housing navigation services to individuals and families who live in their vehicles. Program staff conduct outreach in areas with a high concentration of persons experiencing vehicular homelessness to offer services and enroll in their programs. The City of Santa Barbara provides funding support to the Safe Parking program, in addition to providing 25 nighttime safe parking spaces and 6 daytime parking spaces on City-owned lots throughout the city.

Other street outreach services available include Good Samaritan, which provides street outreach and engagement services throughout Santa Barbara County, including in the City of Santa Barbara. Additionally, City Net and Good Samaritan both have California Encampment Resolution Fund (CERF, Round 1 and 3) contracts through the County of Santa Barbara, to provide street outreach services to people experiencing homelessness along Highway 101 and the Union Pacific Railroad corridor and along waterways, covering the aforementioned high impact areas. Additionally, the City is currently seeking CERF Round 3 funds to increase the number of street outreach and housing navigation services on the waterfront and creeks.

People Assisting the Homeless Street Outreach Program - PATH began a street outreach program in 2022 to provide case management and services to people experiencing homelessness in the eastside neighborhood in area identified above. The program serves people that congregate near PATH's shelter on Cacique and the Rescue Mission on Yanonali, but are not staying at any shelter.

Neighborhood Navigation Centers:

SB ACT - The City also contracts with the Santa Barbara Alliance for Community Transformation (SB ACT) to provide Neighborhood Navigation Centers (NNCs) whereby service organizations come together to provide services in a "one-stop-shop" location. Services include case management by street outreach organizations, food distribution, medical and veterinary care, sanitation services, and more. NNCs operate Tuesdays at the Carrillo Commuter Lot, Wednesdays at the Rescue Mission, and Thursdays at Alameda Park. All NNC locations take place in the high impact areas. Each NNC site serves an average of 40 unique individuals per week and in 2022 the NNC sites were instrumental in more than 65 street exits.

Youth and Family Services YMCA Haley Street Navigation Center – This drop-in center for transitional aged youth (ages 17-24) offers food, access to hygiene and laundry, case management housing navigation, access to healthcare and more. The Haley Street location is centrally located and easily accessible by foot or public transportation.

Emergency Shelters:

People Assisting the Homeless (PATH) - PATH Santa Barbara is an interim housing program serving homeless individual men and women. PATH provides access to 100 beds year-round for referrals from partner agencies, including: Cottage Health, County Behavioral Wellness, City Net, City of Santa Barbara staff, County Probation, County Adult Protective Services, and City of Goleta. From December to March, PATH also provides overnight shelter during inclement weather shelter – rain or temperatures below 40 degrees.

Freedom Warming Centers - Good Samaritan operates the warming centers from November 1 through March 31 and activate during rain or severe cold weather nights. Good Samaritan staff and volunteer at local churches and give persons who are unsheltered a warm dry place to sleep. During extreme weather events, the City and County coordinate to

Other shelter programs include:

- Transition House for emergency shelter for families - temporary and transitional, meals, childcare and job assistance;
- Domestic Violence Solutions for temporary shelter, supportive services, and transitional assistance for victims of domestic violence and their children;
- Salvation Army Hospitality House for transitional shelter and case management to homeless men and women;
- Sarah House for full supportive services in a complete care residential home for special needs persons with AIDS and terminal illnesses;
- Noah's Anchorage Youth Shelter for temporary housing and crisis intervention services for homeless, or runaway youth.

Displacement & Natural Disasters

Santa Barbara County and the City have a history of displacement due to wildfire, earthquakes, and floods. Over the last ten years, Santa Barbara County has experienced nine major fires. Two of these fires directly threatened the heavily populated Santa Barbara Front Country and hillside areas of the City of Santa Barbara. The Very High Fire Severity Zones (VHFSZ) are located primarily in the City's areas of Racially Concentrated Areas of Affluence (RCAA). Generally, property owners within RCAA areas have the financial means to rebuild their homes after wildfire events and have done so. Therefore, property owners located in both the VHFSZ and RCAA are rarely displaced permanently.

The City of Santa Barbara is also located in a high seismic activity zone. However, the City has not experienced a destructive earthquake, causing property damage and death since June 1925. According to the United States Geological Survey (USGS), the probability of occurrence for a magnitude six earthquake to occur within the Southern California region over the next 30-years is 100 percent. Nonetheless, during the 1925 earthquake, buildings of reinforced concrete were damaged little, as were frame buildings covered in stucco, sheathing, or lath. Structures built today, are far more resilient to seismic activity.

Flooding has been a major problem in the City of Santa Barbara. The City has several watershed areas that have different types of flooding problems, including over bank riverine flooding, flash floods, tidal flooding/tsunamis, and dam failure. The most common flooding in the City is due to watershed channel flooding and flash flood events. However, the City's Floodplain Management Ordinance has identified FEMA flood hazard areas that may be subject to periodic inundation which may result in loss of life and property. The Floodplain Management Ordinance sets forth minimum standards for construction within flood-prone areas of the City.

Local and Regional Analysis

Housing costs are a significant barrier to acquiring affordable housing for renters. However, there are additional barriers that renters often face. Historically, California law allowed landlords to evict tenants without providing a reason for eviction. Tenants could be subjected to eviction in retaliation for repair requests or organizing with their neighbors against rent hikes and displacement.

However, state and local government have taken action to address the eviction crisis. The County has increased its dispute resolution services as a direct result of the passage of the new State and local laws found in the Tenant Protections Act of 2019, which became effective on January 1, 2020. This passage of AB 1482 (2019) enacts three new California Civil Code Sections, which together establish Statewide Rent Control and Just Cause Eviction protections and remedies, including tenant relocation costs until January 1, 2030.

Additionally, on June 7, 2019 the Santa Barbara City Council adopted Mandatory Lease Ordinance No. 5885 to help housing retention and prevent homelessness. The Rental Mediation Housing Program is specifically named in the ordinance. In cases of non- renewal of leases, it states "the tenant shall be offered a one-session conciliation meeting with the landlord using the Santa Barbara Rental Housing Mediation Board…" This new ordinance with the Program's neutral Dispute Resolution Services, at no cost to the parties, has already led to an increase in staff workload with the scheduling and performance of conciliation and face-to-face mediations, including multiparty mediations.

The overall number of people experiencing homelessness (sheltered and unsheltered) in Santa Barbara County has remained relatively consistent since the 2013 Point in Time (PIT) Count (1,882 in 2013 vs. 1,897 in 2020). According to the City's HOME ARP Allocation Plan, Santa Barbara has the highest population of persons experiencing homelessness in Santa Barbara County.[23] The 2022 PIT count found 1,962 persons experiencing homelessness countywide, with approximately 53 percent of those in the South Coast. Notably, of the total countywide homeless population, 42 percent were specifically within the City of Santa Barbara.[24]

In regard to demographics, VI-SPDAT (Vulnerability Index - Service Prioritization Decision 4 Assistance Tool) assessment data shows that: 80 percent of persons experiencing homelessness were White; ten percent were Black/African-American; two percent were Native Hawaiian or Pacific Islander; one percent were Asian. Of these, 31 percent were Hispanic. These demographics are generally in line with U.S. Census demographics with two exceptions: Black/African-American persons only make up two percent of the overall citywide population, while making up ten percent of the homeless population; and Native Hawaiian or Pacific Islanders, which only make up two tenths percent of the general population, but make up two percent of the homeless population. While two different data sources were used for this assessment, this disparity should still be noted and a greater emphasis should be placed on addressing the needs of these particular populations. Additionally, VI-SPDAT data shows that 19 percent have a physical disability, 44 percent have a chronic health condition, 30 percent have a substance use disorder, and 34 percent have mental health conditions or brain injuries. The PIT

23 City of Santa Barbara, "Home ARP Allocation Plan," published in March 2022 available at: https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP/ALLOCATIONPLANS/SantaBarbaraCAAllocationPlan.pdf.

24 County of Santa Barbara, "2022 Santa Barbara County Homeless Point-In-Time County & Survey," published in March 2022 available at: https://content.civicplus.com/api/assets/4344ab0c-a9f5-47dd-8d52-fd7ad028dca9.

identified 117 homeless veterans countywide, which is a decrease from 210 counted in 2020.[25] New Beginnings Counseling Center reported serving 372 veterans and their families in Santa Barbara through its Supportive Services for Veteran Families program. [26]

Although the supportive and housing services needed by this population vary, generally, all need health care and counseling immediately following the event and continued mental health support to assist with the traumatic stress disorder related to the event. Victims may also require assistance with substance abuse and mental health services, both of which are common among this population.

Moreover, access to affordable housing is also critical: the National Alliance to End Homelessness argues that a "strong investment in housing is crucial [to victims of domestic violence] …so that the family or woman is able to leave the shelter system as quickly as possible without returning to the abuse." The Alliance also reports that studies have shown a correlation between domestic violence and homelessness.[27]

Disadvantaged Communities

Senate Bill 1000 (2016) requires cities with designated disadvantaged communities to include environmental justice goals and policies in the General Plan. Per SB 1000, the California EPA uses CalEnviroScreen to identify disadvantaged communities. As seen in Figure B-26, there are no identified disadvantaged communities in the City of Santa Barbara. The only designated disadvantaged community in Santa Barbara County is in the northwestern corner of the County.

Disproportionate Housing Needs and Displacement Risk

The AFFH Rule Guidebook (24 C.F.R. § 5.152) defines "disproportionate housing needs" as "a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area." The analysis of disproportionate housing needs is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing. In addition, this analysis examines homelessness and displacement risk.

COST BURDEN (OVERPAYMENT)

A household is considered cost-burdened if it spends more than 30 percent of its income in housing costs, including utilities. Reducing housing cost burden can also help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes.

Local and Regional Analysis

Over 60 percent of renter households in Santa Maria, Lompoc, and cities in the southern coastal area have high-cost burdens. The County's lowest rates of renter households with high-cost burdens (under

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25 County of Santa Barbara, "2022 Santa Barbara County Homeless Point-In-Time County & Survey," published in March 2022 available at: https://content.civicplus.com/api/assets/4344ab0c-a9f5-47dd-8d52-fd7ad028dca9.

26 City of Santa Barbara, "Home ARP Allocation Plan," published in March 2022 available at: https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP/ALLOCATIONPLANS/SantaBarbaraCAAllocationPlan.pdf.

27 City of Santa Barbara, "Home ARP Allocation Plan," published in March 2022 available at: https://www.hud.gov/sites/dfiles/CPD/documents/HOME-ARP/ALLOCATIONPLANS/SantaBarbaraCAAllocationPlan.pdf.

30 percent), are found in tracts to the south and west of Santa Maria and in central areas bordering Los Padres National Forest. Three areas of the Consortium stand out with a disproportionately high homeowner cost burden (over 40 percent of owner households). These areas are north of Santa Maria, central areas bordering Los Padres National Forest, and along the south coastline west of Goleta. Many of the tracts located around the cities in the County have cost burden higher than the rural tracts of the region.[28]

Key findings from both stakeholder and resident focus groups notes that across the board, residents and stakeholders expressed concern about the shortage of affordable housing, particularly rental housing in Santa Barbara. Residents and stakeholders noted that the city's economy supports a number of retail and service jobs which do not pay wages high enough to live in the city. This creates long commutes for workers and has both traffic and environmental consequences.[29]

Residents expressed the need for more affordable housing options throughout the city, particularly for families and larger households, including renting and/or buying homes. Residents specifically noted a shortage of rentals priced around $1,200 per month or for purchase housing with a mortgage of around $2,000 per month or less. Residents currently experiencing homelessness desired more extremely affordable rental options and identified a need for one-bedrooms, studios, and/or single room occupancy units. Residents with disabilities highlighted the need for accessible housing, particularly near transit.

Stakeholders emphasized a need for housing options across the spectrum including the need for increased shelter space, transitional housing, and permanent supportive housing. These types of housing are particularly difficult to develop in Santa Barbara due to not-in-my-backyard (NIMBY) attitudes along with financing challenges. Stakeholders identified the following barriers to affordable development and the siting/development of shelters/transitional housing: Community resistance, insufficient funding, environmental requirements, bias toward and stereotyping of expected residents, cultural resistance to density, and parking requirements.

Figures B-27 and B-28 show overpayment rates for renters and homeowners in Santa Barbara County. In most areas of Santa Barbara County (Figures B-27), overpayment affects 41 to 60 percent of all renter households. As seen in Figure B-29 and B-30, the highest rates of overpayment for both City renter and homeowners (61 percent or greater) occurs in the southern portions of the City, south of Highway 101. See the Housing Challenges section of the Housing Element for more information about cost burden. The problems of overpayment are addressed in the Housing Element through efforts to facilitate production and preservation of affordable housing.

[28] County of Santa Barbara HOME Consortium, "Analysis of Impediments to Fair Housing Choice," published in 2020.

[29] City of Santa Barbara, "Analysis of Impediments to Fair Housing Choice", published in April 2020.

Figure B-26 Disadvantaged Communities – Santa Barbara County

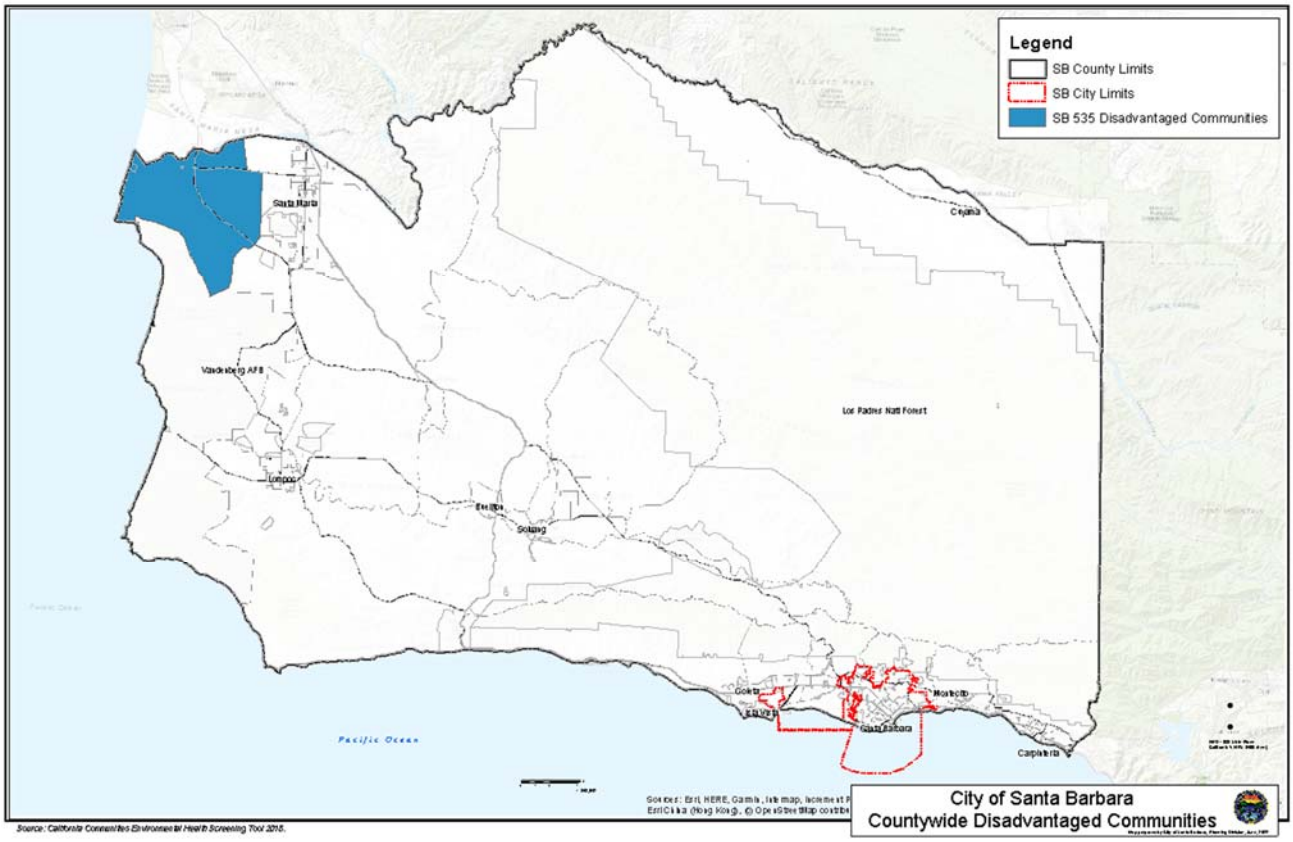
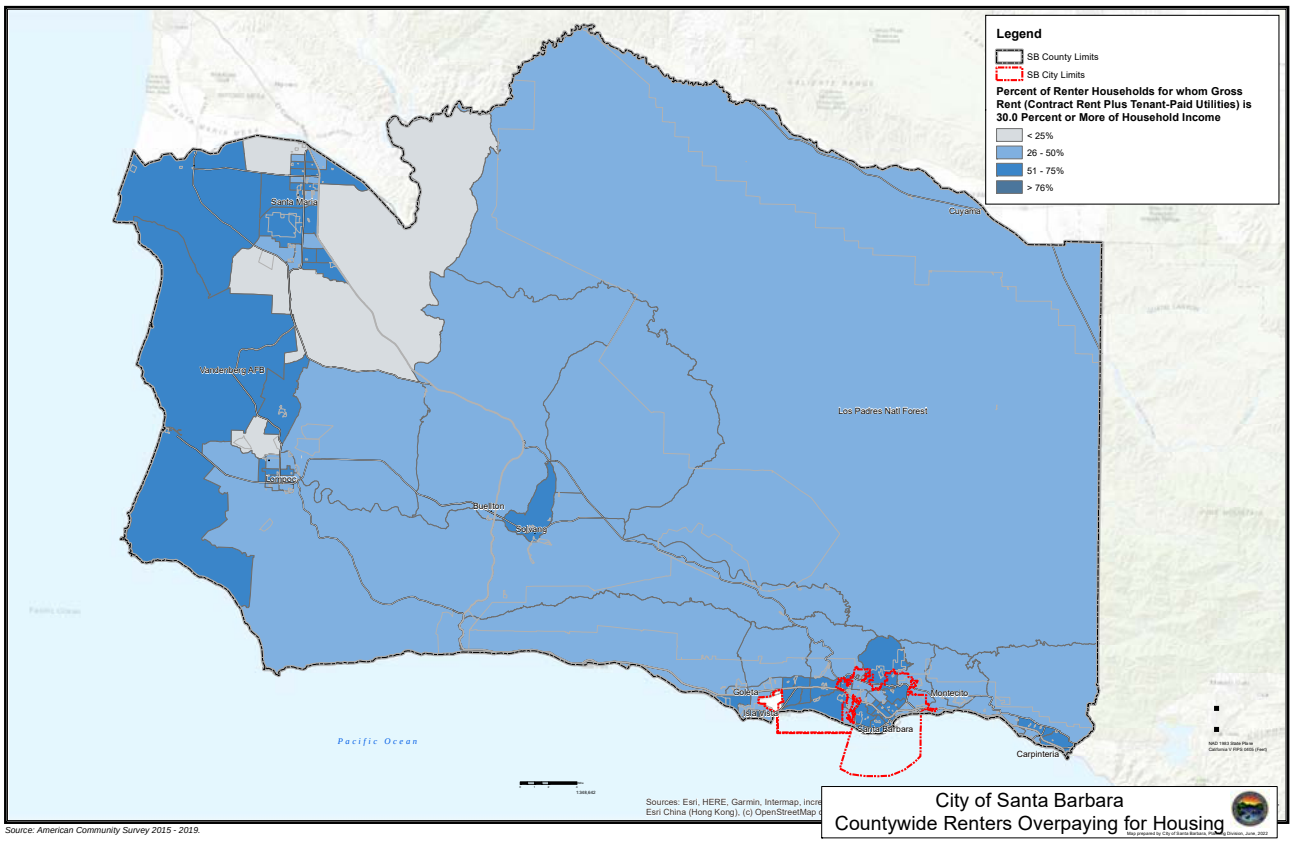


Figure B-27 Renters Overpaying for Housing – Santa Barbara County

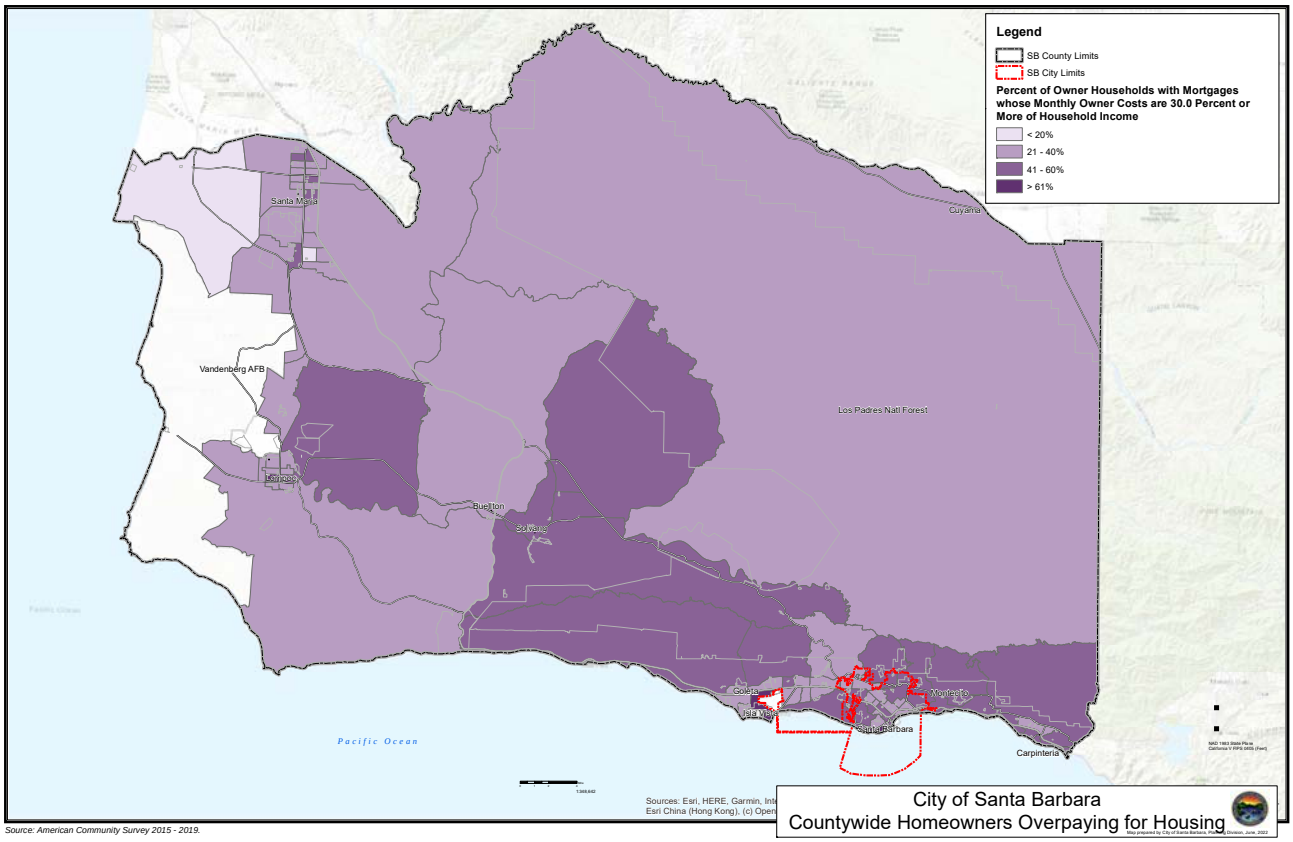
OBJ



Source: American Community Survey 2015 - 2019.

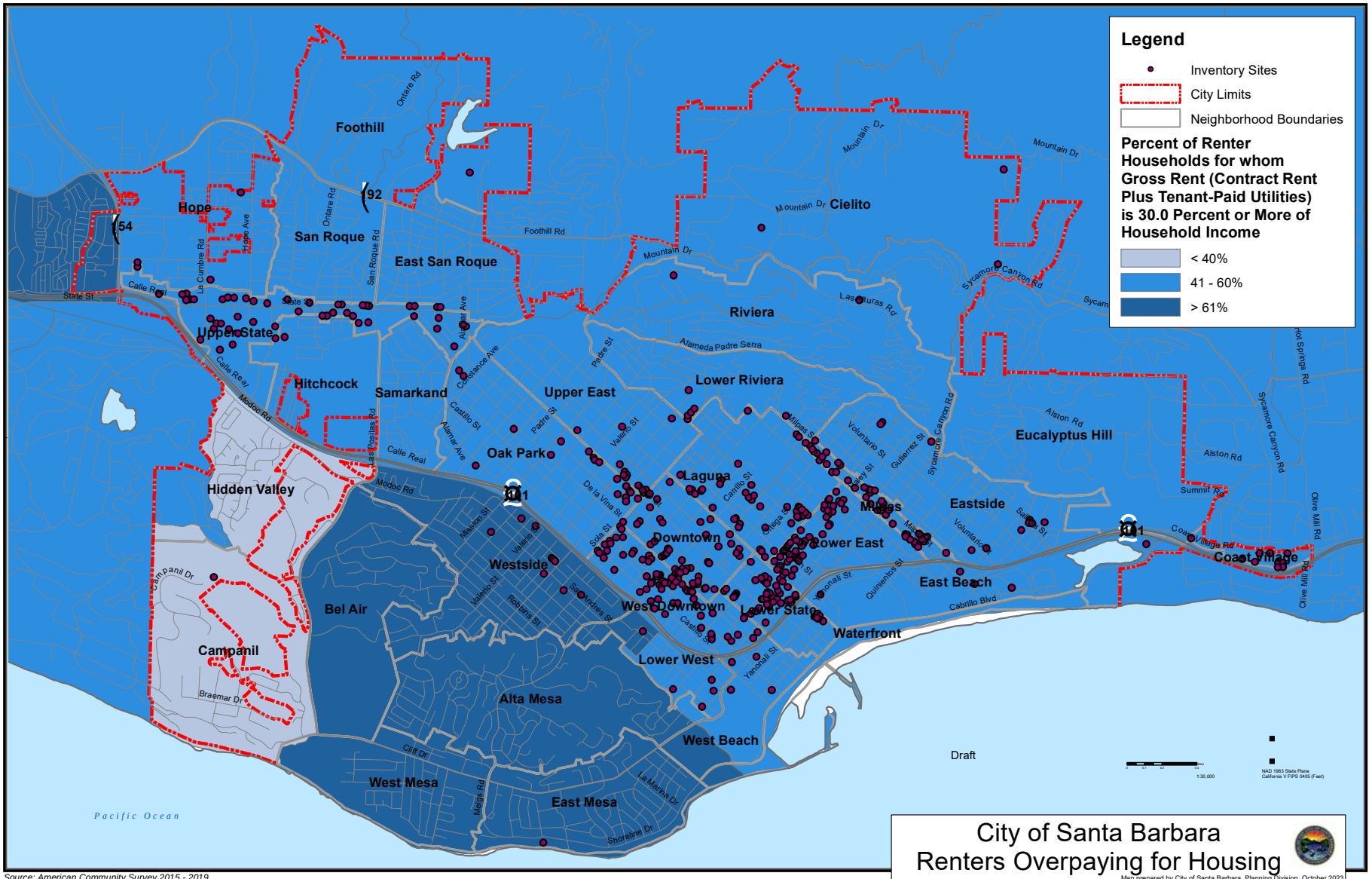
Figure B-28 Homeowners Overpaying for Housing – Santa Barbara County

OBJ



Source: American Community Survey 2015 - 2019.

Figure B-29 Renters Overpaying for Housing – City of Santa Barbara



Source: American Community Survey 2015 - 2019.

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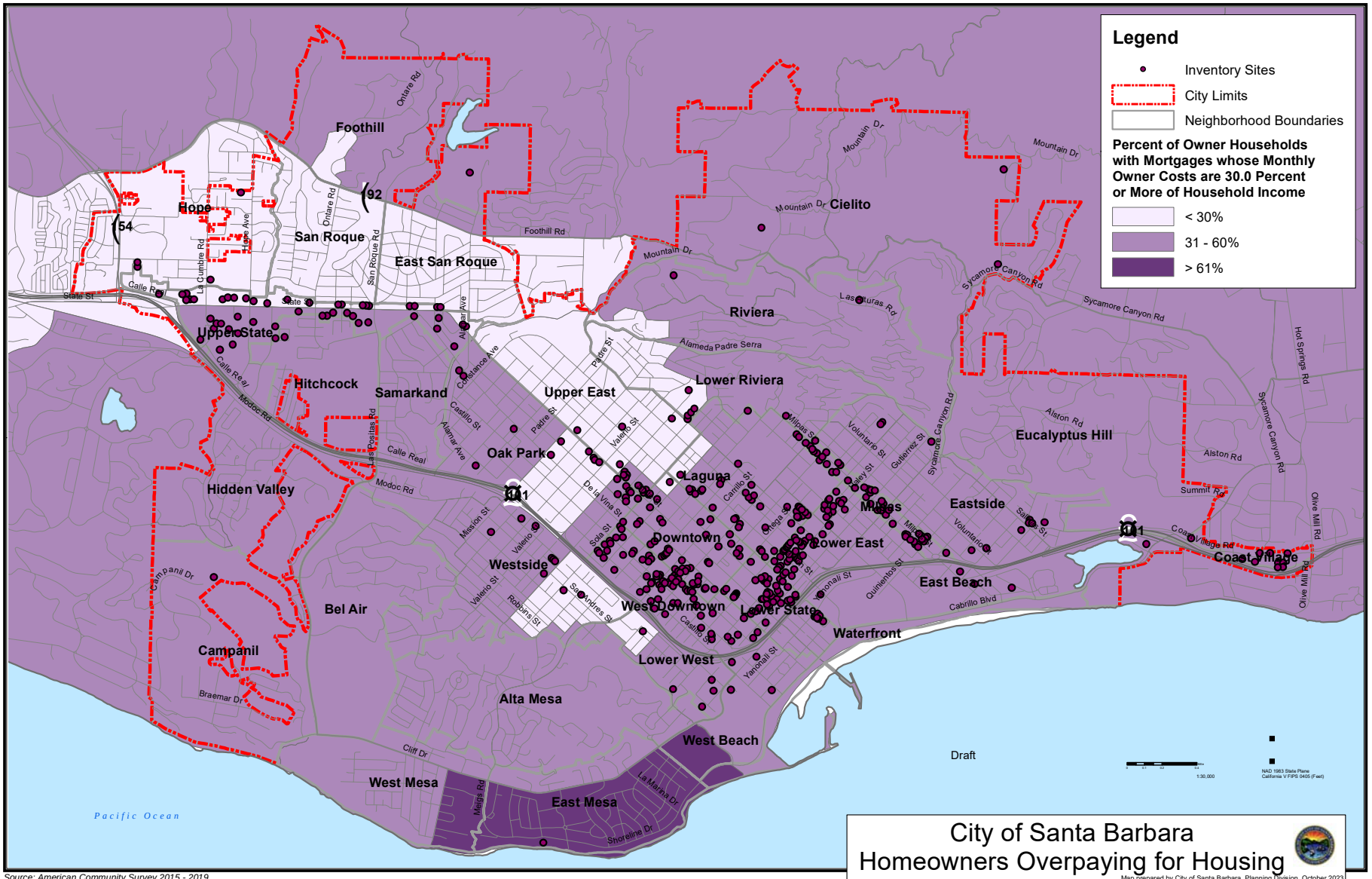
Figure B-30 Homeowners Overpaying for Housing – City of Santa Barbara



Source: American Community Survey 2015 - 2019.

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OVERCROWDING

"Overcrowding" is defined by the Census Bureau as a housing unit occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered "severely overcrowded." The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

In such a high-cost market, many residents in the City accept substandard living conditions by paying high rents for units in very poor condition and others live in overcrowded situations, sometimes with entire families renting a single room in a home.

Many residents and stakeholders also described situations of extreme overcrowding in the City, stemming from the shortage of affordable, appropriately sized units. In many cases families are sharing a single-room and individuals are renting what stakeholders described as "closets" for hundreds of dollars per month.[30]

Overcrowding is also related to overpayment, because households may not be able to afford a large enough home to accommodate their needs. Overcrowding can lead to a variety of other problems such as lower educational performance among children, psychological stress, and adverse health impacts.

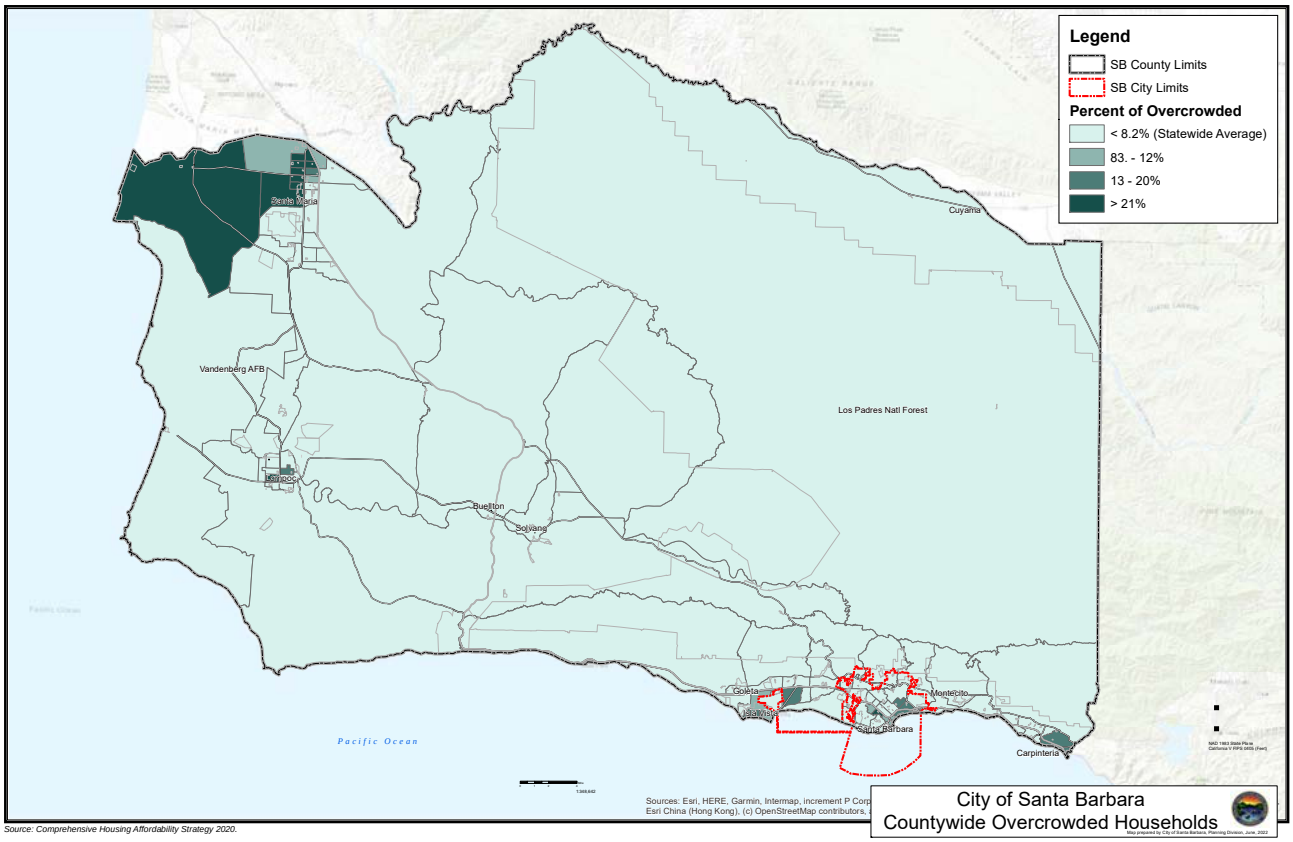
Local and Regional Analysis

In high-cost markets, such as Santa Barbara, many residents may accept substandard living conditions by paying high rents for units in very poor condition, and others may live in overcrowded situations, sometimes with entire families renting a single room in a home. According to the City AI, many residents and stakeholders also described situations of extreme overcrowding, stemming from the shortage of affordable, appropriately sized units. For Santa Barbara County as a whole, overcrowding is most common in the northwestern portion of the County to the west of Santa Maria (Figure B-31). In Santa Barbara, the highest rates of overcrowding occur in the southeastern portion of the City (Figure B-32). The problems of overcrowding are addressed in the Housing Element through efforts to facilitate production and preservation of affordable housing.

30 City of Santa Barbara, "Analysis of Impediments to Fair Housing Choice", published in April 2020.

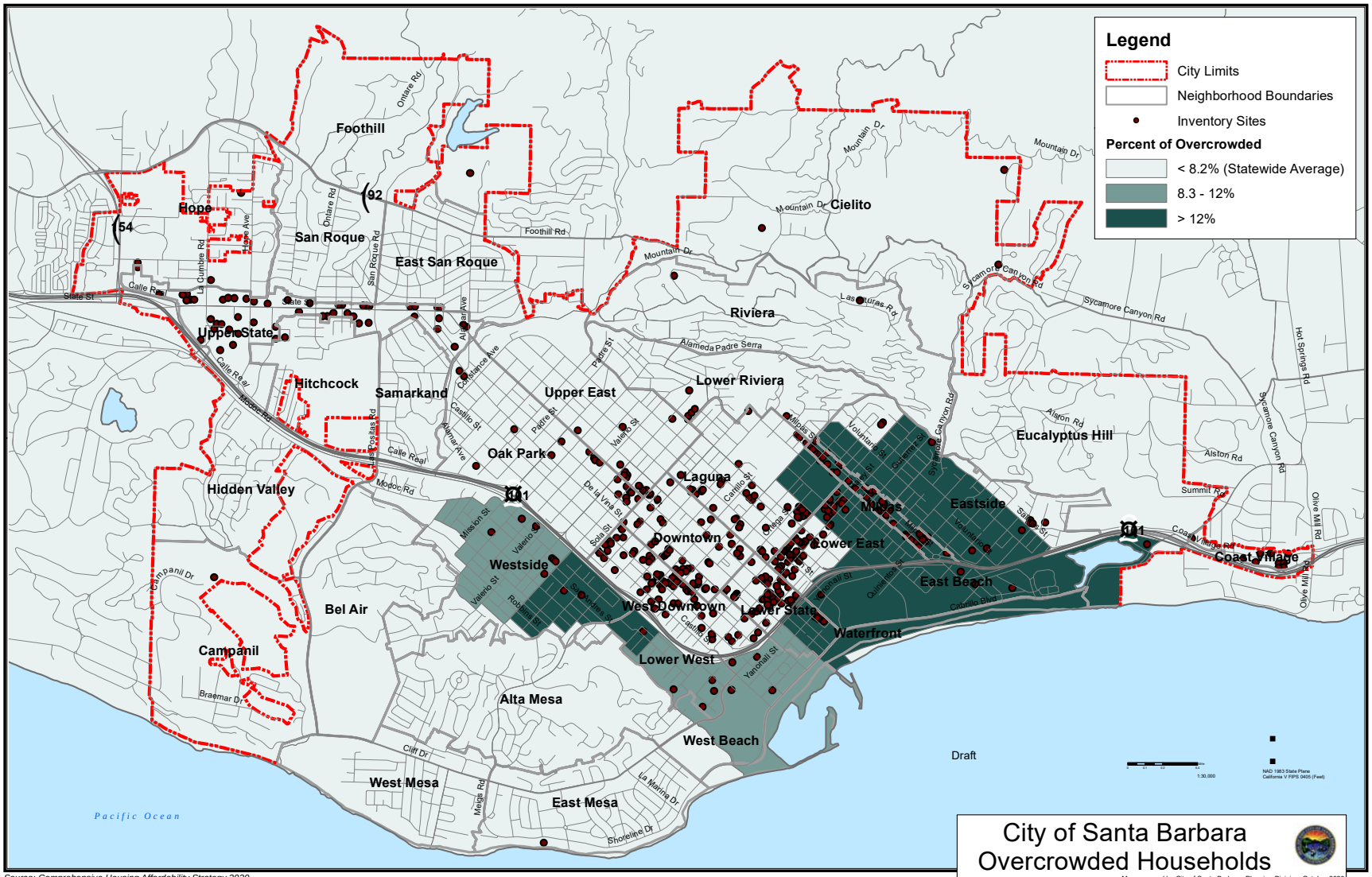
Figure B-31 Overcrowded Households – Santa Barbara County

OBJ



Source: Comprehensive Housing Affordability Strategy 2020.

Figure B-32 Overcrowded Households – City of Santa Barbara



Source: Comprehensive Housing Affordability Strategy 2020.

R:\GIS\Housing\HE_2023\AFFH Maps 3rd Draft\Fair_Housing_Overcrowded_Households_SB_City_Map11x17_Oct2023.mxd

SUBSTANDARD HOUSING

Housing age is often an important indicator of housing condition. Housing units built prior to 1978, before stringent limits on the amount of lead in paint were imposed, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

The age and exterior condition of housing is one indicator of overall housing conditions. Approximately 75 percent of the City's housing stock was built prior to 1980 (see Table 9 in the Housing Element), which can raise housing maintenance issues. Housing units older than 30 years typically need some rehabilitation work to address issues with roofing, siding, and plumbing and electrical systems.

Local and Regional Analysis

In the County, approximately 61.2 percent of the housing stock was built prior to 1980. Homes older than 1980 have a higher risk of containing lead-based paint, which means that over 70,000 units in the Consortium are at risk. In the Consortium newer homes are primarily concentrated in the northwest, particularly just west of Santa Maria. In those tracts the median year built is 1990 or later. Tracts running north and south along highway 101 also have newer homes with a median year built of 1980 or later. In general, tracts surrounding the cities have homes with a median year built of 1980 or later, and rural tracts have a median year built before 1980.

The Housing Condition section and Table 10 describes the City's housing stock conditions for eight surveyed neighborhoods: Laguna, Eastside, Westside, the Mesa, San Roque, Samarkand, Downtown, and West Beach The housing condition survey included a total of 1,584 housing units (Table 10). The majority of units were single-unit dwellings, followed by multi-unit complexes, and duplexes. Of the 1,584 units surveyed, 833 were found to be sound, 727 were found to be in minor need of repair, 22 were found to be in moderate need of repair, and two in substantial need of repair. None of the units surveyed were considered to be dilapidated.

Table B-6: Year Unit Built (City of Santa Barbara)

Range	Number	%
Built 2014 or Later	241	0.6%
Built 2010 to 2013	798	2.0%
Built 2000 to 2009	1,682	4.2%
Built 1990 to 1999	2,313	5.8%
Built 1980 to 1989	4,189	10.5%
Built 1970 to 1979	5,587	14.0%
Built 1960 to 1969	6,665	16.7%

Table B-6: Year Unit Built (City of Santa Barbara)		
Built 1950 to 1959	7,319	18.3%
Built 1940 to 1949	2,829	7.1%
Built 1939 or earlier	8,309	20.8%
Total	39,932	100%
Data Source: 2015-2019 American Community Survey 5-Year Estimates (DP04)		

Table B-6 illustrates that City-wide, approximately 76.9 percent of the housing stock was built prior to 1980 whereas in the County, this figure is approximately 61.2 percent. Homes built prior to 1980 have a higher risk of containing lead-based paint, which means that over 30,000 units in the City are at risk. In the City, newer homes are primarily concentrated in the northwest and the downtown core. In those tracts, a significant portion of the housing stock was built in 1990 or later. Tracts that are located adjacent to Downtown, on the City's Eastside, on the City's Westside, and on the Mesa tend to have older housing stock.

The Housing Element Goals, Policies and Programs include implementations assisting homeowners with repairs. These policies include Policy 3.4: Financial Assistance and HE-13: Affordable Housing Trust Fund, both intended to provide financial assistance for income-qualified households for home repairs. Regarding rental properties, Policy 5.1: Repair and Upgrade Housing, encourages the maintenance and repair of existing renter, and owner-occupied housing to prevent deterioration and assist property owners that can demonstrate financial need in upgrading substandard units. Lastly, in 2023, City Council established a Low-Income Homeowner Rehabilitation Pilot Program with funding from the Inclusionary Housing Reserve Funds to Habitat for Humanity to operate the program. As a result, HE-22: Fund Home Improvements and Repairs will support Habitat for Humanity or other local nonprofits that provide home repair and equipment grants to income-qualified households, including seniors or persons with disabilities, to improve safety, security, and comfort.

RHNA CAPACITY BY CENSUS TRACT

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. Table B-7 presents the RHNA capacity based on the census tract in the City, and the existing conditions for each tract as they relate to indicators of fair housing. Please note, not all tracts have identified sites to meet the RHNA.

TABLE B-7 DISTRIBUTION OF RHNA CAPACITY BY CENSUS TRACT

Census	Existing Households		RHNA by income group			General Plan Neighborhood	AFFH Indicators												
							Patterns of Integration and Segregation						Access to Opportunity				Displacement Risk		
Tract	Median Income	Population	Lower	Moderate	Above Moderate	Neighborhood	Percent Non-White	Population with a Disability	Children in Married-Coupled Household	Low/Moderate Income Pop	RCAP	RCAA	TCAC Edu. Opp.	TCAC Eco. Opp.	TCAC - Enviro. Opp.	Opportunity Area Score	Renters Overpaying	Homeowners Overpaying	Overcrowded Households
06083000900	$ 47,699.00	3,574	1,154	515	883	Lower State, Lower East, Laguna, Downtown, Upper East, Oak Park, East Beach	58%	16%	53%	77%	23%	No	45%	63%	7%	Moderate Resource	52%	8%	8%
06083001000	$ 56,287.00	6,081	488	315	465	West Beach, West Downtown, Downtown, Oak Park	59%	15%	54%	61%	14%	No	39%	69%	23%	Moderate Resource (Rapidly Changing)	51%	5%	5%
06083001101	$ 56,410.00	4,973	25	6	7	Westside	69%	7%	77%	53%	13%	No	45%	41%	84%	Moderate Resource	70%	8%	8%
06083000301	$ 61,776.00	2,604	41	9	1	Oak Park	48%	12%	54%	56%	18%	No	44%	55%	85%	Moderate Resource	55%	7%	7%
06083001102	$ 62,778.00	4,556	10	2	9	Westside, Lower West	83%	11%	43%	69%	18%	No	23%	30%	76%	Moderate Resource	63%	27%	27%
06083001206	$ 62,857.00	4,336	87	14	2	Waterfront, West Beach, Lower State, Lower West, Alta Mesa	68%	5%	62%	69%	21%	No	48%	48%	16%	Moderate Resource	51%	12%	12%
06083000804	$ 64,470.00	6,396	267	93	105	Waterfront, Lower State, East Beach, Milpas, Lower East, Eastside	80%	11%	63%	60%	10%	No	31%	47%	4%	Low Resource	49%	16%	16%
06083000302	$ 72,446.00	4,391	22	9	7	Oak Park	51%	9%	75%	56%	11%	No	50%	79%	85%	High Resource	42%	5%	5%
06083000801	$ 75,781.00	3,550	266	167	323	Milpas, Lower East, Laguna, Eastside	84%	9%	59%	51%	12%	No	31%	61%	26%	Moderate Resource (Rapidly Changing)	50%	16%	16%
06083000102	$ 76,505.00	5,424	261	54	1	Upper State, Hope	42%	11%	66%	42%	7%	No	94%	85%	56%	Highest Resource	60%	4%	4%
06083001306	$ 94,509.00	3,549	-	-	1	West Mesa, Campanil, Hidden Valley, Bel Air	24%	17%	82%	30%	10%	No	45%	58%	65%	Moderate Resource	36%	0%	0%
06083000200	$ 96,060.00	4,927	694	427	1,324	Upper State, Hitchcock, Samarkand	35%	12%	74%	39%	5%	No	52%	89%	53%	Highest Resource	49%	1%	1%
06083000400	$ 102,750.00	5,426	53	20	26	Lower Riviera, Laguna, Downtown, Upper East, Riviera	27%	8%	67%	30%	10%	No	52%	99%	92%	Highest Resource	43%	5%	5%
06083000700	$ 114,167.00	7,004	13	2	11	Eastside, Eucalyptus Hill, East Beach, Cielito, and outside City Limits	34%	8%	63%	34%	4%	Yes	47%	98%	88%	Highest Resource	47%	2%	2%
06083000502	$ 121,507.00	6,315	97	22	10	San Roque, Upper State, Upper East, East San Roque	23%	8%	69%	20%	10%	Yes	71%	95%	83%	Highest Resource	42%	0%	0%
06083000600	$ 123,750.00	5,555	28	10	23	Lower Riviera, Laguna, Eastside, Riviera, Cielito	32%	6%	57%	35%	9%	Yes	45%	96%	88%	High Resource	54%	0%	0%
06083001402	$ 153,958.00	3,014	89	23	-	Eucalyptus Hill, East Beach, Coast Village	14%	13%	75%	22%	6%	Yes	83%	90%	69%	Highest Resource	48%	4%	4%

As seen in Table B-7, Tracts 06083001000 and 06083000801 are the City's two Moderate Resource, but Rapidly Changing tracts. According to the California Housing Task Force, to be eligible to categorized as Moderate Resource (Rapidly Changing), tracts or rural block groups must be first categorized as Moderate Resource and have index scores above the 40th percentile for the region or rural county, with Economic Domain scores above the 40th percentile and Educational and Environmental Domain scores above the 20th percentile for the region. The purpose of domain-specific thresholds is to ensure that areas categorized as Moderate Resource (Rapidly Changing) have minimum levels of resources and opportunity across multiple dimensions, with a higher threshold for the Economic Domain since change is calculated entirely based on indicators within this domain – and because, these indicators can act as "leading indicators" for improvement in other domains. Santa Barbara's two Moderate Resource, but Rapidly Changing tracts both have a relatively high number of proposed RHNA low-income housing units. Consistent with the definition above, these two census tracts have a relative abundance of economic opportunities but are "rapidly changing". These relatively high numbers of low-income RHNA housing units will enable the City of Santa Barbara to protect current low-income residents from displacement, while simultaneously allowing them to enjoy the new privileges associated with changing domain-specific thresholds.

Census Tracts, 06083000200 and 06083000102 both have high numbers of suitable RHNA lower-income housing sites and are also within Highest Resource Tracts. Current and future lower-income residents in this area access to resources associated with being a Highest Resource Tract. Conversely, Census Tract, 06083000900 has the lowest median income in the City, however, this Tract has an Economic Domain Score of 63 percent, above the 40th percentile, and a high number of proposed RHNA lower-income housing units. Identification of capacity in these areas will facilitate housing mobility opportunities in areas of improved access to economic and environmental health opportunities.

Census Tract, 06083000804 is the second-highest population Tract, and includes the highest percentage of non-white residents. This Census Tract includes the highest number of suitable RHNA lower-income housing sites. AFFH strives to mitigate current disparities facing non-white residents, and Santa Barbabra can assist in this endeavor, by building more affordable housing in this tract. The City aims to revitalize this portion of the city through improving the environmental conditions, improving the economic base and increasing the availability of services and amenities, and facilitate mixed-income development. These goals are intended to reduce the impacts of gentrification and improve access to opportunities for current and future lower-income households in the area.

With the exception of tract 06083001402, all tracts with identified capacity to meet the RHNA include lower-, moderate-, and above moderate-income units. This will facilitate mixed-income development, combat patters of income segregation, and provide housing opportunities for a range of households. In tract 06083001402, only capacity for lower-income units has been identified to reduce concentrations of affluence and support access to higher resource areas for lower-income households.

Table B-7 presents how the distribution of sites by income will help the combat existing fair housing issues in Santa Barbara through facilitation of mixed-income communities, reducing concentrations of affluence and poverty, and providing additional housing opportunities in high resource areas and areas that will reduce the displacement risk resulting from overpayment and overcrowding.

Appendix C: Public Outreach Table

This table is a list of all the organizations contacted and methods of public outreach throughout development of the 2023-2031 Housing Element. Public comment letters and the City's responses are posted on the project's website here: https://www.santabarbaraca.gov/heu. The City welcomes the opportunity to discuss the Housing Element with community members. Public outreach will continue throughout the 2023-2031 Housing Element process and beyond.

Table C-1: Public Outreach Meetings

Outreach	Organization	Method	Date	People Reached	Mission Statement/Purpose
Sign up for interested parties	AIA	Email	March 2022	638	The American Institute of Architects is the voice of the architectural profession in the US and the resource for its members in service to society. Through a culture of innovation, AIA empowers its members and inspires the creation of a better built environment.
Sign up for interested parties	City News in Brief	Email	March 2022	32,744	To deliver a roundup of City news, important dates, and latest happenings to the citizens of the community.
Sign up for interested parties	Downtown Organization	Email	March 2022	5,000	To benefit the City through the promotion and enhancement of the Santa Barbara Downtown District for the benefit of its members, Santa Barbara residents and visitors.https://www.downtownsb.org/about/who-we-are
Sign up for interested parties	Land Development Team (LDT)	Email	March 2022	429	A list of interested parties and people interested in process improvements recommended by The Novak Consulting Group, Inc.
Sign up for interested parties	Housing Fund	Announcement	March 2022	71	Advancing progressive change by strengthening movements for Economic, Environmental, Political, Racial, and Social Justice and to serve those in the community that have been denied power and justice. Mobilize collective wisdom and philanthropic capital to build empathetic, inclusive and resilient communities.

Table C-1: Public Outreach Meetings

Outreach	Organization	Method	Date	People Reached	Mission Statement/Purpose
Sign up for interested parties	Housing Trust Fund of Santa Barbara County	Email	March 2022	Unknown	The Housing Trust Fund of Santa Barbara County is a nonprofit financing agency and Community Development Financial Institution (CDFI) whose mission is to expand affordable housing opportunities for low-to-middle income residents and workers of Santa Barbara County, California. HTF helps maintain the socio-economic fabric of Santa Barbara County by addressing the fundamental building block of healthy communities – housing that is affordable to local workers and residents.
Sign up for interested parties	League of Women Voters	Email/ Announcement at Housing Forum	March 2022	Unknown	Empowering voters. Defending Democracy for women in the community.
Introduction to Housing Element	Santa Barbara Housing Authority	Presentation	April 6, 2022	20	To create safe, affordable, and quality housing opportunities for families and individuals while promoting self-sufficiency and neighborhood revitalization.
Notice of ADU use and rent survey	ADU list	Email about ADU Survey	April 7, 2022	510	A list of people interested in the City's ADU ordinance amendments.
Introduction to Housing Element	Santa Barbara American Institute of Architects	Presentation	April 11, 2022	12	The AIA Santa Barbara Chapter serves members, the profession of architecture, and the community by promoting design excellence, professional development, education, and environmental and social equity.
Notice Of EIR Preparation /Scoping Hearing	Land Development Team list	Email announcing hearing	April 12, 2022	437	A list of interested parties and people interested in process improvements recommended by The Novak Consulting Group, Inc.
Notice Of Preparation/Scoping Hearing	Housing Element Update list	Email announcing hearing	April 12, 2022	232	A list of people interested in the Housing Element update.
Notice Of Preparation/Scoping Hearing	Multi-unit Housing list	Email announcing hearing	April 12, 2022	461	A list of people interested in the creation of multi-unit housing.

Table C-1: Public Outreach Meetings

Outreach	Organization	Method	Date	People Reached	Mission Statement/Purpose
Introduction to Housing Element	Historic Landmark Commission	Presentation	April 13, 2022	14	The Historic Landmark Commission (HLC) recommends and designates City Landmarks and Structures of Merit; and reviews plans for exterior alteration, demolition, relocation, moving, or construction of landmark districts to preserve the City's historic landmarks
Introduction to Housing Element	Architectural Board of Review	Presentation	April 18, 2022	11	The Architectural Board of Review (ABR) ensures that high standards of design are maintained in development and construction in the City of Santa Barbara.
Housing Element Goals	Planning Commission/City Council Joint meeting	Email Announcement	April 18, 2022	323	The Planning Commission reviews and approves certain development projects, recommends adoption of ordinances, resolutions, policies, and General Plan amendments.
Introduction to Housing Element	CAUSE Board Members	Presentation	April 20, 2022	2	The Central Coast Alliance United for a Sustainable Economy (CAUSE) strives to build grassroots power to invoke social, economic and environmental justice for the people of California's Central Coast Region through policy research, leadership development, organizing, and advocacy.
Notice of Preparation/Scoping Hearing	Planning Commission	Presentation	April 21, 2022	12	The Planning Commission reviews and approves certain development projects, recommends adoption of ordinances, resolutions, and policies.
Introduction to Housing Element	SBCAN Housing Advocacy Group	Presentation	April 25, 2022	6	Advocates for social and economic justice, affordable housing, alternative transportation, protecting the environment and preserving open space.
Joint Meeting on the Housing Element Update	City Council/ Planning Commission	Presentation	April 28, 2022	35	The Planning Commission reviews and approves certain development projects, recommends adoption of General Plan amendments, ordinances, resolutions, and policies. City Council approves and adopts General Plan amendments, ordinances, resolutions, and policies.
Introduction to Housing Element	Youth Advisory Council	Presentation	May 2, 2022	14	Represents community youth to ensure their concerns, issues and viewpoints are presented for the City of Santa Barbara.

Table C-1: Public Outreach Meetings

Outreach	Organization	Method	Date	People Reached	Mission Statement/Purpose
Introduction to Housing Element	Santa Barbara Sierra Club	Presentation	May 3, 2022	6	Santa Barbara Group works to protect wildlife and wildlands, clean air and water, public health, a sustainable future and a healthy environment across the Santa Barbara region.
Introduction to Housing Element	League of Women Voters Citizens Planning Association SBCAN	Presentation	May 6, 2022	21	Empowering voters. Defending Democracy for women in the community. Citizens Planning Association advocates for the best standards of design and natural resource protection in order to maintain sustainable communities and protect the heritage of Santa Barbara County. SBCAN advocates for social and economic justice, affordable housing, alternative transportation, protecting the environment and preserving open space.
Introduction to Housing Element	Single Family Design Board	Presentation	May 9, 2022	8	Single Family Design Board was created to promote the general welfare, protect and preserve the City's natural and historical charm, and enhance the City's aesthetic appeal and beauty.
Introduction to Housing Element	Legal Aid Foundation of Santa Barbara County Staff	Presentation	May 9, 2021	12	Provides high-quality legal services to low-income and other vulnerable residents in order to ensure equal access to justice.
Introduction to Housing Element	Sanctuary Centers	Presentation	May 10, 2022	4	Committed to the vision of healthy, productive, independent lives for all who receive mental health care and treatment while working closely with all clients to create optimal, individualized treatment plans.
Introduction to Housing Element	PATH	Presentation	May 17, 2022	10	Advance health equity through innovation and partnerships.
Introduction to Housing Element	CommUnify	Presentation	May 12, 2022	1	Provide education and supportive services in partnership with the community so Santa Barbara County residents can improve their economic security, become self-sufficient, and retain their dignity.

Table C-1: Public Outreach Meetings

Outreach	Organization	Method	Date	People Reached	Mission Statement/Purpose
Introduction to Housing Element	SBCAN Board	Presentation	May 13, 2022	10	Advocate for social and economic justice, affordable housing, alternative transportation, protecting the environment and preserving open space.
Introduction to Housing Element	SB Realtors Association	Presentation	May 16, 2022	6	Provide tools, resources, and advocacy for the success of members in real estate specialties, such as residential sales, commercial sales, development, property management, and appraisals
Introduction to Housing Element	PATH	Presentation	May 17, 2022	2	End homelessness for individuals, families, and communities
Introduction to Housing Element	Domestic Violence Solutions	Presentation	May 18, 2022	5	Works to end the intergenerational cycle of domestic violence by providing prevention and intervention services and by challenging society's attitudes, beliefs and behaviors to effect social change.
Introduction to Housing Element	Transition House	Presentation	May 18, 2022	Unknown	Dedicated to the solution of family homelessness in the Santa Barbara community. Capable and motivated families with children are offered life tools and respectful, non-sectarian residential services designed to alleviate poverty and restore self-sufficiency and dignity.
Introduction to Housing Element	United Way Board	Presentation	May 19, 2022	15	Enrich the lives of children and families and build resilient communities by leading local programs and partnerships that improve school readiness and academic achievement, financial empowerment, and crisis response and recovery.
Introduction to Housing Element	Access Advisory Committee	Presentation	May 20, 2022	10	Assist and advise staff on public disability accessibility issues by actively promoting the total integration and participation of person with disabilities into all areas of economic, political, and community life
Introduction to Housing Element	Trust for Historic Preservation	Presentation	May 23, 2022	10	Stewards the past and present of the Presidio Neighborhood and inspires preservation advocacy throughout the County in order to create a more vibrant community
Introduction to Housing Element	Good Samaritan Shelter	Presentation	May 24, 2022	5	Provide emergency, transitional and support services to the homeless and those in recovery throughout the greater Santa Maria Valley and Central Coast.
Introduction to	Coastal Housing	Presentation	May 25, 2022	40	To develop a coalition of professionals and stakeholders who

Table C-1: Public Outreach Meetings

Outreach	Organization	Method	Date	People Reached	Mission Statement/Purpose
Housing Element	Coalition				are focused on achieving innovative workforce housing solutions in our community. We will accomplish this through conferences, education, advocating for smart housing policy, and facilitating collaborative interaction between housing developers, regulators, businesses, and the local community.
Introduction to Housing Element	SB ACT - Homelessness Collaborative	Presentation	June 1, 2022	22	Equip the community to lovingly engage the marginalized while actively working for the betterment of their physical, spiritual, emotional, and mental needs.
Introduction to Housing Element	Independent Living Resource Center	Presentation	June 7, 2022	2	Provides disability advocacy and independence increasing or maintaining services to Ventura, Santa Barbara, and San Luis Obispo Counties. ILRC provides this support to individuals with all disabilities, all ages, and all incomes levels.
Introduction to Housing Element	SBACT – Housing & Shelter Working Group	Presentation	June 13, 2022	30	Equip the community to lovingly engage the marginalized while actively working for the betterment of their physical, spiritual, emotional, and mental needs
Introduction to Housing Element	Chamber of Commerce	Presentation	June 29, 2022	12	Santa Barbara South Coast Chamber of Commerce aims to create a better business environment out of the devastation of the current economy.
Joint Public Workshop with the Cities of Carpinteria, Goleta, and the County of Santa Barbara	Housing advocates, community-based and faith-based organizations, including family service agencies, senior programs, health and human services, and residents	Presentation and Breakouts	June 22, 2022	140 in attendance and 30 on live stream	This was a joint meeting with other regional jurisdictions to educate and receive input on each of our Housing Elements.

Table C-1: Public Outreach Meetings

Outreach	Organization	Method	Date	People Reached	Mission Statement/Purpose
Public Review & Comment	Planning Commission	Presentation/ Public Comment	July 14, 2022	20	The Planning Commission reviews and approves certain development projects, recommends adoption of ordinances, resolutions, policies, and General Plan amendments.
Public Review Draft	SBACT	Presentation	July 20, 2022	60	Equip the community to lovingly engage the marginalized while actively working for the betterment of their physical, spiritual, emotional, and mental needs
Public Review Draft Hearing Notification	Housing Element Update List	Email	July 21, 2022	370+	
Public Review Draft Notification	Instagram, NextDoor	Social Media Post	July 25, 2022	Unknown	
Public Review & Comment	City Council	Presentation/ Public Comment	July 26, 2022	Unknown	Elected legislative body of the City of Santa Barbara
Housing Element Status Update	Joint Cities County Affordable Housing Task Force	Presentation	July 28, 2022	30	Quarterly meeting of staff and elected officials to discuss affordable housing projects and programs
Public Review Draft	SBACT RAP	Presentation	August 8, 2022	25	Equip the community to lovingly engage the marginalized while actively working for the betterment of their physical, spiritual, emotional, and mental needs
HCD Review Draft Notification	Housing Element Interested Parties List	Email	August 23, 2022	370+	
HCD Review Draft Notification	AIA Newsletter	Email	August 23, 2022	Unknown	
Housing Element Status Update and Programs for People	Homeless Activists Luncheon	Presentation	August 26, 2022	30	Group meeting for local activists addressing homelessness

Table C-1: Public Outreach Meetings

Outreach	Organization	Method	Date	People Reached	Mission Statement/Purpose
Experiencing Homelessness					
Housing Element Overview	KZSB Radio Real Estate Talk Radio Program	Interview	August 29, 2022	Unknown	Weekly real estate talk program
Housing Element Overview and Programs for Special Needs Persons with Disabilities	Alpha Resource Center/Parent Advocates for Disabled	Presentation and Discussion	September 16, 2022	10	Parent advocates for children with disabilities
Housing Element Status Update	Joint Cities County Affordable Housing Task Force	Presentation	October 27, 2022	30	Quarterly meeting of staff and elected officials to discuss affordable housing projects and programs
Housing Element Status Update and Programs for People Experiencing Homelessness	Elected Leaders Forum to Address Homelessness	Presentation	November 4, 2022	54	County-sponsored regional forum for local elected representatives to learn about concerns, demographic trends, best practices, and future grant and other funding opportunities
Housing Element Home Repair Program Discussion	Habitat for Humanity of Southern Santa Barbara County	Discussion	November 10, 2022	2	Local nonprofit that helps individuals and families built and improve a place to call home.
Housing Element Status Update	Habitat for Humanity Education and Advocacy Committee	Presentation	January 12, 2023	7	Local nonprofit that helps individuals and families built and improve a place to call home.

Table C-1: Public Outreach Meetings

Outreach	Organization	Method	Date	People Reached	Mission Statement/Purpose
Housing Element Status Update	Joint Cities County Affordable Housing Task Force	Presentation	January 26, 2023	30	Quarterly meeting of staff and elected officials to discuss affordable housing projects and programs
Housing Element Status Update	City Council	Presentation	March 21, 2023	Unknown	City Council hearing on the General Plan Annual Report and Housing Element Annual Report
Housing Element Status Update	Joint Cities County Affordable Housing Task Force	Presentation	April 27, 2023	30	Quarterly meeting of staff and elected officials to discuss affordable housing projects and programs
Housing Element Hearing	Planning Commission	Presentation	June 1, 2023	Unknown	Planning Commission hearing on the Revised Draft Housing Element
Housing Element Status Update	Joint Cities County Affordable Housing Task Force	Presentation	July 27, 2023	30	Quarterly meeting of staff and elected officials to discuss affordable housing projects and programs
Housing Element Status Update	American Institute of Architects (AIA)	Discussion	August 14, 2023	15	Meeting with AIA Advocacy Group to discuss input on the Housing Element

Appendix D: Santa Barbara Accessory Dwelling Unit Use and Affordability Survey

Introduction

Government Code § 65583.1 details how local governments can consider alternate means of accommodating the RHNA beyond vacant and underutilized sites. The potential for Accessory Dwelling Units (ADUs) within the planning period is one of the available alternatives. Since the location and rents of projected ADUs are unknown, local governments must make assumptions about which RHNA income categories they should be counted towards. For purposes of determining how ADUs are being used and, if rented, what rates are being charged, the City conducted a survey of property owners with ADUs. The data from the survey informed the ADU affordability used to assign ADUs to RHNA income categories in the 2023-2031 Housing Element.

Methodology

In April 2022, the City sent a postcard and email notifications to 349 property owners with ADUs that received certificates of occupancy, and encouraged them to take a short survey posted online. The survey included questions about ADU type, use, size, number of occupants, and rent charged (if rented). The availability of the survey was also announced using other platforms such as the American Institute of Architects newsletter and City News in Brief. The City received a total of 57 responses.

The results of the survey were analyzed to assign income categories to the ADUs anticipated in the eight years of the 6th Cycle Housing Element. The income category calculation was completed using the following steps:

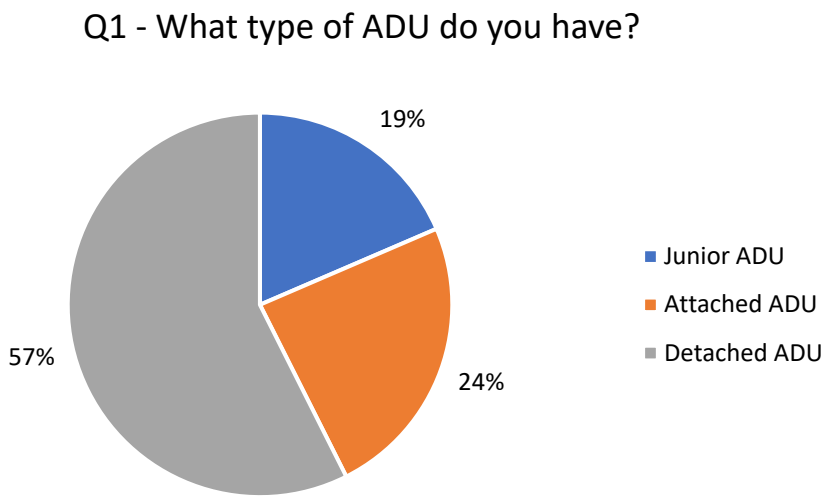
- Identify very low, low, and moderate income limits by household size;
- Calculate maximum affordable rent by household size (pre-utility deduction);
- Calculate utility allowance per the City of Santa Barbara Housing Authority 2021 Utility Allowance Schedule for residents of affordable rental housing (total of $97); and
- Calculate maximum affordable rent by household size with utility deduction.

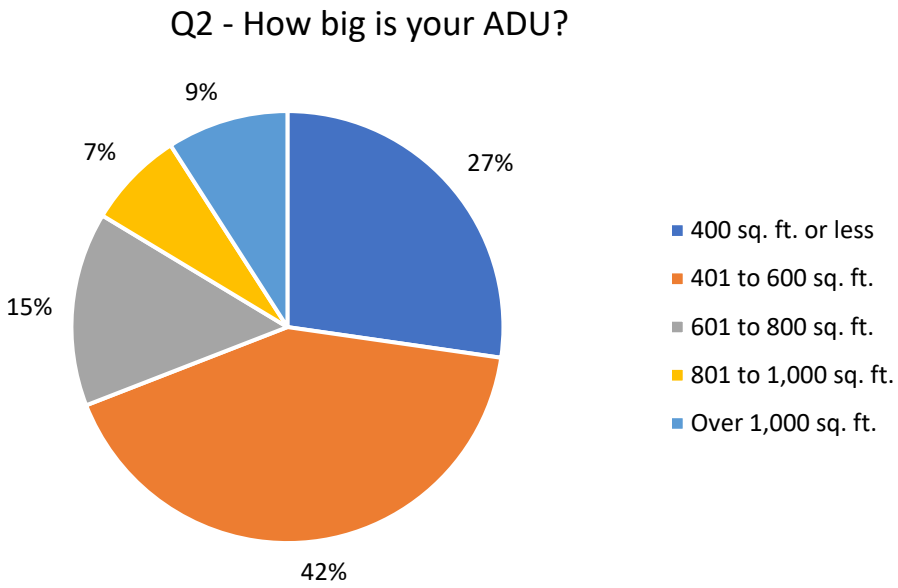
As noted in the survey results below, some ADUs are used as guest spaces or offices, rather than long-term housing. Other uses for ADUs included the primary owner(s) living in the ADU while renting the main house. From the data, staff determined that 65 percent of ADUs permitted each year could be counted as housing units for RHNA purposes (ADUs with no occupants were not considered a housing unit). If the ADU has an occupant and no rent is charged, it was assigned to the very low income category per Southern California Association of Governments methodology. Survey respondents with tenants in the ADU but who declined to state the rent were considered in the above moderate income category.

Of this total, it is anticipated that rents will be charged in accordance with the following affordability breakdown:

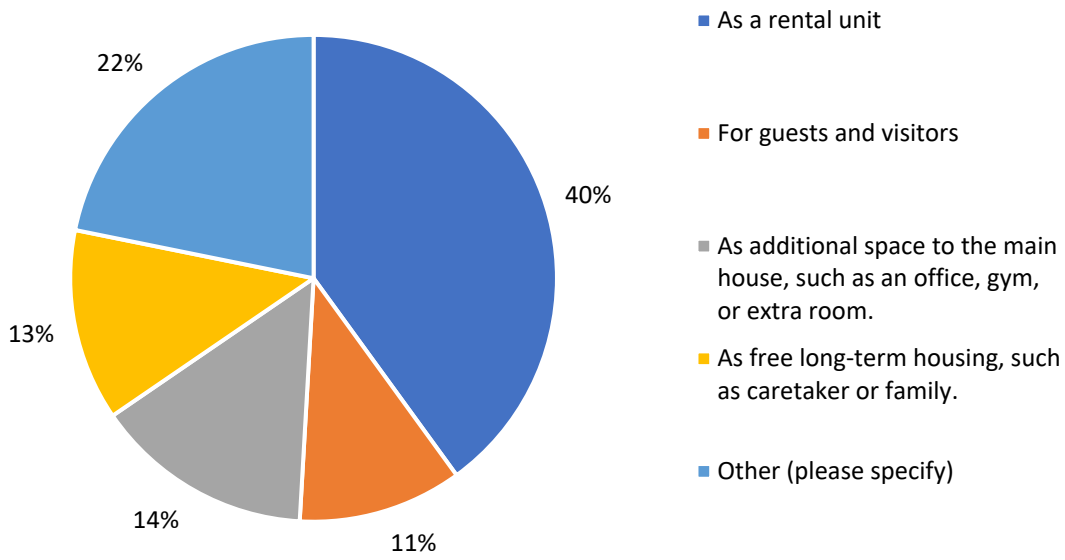
- Very Low Income - 23 percent
- Low Income – 23 percent
- Moderate Income – 11 percent
- Above Moderate Income – 41 percent

SURVEY RESULTS

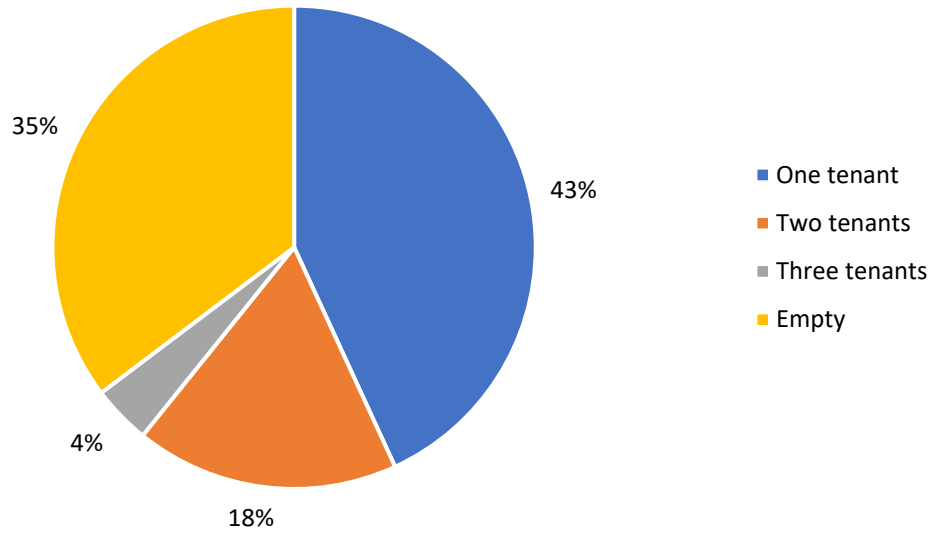




Q3 - How do you use your ADU?



Q4 - How many tenants are living in your ADU?



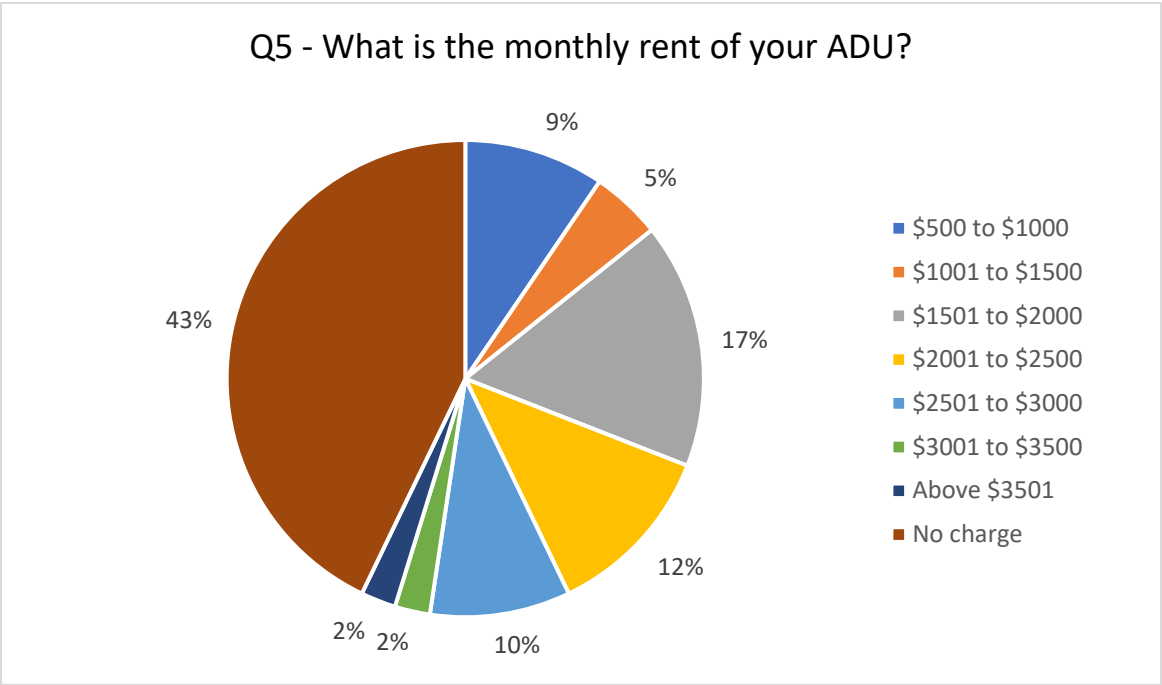

Q5 - What is the monthly rent of your ADU?
9%
5%
17%
12%
10%
2%
2%
43%
$500 to $1000
$1001 to $1500
$1501 to $2000
$2001 to $2500
$2501 to $3000
$3001 to $3500
Above $3501
No charge

TABLE D-1: ADU SURVEY RESULTS

Q4: How many tenants living in your ADU?	Q5: What is monthly rent of your ADU?	Classification	Affordable to Very Low Income?	Affordable to Low Income?	Affordable to Moderate Income?	Affordable to Above Moderate?
1	$0	Very Low Income	Y	Y	Y	
1	$1,000	Very Low Income	Y	Y	Y	
0	$0	non housing unit for RHNA purposes				
1	Declined to state	Above Moderate				
2	Declined to state	Above Moderate				
1	Declined to state	Above Moderate				
0	$0	non housing unit for RHNA purposes				
1	$600	Very Low Income	Y	Y	Y	
0	$0	non housing unit for RHNA purposes				
0	$0	non housing unit for RHNA purposes				
0	$0	non housing unit for RHNA purposes				
0	$0	non housing unit for RHNA purposes				
0	$0	non housing unit for RHNA purposes				
0	$0	non housing unit for RHNA				

TABLE D-1: ADU SURVEY RESULTS

Q4: How many tenants living in your ADU?	Q5: What is monthly rent of your ADU?	Classification	Affordable to Very Low Income?	Affordable to Low Income?	Affordable to Moderate Income?	Affordable to Above Moderate?
		purposes				
0	$0	non housing unit for RHNA purposes				
1	$2,000	Moderate Income	N	N	Y	
1	$2,300	Above Moderate	N	N	N	
0	$0	non housing unit for RHNA purposes				
1	$1,800	Low Income	N	Y	Y	
1	$2,500	Above Moderate	N	N	N	
0	$0	non housing unit for RHNA purposes				
0	$0	non housing unit for RHNA purposes				
1	$1,800	Low Income	N	Y	Y	
2	Declined to state	Above Moderate				
1	$600	Very Low Income	Y	Y	Y	
2	$0	Very Low Income				
2	$2,600	Above Moderate	N	N	N	
0	$0	non housing unit for RHNA purposes				
0	$0	non housing unit for RHNA purposes				

TABLE D-1: ADU SURVEY RESULTS

Q4: How many tenants living in your ADU?	Q5: What is monthly rent of your ADU?	Classification	Affordable to Very Low Income?	Affordable to Low Income?	Affordable to Moderate Income?	Affordable to Above Moderate?
2	$3,500	Above Moderate	N	N	N	
1	$1,300	Low Income	N	Y	Y	
0	$0	non housing unit for RHNA purposes				
1	Declined to state	Above Moderate				
0	$0	non housing unit for RHNA purposes				
1	$1,800	Low Income	N	Y	Y	
1	$1,800	Low Income	N	Y	Y	
1	$2,600	Above Moderate	N	N	N	
2	$4,500	Above Moderate	N	N	N	
2	$2,200	Moderate Income	N	N	Y	
1	$2,250	Above Moderate	N	N	N	
1	$2,600	Above Moderate	N	N	N	
1	$2,800	Above Moderate	N	N	N	
0	$0	non housing unit for RHNA purposes				
2	$0	Very Low Income				
1	$1,950	Moderate Income	N	N	Y	
2	$0	Very Low Income				
1	$1,200	Low Income	N	Y	Y	
1	$1,000	Very Low Income	Y	Y	Y	

TABLE D-1: ADU SURVEY RESULTS

Q4: How many tenants living in your ADU?	Q5: What is monthly rent of your ADU?	Classification	Affordable to Very Low Income?	Affordable to Low Income?	Affordable to Moderate Income?	Affordable to Above Moderate?
2	$2,250	Moderate Income	N	N	Y	
0	$0	non housing unit for RHNA purposes				
3	$2,350	Low Income	N	Y	Y	
1	$1,600	Low Income	N	Y	Y	

Notes:
If the ADU has an occupant and no rent is charged, assigned to Very Low per Southern California Association of Governments Methodology.
ADUs with No Occupants can't be considered a Housing Unit for RHNA purposes.
Survey respondents who "Decline to State" the rent were considered "Above Moderate" to err on the conservative side.

Appendix E: Housing Stock Surveys

Housing Conditions by Neighborhood

The following tables display housing condition survey data for the Laguna, Eastside, Westside, Mesa, San Roque, Samarkand, Downtown, and West Beach neighborhoods collected in 2022.

The Laguna survey area included 22 housing units (Table E-1). Of the 22 housing units surveyed, the majority of units (12) were single-unit dwellings, followed by multi-unit complexes (8) and duplexes (2). In the Laguna survey, 2 units were found to be in moderate need of repair. None of the units surveyed were considered dilapidated or in substantial need of repair.

TABLE E-1: HOUSING CONDITIONS SURVEY: LAGUNA

Housing Type	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Single-unit	3	8	1	0	0	12
Duplex	0	2	0	0	0	2
Multi-unit	1	6	1	0	0	8
Total	4	16	2	0	0	22
Percentage	18.2%	72.7%	9.1%	0%	0%	

2022 City Housing Stock Condition Survey

The Eastside survey area included 268 housing units (Table E-2). Of the 268 housing units surveyed, the majority of units (197) were single-unit dwellings, followed by duplexes (45) and multi-unit complexes (26). In the Eastside survey, 6 units were found to be in moderate or substantial need of repair. None of the units surveyed were considered dilapidated.

TABLE E-2: HOUSING CONDITIONS SURVEY: EASTSIDE

Housing Type	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Single-unit	106	87	3	1	0	197
Duplex	22	21	2	0	0	45
Multi-unit	18	8	0	0	0	26
Total	146	116	5	1	0	268
Percentage	54.5%	43.3%	1.9%	0.4%	0%	

2022 City Housing Stock Condition Survey

The Westside survey area included 279 housing units (Table E-3). Of the 279 housing units surveyed, the majority of units (229) were single-unit dwellings, followed by duplexes (32) and multi-unit complexes (18). In the Westside survey, 3 units were found to be in moderate or substantial need of repair. None of the units surveyed were considered dilapidated.

TABLE E-3: HOUSING CONDITION SURVEY: WESTSIDE

Housing Type	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Single-unit	116	110	2	1	0	229
Duplex	18	14	0	0	0	32
Multi-unit	6	12	0	0	0	18
Total	140	136	2	1	0	279
Percentage	50.2%	48.7%	0.7%	0.4%	0%	

2022 City Housing Stock Condition Survey

The Mesa survey area included 382 housing units (Table E-4). Of the 382 housing units surveyed, the majority of units (366) were single-unit dwellings, followed by multi-unit complexes (10) and duplexes (6). In the Mesa survey, 5 units were found to be in moderate need of repair. None of the units surveyed were considered dilapidated or in substantial need of repair.

TABLE E-4:HOUSING CONDITION SURVEY: MESA

Housing Type	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Single-unit	235	127	4	0	0	366
Duplex	2	4	0	0	0	6
Multi-unit	5	4	1	0	0	10
Total	242	135	5	0	0	382
Percentage	63.4%	35.3%	1.3%	0%	0%	

2022 City Housing Stock Condition Survey

The San Roque survey area included 186 housing units (Table E-5). Of the 186 housing units surveyed, the majority of units (184) were single-unit dwellings. Only 2 housing units were duplexes and none were multi-unit complexes. In the San Roque Survey, 1 unit was found to be in moderate need of repair. None of the units surveyed were considered dilapidated or in substantial need of repair.

TABLE E-5: HOUSING CONDITION SURVEY: SAN ROQUE

Housing Type	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Single-unit	92	91	1	0	0	184
Duplex	1	1	0	0	0	2
Multi-unit	0	0	0	0	0	0
Total	93	92	1	0	0	186
Percentage	50%	49.5%	0.5%	0%	0%	

2022 City Housing Stock Condition Survey

The Samarkand survey area included 180 housing units (Table E-6). Of the 180 housing units surveyed, the majority of units (168) were single-unit dwellings, followed by duplexes (7) and multi-unit complexes (5). In the Samarkand, all units were either in sound (102) or minor (78) condition. None of the units surveyed were considered dilapidated or in substantial need of repair.

TABLE E-6: HOUSING CONDITION SURVEY: SAMARKAND

Housing Type	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Single-unit	96	72	0	0	0	168
Duplex	4	3	0	0	0	7
Multi-unit	2	3	0	0	0	5
Total	102	78	0	0	0	180
Percentage	56.7%	43.3%	0%	0%	0%	

2022 City Housing Stock Condition Survey

The Downtown survey area included 105 housing units (Table E-7). Of the 105 housing units surveyed, the majority of units (67) were single-unit dwellings, followed by multi-unit complexes (27) and duplexes (11). In the Downtown survey, 1 unit was found to be in moderate need of repair. None of the units surveyed were considered dilapidated or in substantial need of repair.

TABLE E-7: HOUSING CONDITION SURVEY: DOWNTOWN

Housing Type	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Single-unit	29	37	1	0	0	67

Duplex	3	8	0	0	0	11
Multi-unit	10	17	0	0	0	27
Total	42	62	1	0	0	105
Percentage	40%	59%	1%	0%	0%	

2022 City Housing Stock Condition Survey

The West Beach survey area included 162 housing units (Table E-8). Of the 162 housing units surveyed, the majority of units (89) were multi-unit complexes, followed by single-unit dwellings (43) and duplexes (30). In the West Beach survey, 6 units were found to be in moderate need of repair. None of the units surveyed were considered dilapidated or in substantial need of repair.

TABLE E-8: HOUSING CONDITION SURVEY: WEST BEACH

Housing Type	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Single-unit	13	25	5	0	0	43
Duplex	10	19	1	0	0	30
Multi-unit	41	48	0	0	0	89
Total	64	92	6	0	0	162
Percentage	39.5%	56.8%	3.7%	0%	0%	

2022 City Housing Stock Condition Survey

Appendix F: Residential Development Standards

This Appendix contains more detailed descriptions regarding development standards and other factors related to the production of housing in Santa Barbara.

PARKING STANDARDS

Required off-street parking spaces are as follows:

1. Each lot shall provide the minimum number of automobile and bicycle parking spaces stated in F-1, except provided below:
    a. Minimum Number of Spaces. Fractions shall be rounded pursuant to Section 30.15.050, Fractions.
        i. Automobile Parking. If the result of rounding is less than one automobile parking space, a minimum of one automobile parking space shall be required for every new use established and new main building constructed.
        ii. Bicycle Parking. When bicycle parking is required pursuant to this chapter, and the result of rounding is less than one space, a minimum of one bicycle parking space shall be provided. Rounding for bicycle parking shall take place prior to the determination of the numbers of short term and long term bicycle parking, as described below.
        iii. Short Term and Long Term Bicycle Parking. When the numbers of short and long term bicycle parking spaces required per Table 30.175.040, Required Off-Street Parking Spaces, result in fractions of a space, the one remaining required bicycle parking space represented by the sum of the fractions may be provided as either short term or long term.

TABLE F 1: OFF STREET PARKING REQUIREMENTS

Use Classification or Development Type	Required Automobile Parking Spaces	Required Bicycle Parking Spaces (long term %/short term %)
Residential Housing Types		
Single-Unit Residential	2 per unit; see §30.175.030. N, Covered Parking and §30.175.050, Parking Exceptions and Reductions	None
Two-Unit Residential	2 per unit; see §30.175.030. N, Covered Parking and §30.175.050, Parking Exceptions and Reductions	None
Multi-Unit Residential	Studio: 1.25 per unit One-bedroom: 1.5 per unit Two or more bedrooms: 2 per unit See §30.175.050, Parking Exceptions and Reductions and §30.175.030.O, Guest Parking and §30.175.030.H	1 space per unit (100%/0%)

TABLE F 1: OFF STREET PARKING REQUIREMENTS

Use Classification or Development Type	Required Automobile Parking Spaces	Required Bicycle Parking Spaces (long term %/short term %)
	Accessible Parking	
Special Residential Types		
Accessory Dwelling Unit	§30.185.040, Accessory Dwelling Unit	None
Additional Residential Unit	Consistent with Single-Unit Residential	None
Caretaker Unit	1 per unit; see §30.185.120, Caretakers Unit	None
Garden Apartment	Consistent with Multi-Unit Residential	1 per unit (100%/0%)
Affordable Housing	See §30.175.050.A, Affordable and Senior Housing	1 per unit (100%/0%)

Sources: City of Santa Barbara Municipal Code, Table 30.175.040; BAE, 2022.

TABLE F 2: DEVELOPMENT STANDARDS, TWO-UNIT AND MULTI-UNIT ZONES

Zone	R-2	R-M	R-MH
Lot Size and Street Frontage (Minimum Net Lot Area for Newly Created Lots)			
Average Slope less than 10%	7,000	14,000	14,000
Average Slope 10% to 20%	10,500		
Average Slope 20% to 30%	14,000		
Average Slope over 30%	21,000		
Minimum Public Street Frontage (ft.)	60	60	60
Maximum Base Residential Density			
Less than 5,000 sq. ft. Net Lot Area	1 unit	1 unit	
5,000 to 5,999 sq. ft. Net Lot Area	1 unit	2 units	
6,000 to 6,999 sq. ft. Net Lot Area	2 units if average slope less than 10%, 1 unit otherwise	2 units	
7,000 and more sq. ft. Net Lot Area Average Slope less than 10%	1 unit/ 3,500 sq. ft. of net lot area	3 units, or 1 unit/3,500 sq. ft. of net lot area, whichever is greater	
Average Slope 10% to 20%	1 unit/ 5,250 sq. ft. of net lot area		
Average Slope over 20% to 30%	1 unit/ 7,000 sq.		
Average Slope over 30%	1 unit/ 10,500 sq. ft. of net lot area		
Additional Residential Density Allowances			
All lots, in compliance	See §30.185.040, Accessory Dwelling Units		

TABLE F 2: DEVELOPMENT STANDARDS, TWO-UNIT AND MULTI-UNIT ZONES

Zone	R-2	R-M	R-MH
with the applicable section	See §30.140.220, Variable Density in Certain Zones See Chapter 30.150, Average Unit-Size Density Incentive Program See Chapter 30.145, Affordable Housing and Density Bonus and Development Incentives		
Structure Form and Location			
Minimum Residential Unit Size	See §30.140.150, Residential Unit		
Maximum Height (ft.)	30	45	45
	Except as further limited in accordance with §30.140.170, Solar Access Height Limitations		
Minimum Setbacks (ft.), Residential Structures	See also §30.140.090, Encroachments into Setbacks and Open Yards See Chapter 30.150, Average Unit-Size Density		
Front	Portions of structures 15 feet or less in height: 15; Portions of structures more than 15 feet in height: 20; Street facing covered parking: 20 See also (B), Setback Reduction for Sloping Lots	1st and 2nd Stories: 10 Portions of structures above 2nd story: 20 Covered parking: 10 Covered parking, street-facing: 20	
Interior	Covered parking: 3 Other Structures: 6	1st and 2nd Stories: 6 Portions of structures above 2nd story: 10 Covered parking: - Single-Unit Residential and Two-Unit Residential: 3 - Multi-Unit Residential: 6 except as provided in C, Interior Setback Reduction for Covered Parking on Lots 55 Feet or Less and D, Interior Setback for Covered Parking Opposite the Primary Front Lot Line	
Minimum Setbacks (ft.), Nonresidential Structures	See also §30.140.090, Encroachments into Setbacks and Open Yards		
Front	Same as for Residential Structures		
Interior (Conversion and Alterations)	Conversions of existing residential structures to nonresidential structures, or alterations of existing structures that contain nonresidential uses, are subject to the setback requirements for residential structures		
Interior (New or Additions)	12	New nonresidential structures or additions to existing nonresidential structures are subject to the following interior setback: - 1st and 2nd Stories: 12 - Portions of structures above 2nd story: 20 - Exception: Neighborhood Markets and Community Gardens are subject to the setback requirements for residential structures.	
Minimum Setbacks, Mixed-Use	Portions of structures that contain residential uses are subject to the setback for residential structures, and portions of structures used for nonresidential uses are subject to the setback requirement for nonresidential structures.		

TABLE F 2: DEVELOPMENT STANDARDS, TWO-UNIT AND MULTI-UNIT ZONES			
Zone	**R-2**	**R-M**	**R-MH**
	Portions of structures used by both the residential and nonresidential uses are subject to the setback requirement for nonresidential structures.		
Minimum Setbacks, Uncovered Parking	See §30.175.060, Location of Required Automobile and Bicycle Parking		
Open Yard			
Open Yards	See §30.140.140, Open Yards See Chapter 30.150, Average Unit-Size Density		

OPEN SPACE REQUIREMENTS

The City's development standards for multi-unit residential zones and uses are specified below in Table F-3. The table identifies development standards for residential projects that require some type of open space, whether common area open space, recreation open space, privately accessible open space, or other types.

TABLE F 3: OPEN SPACE REQUIREMENTS FOR RESIDENTIAL ZONES		
Open Space Requirements	**Existing Multi-Unit Zones**	**Existing Non-Residential Zones (Multi-unit is allowed in non-residential)**
Minimum Area	15% of lot area	No minimum area
Per Unit	Private Yard required: Studio Unit: 60 – 100 sq. ft. 1 Bedroom: 72 – 120 sq. ft. 2 Bedroom: 84 – 140 sq. ft. 3+ Bedroom: 96 – 160 sq. ft.	Private Yard Required: Studio Unit: 60 – 100 sq. ft. 1 Bedroom: 72 – 120 sq. ft. 2 Bedroom: 84 – 140 sq. ft. 3+ Bedroom: 96 – 160 sq. ft.
Minimum Dimension	Must Provide: 15% Area: 10' x 10' Private On-Grade: 10' x 10' Private Balcony: 6' x 6' Common: 20' x 20'	Must Provide: Private On-Grade: 10' x 10' Private Balcony: 6' x 6'
Common Open Yard	Waiver Required 15% Area: 10' x 10' Plus, One Area: 20' x 20'	Allowed Instead of Private Yards: 15% of Lot Area Plus, One Area: 20' x 20'
Shared Amenities	Subjective Findings "The alternative open yard design is necessary to provide flexibility in architectural style or site organization, such as the preservation of natural features, enhanced circulation, shared amenities, or the protection/creation of scenic views."	If More Than 4 Units: One Common Area: 15' by 15'
Variations	Not Allowed	Not Allowed
Sources: City of Santa Barbara, 2022; BAE, 2022.		

TABLE F 4: PROCESSING AND PERMIT PROCEDURES

PROCESS STEPS	Ministerial (SB-35)	Objective (SB-330)	Discretionary
1. Submit Pre-Application (PRE)	**Preliminary Housing Application: Required**[4]	*Preliminary Housing Application: Optional*[1]	*Optional*[2]
2. Tribal Scoping Consultation	30 days from PRE-app, City contacts Native American tribes. After consultation, if eligible, submit full application. If not eligible, application may submit under other process	N/A	N/A
3. Submit Full Planning (PLN) Application	**Required.** Submit within 180 days from PRE-app	**Required.** If a preliminary housing application is submitted, full application must be submitted within 180 days from PRE-app	**Required.**
4. Completeness or Consistency Review by Staff	Staff review for consistency: 60 days if ≤ 150 units 90 days if ≥ 151 units If incomplete, applicant must resubmit; if complete, project is scheduled for ministerial design review hearing	Staff review for completeness: 30 days[3] If incomplete, applicant must resubmit in 90 days When complete, project is scheduled for limited number of public hearings	Staff review for completeness: 30 days[3] If incomplete, project scheduled for Conceptual Design Review, and applicant resubmits When complete, project scheduled for project approval
5. Appeal of Incompleteness Determination	N/A	*Optional.* May be appealed to Planning Commission within 60 days	*Optional.* May be appealed to Planning Commission within 60 days

[1] Preliminary Housing Application consistent with Gov't Code §65941.1

[2] Mandatory City Pre-Application is required for certain types of development projects per SBMC §30.205.030, Pre-Application Review

[3] Pursuant to Permit Streamlining Act, Gov't Code §65943

[4] City may conduct no more than 5 public hearings (including appeal hearings) per Gov't Code §65905.5.(a)

[5] No limit to number of hearings; however, after 4 design review hearings additional fees will apply

TABLE F 4: PROCESSING AND PERMIT PROCEDURES

PROCESS STEPS	Ministerial (SB-35)	Objective (SB-330)	Discretionary
6. Design Review: Conceptual Review	N/A	*Optional.* Requires separate PRE submittal for one Conceptual Review	*Optional.* Separate PRE submittal not required. Some projects require Conceptual Review
7. Environmental Determination by Staff	N/A	**Required.** 30 days from application complete; CEQA timelines apply	**Required.** 30 days from application complete; CEQA timelines apply
8. Land Use Decision	N/A	**Required.** 60-90 days from Environmental Review.[3, 4] If no land use decision required, skip to PDA	**Required.** 60-90 days from Environmental Review.[3, 5] If no land use decision required, skip to PDA
9. Design Review: Project Design Approval (PDA)	**Required.** One ministerial design review hearing: 90 days if ≤ 150 units 180 days if ≥ 151 units	**Required.** If no land use decision, PDA is the final hearing/project approval [4]	**Required.** If no land use decision, PDA is the substantive approval, with FA for review of details [5]
10. Design Review: In-Progress Review	N/A	N/A	*Optional.* [5]
11. Design Review: Final Approval (FA)	N/A	N/A	**Required**. PDA & FA may occur at one or more hearings [5]
12. Review-After-Final Approval (RAF)	*Optional.* Review of modifications per Gov't Code 65913.4 (g): 60 days if staff review 90 days if design review	*Optional.* Amendments to approved plans may require new hearing	*Optional.* Amendments to approved plans may require new hearing
13. Appeals	*Optional.* Denial may be appealed within 10 days	*Optional.* Appeals allowed within 10 days [4]	*Optional.* Appeals allowed within 10 days
14. Submit Building (BLD) Permit Application	**Required.** Approval is valid for 3 years & 1 year time extension. BLD must be issued before PLN expires	**Required.** Approval is valid for 3-4 years & extensions, max 5 years. BLD must be issued before PLN expires	**Required.** Approval is valid for 3-4 years & extensions, max 5 years. BLD must be issued before PLN expires

TABLE F 4: PROCESSING AND PERMIT PROCEDURES

PROCESS STEPS	Ministerial (SB-35)	Objective (SB-330)	Discretionary
15. Plan Check Review by Staff	2-4 weeks; Staff reviews plans and issues corrections	2-4 weeks; Staff reviews plans and issues corrections	2-4 weeks; Staff reviews plans and issues corrections
16. Submit Corrected Plans	Time varies by applicant response period	Time varies by applicant response period	Time varies by applicant response period
17. Corrections Verified by Staff	5 days; if corrections completed, permit is ready to issue. If not, repeat step above until all corrections made	5 days; if corrections completed, permit is ready to issue. If not, repeat step above until all corrections made	5 days; if corrections completed, permit is ready to issue. If not, repeat step above until all corrections made
18. Permit Issued & Construction Starts	Time varies by applicant response period	Time varies by applicant response period[9]	Time varies by applicant response period
19. Request Inspections	1 day/per inspection	1 day/per inspection	1 day/per inspection
20. Final Inspection / Certificate of Occupancy	**Project Completed**	**Project Completed**	**Project Completed**

[9] Construction must commence within 2.5 years of the housing development's final approval

Appendix G: Suitable Sites Inventory

Zoning and Existing Use Acronyms Key

Zone/Overlay	Definition	Existing Use	
ACS	Auto, Commercial, and Services	C	Commercial
C-G	Commercial General	C & I	Communication and Information
C-R/C-1	Restricted Commercial	I	Institutional
HRC-2	Hotel and Related Commerce 2	M	Manufacturing
M-C	Manufacturing Commercial	MU	Mixed Use
OC	Ocean-Oriented Commercial	R	Residential
O-M	Office Medical	T	Transportation
O-R	Office Restricted	V	Vacant
R-4	Hotel-Motel-Multiple Residence		
R-M	Residential Multi-Unit		
R-MH	Residential Multi-Unit and Hotel		
RS/E-3	Residential Single Unit		
S-D-3	Coastal Overlay Zone		
USS	Upper State Street Area		

NOTES ON THE INVENTORY

Realistic Capacity Assumption

The assumption is calculated by multiplying the Realistic Density by the Parcel Size. In some cases, the realistic capacity assumption does not match the parcel size because:

- The site has existing units on it that are assumed to remain;
- The site is a pending project using Density Bonus incentives to produce more units;
- The site is listed as likely to consolidate with other parcels, in which case the number of units is assumed on only one of the parcels in the consolidated site assumption.

Leases/Sales

Staff reviewed the sites for information on available leases or recent sales. Where lease information was available, the majority are for 3-5 year terms. Because these terms are shorter than the eight year Housing Element cycle, they are included in the inventory as a potential site for housing. Sites with new leases and evidence that they are undergoing renovations for the new use were removed from the inventory.

Sites with Existing Residential Uses

Inventory sites with existing residential units assumes that the existing units are retained. The “Total Capacity” column indicates new unit potential on the site. The true site capacity equals the existing units plus the units assumed under “Total Capacity”. These sites are included in the inventory because they meet the criteria for new housing construction including an underdeveloped site with portions of the parcel, (e.g., parking lots, open space) considered suitable for adding units.

Three sites in the inventory (721 Laguna Street, 304 Rancheria Street, and 175 S. La Cumbre Lane) with existing low-income residential units include a total number of units (i.e., existing units plus total capacity) higher than would be assumed under realistic density. These sites are owned by the Housing Authority of Santa Barbara (HASB) and, in consultation with HASB staff, they are planned for redevelopment within the next eight years to provide additional units at a higher density.

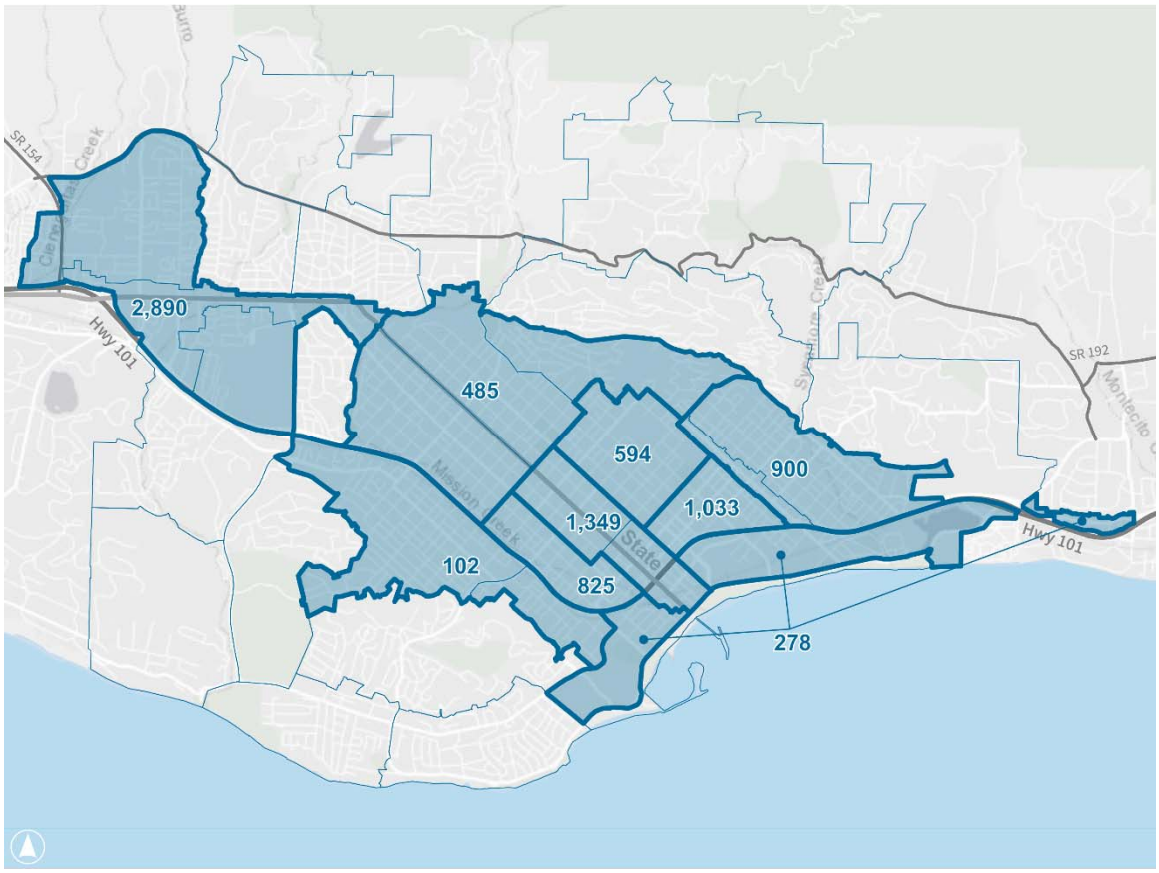
Pending Projects

The pending project sites includes projects that submitted for optional or mandatory pre-application (PRE) and projects that have submitted a full planning (PLN) application.

NEIGHBORHOOD SITES OPPORTUNITY AREAS

The City is comprised of 32 different neighborhoods that were first identified in the Neighborhood Fact Book prepared in 1974 and later described in the Land Use Element and Appendix B of the General Plan. The City has 446 sites that met the Suitable Sites Summary Inventory Summary screening methodology to be counted as available to meet the City’s housing needs. These sites are located in 18 neighborhoods that allow multi-unit and mixed-use housing. Figure 1 shows the neighborhoods and number of units anticipated, not counting pending projects and accessory dwelling units.

Figure 1: Suitable Sites Neighborhoods and Units



Due to the large number of suitable sites in the City's inventory, the following nine neighborhood analyses were prepared to describe development patterns and highlight a select number of representative suitable sites by General Plan neighborhoods. Neighborhoods with a small number of suitable sites, usually due to having larger land area zoned for single unit development, parks and recreation, or other uses, were combined with and described with adjacent neighborhoods.

Neighborhoods in the City that are exclusively designated for low density hillside and single-unit development are not included in this analysis because they did not meet the criteria for suitable sites described in the Suitable Sites Inventory Summary. Housing development still occurs in these areas, either as new single-unit homes on vacant lots (counted as "pending" in the inventory) or accessory dwelling units (ADUs) (included as a total unit count in the inventory but not identified on any particular site). As of July 2023, 467 ADUs have been constructed, mostly in the single-unit neighborhoods.

Each neighborhood analysis is prepared to support the assumption that the sites are suitable for housing and have the capacity to accommodate the City's RHNA. The analyses includes the following information:

- Existing land use and zoning designations;
- Number of existing and pending residential units;
- Number of sites and units assumed available for housing in the suitable sites inventory;

- California Tax Credit Allocation Committee (TCAC) composite resource opportunity scores, indicating which neighborhoods are ideal for lower income households with children;
- Location and description of each neighborhood;
- List of notable prior residential and affordable housing developments;
- Brief description of pending projects; and
- Tables describing a selection of suitable sites that represent typical or prime locations for new housing.

Many suitable sites are along “high quality transit corridors” which means there is a fixed route bus service with service intervals no longer than 15 minutes during peak commute times.

Regarding the TCAC scores, they are based on the HCD and TCAC California Fair Housing Task force methodology for the purpose of creating Opportunity Maps to identify resource levels across the state to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with Low Income Housing Tax Credits (LIHTCs). These opportunity maps are made from composite scores of three different domains based on indicators shown below. The opportunity maps include a measure or “filter” to identify areas with poverty (i.e., tracts with at least 30% of the population under the federal poverty line) and racial segregation (i.e., tracts with location quotient of higher than 1.25 for Black, Hispanic, Asian, or all people of color in comparison to the county). In the City, the opportunity scores are ranked from Highest to Low. Higher composite scores mean areas of higher resources. Moderate (Rapidly Changing) means that index scores are just below High and this area is experiencing rapid increases in key indicators.

Table 1: TCAC Scores Indicators

Domain	**Indicator**
Economic	Poverty: Percent of population with income above 200% of federal poverty line Adult Education: Percent of adults with a bachelor’s degree or higher Employment: Percent of adults from 20-64 who are employed Proximity to Jobs: Number of jobs filled by workers with less than a BA that fall within a given radius Median Home Value: Value of owner-occupied units
Environmental	CalEnviroScreen 4.0: Pollution (exposures and environmental effect)
Education	Math and Reading Proficiency: Percent of 4th graders who meet or exceed standards High School Graduation Rates: Percent that graduated on time Student Poverty Rate: Percent of students not receiving free or reduced-price lunch

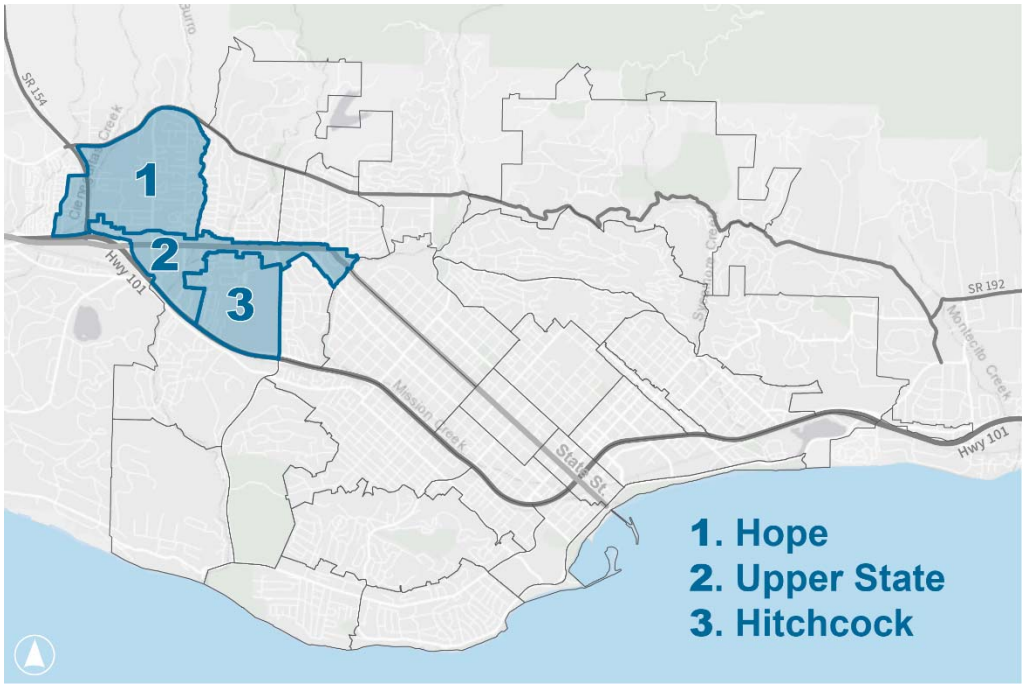
Housing Element programs that could facilitate additional housing in each neighborhood area include:

- Program HE-4: Use-by-Right Permitting. Multiple sites included in the 4th and 5th Cycle Housing Elements and not yet developed for housing could be eligible for streamlined permitting if they include 20 percent affordable units.
- Program HE-6: Facilitate Production of Accessory Dwelling Units. Additional ADUs could be accommodated in most neighborhoods.
- Program HE-7: Objective Design Standards. The areas zoned for multi-unit and mixed-use development will be eligible for this program.
- Program HE-9: Resource Protection and Development Certainty. Developments adjacent to the creeks are currently subject to case-by-case creek setback determinations, which can take extra time, studies, and cost to finalize. A measurable, standard setback will provide better certainty for housing development.
- Program HE-12: Prioritize Affordable Housing. Affordable housing development is projected to increase under this program.
- Program HE-20: Evaluate Hotel Zones. The areas zoned to allow multi-unit housing and hotels will be evaluated for methods to prioritize housing over hotel development.
- Program HE-22: Affirmatively Furthering Fair Housing Program and Opportunities. Most neighborhoods are high opportunity areas suitable for housing with easy access to transit, jobs, and services.

Hope/Hitchcock/Upper State Neighborhood Opportunity Area

Size	911 Acres
Land Use Designations and Residential Density Allowed	6% High Density Residential (28-36 du/ac) 31% Medium High Density (15-27 du/ac) 9% Medium Density (12 du/ac) 28% Low Density (5 du/ac) 9% Institutional 17% Parks/Open Space
Zoning Designations	Residential: R-S, R-2, R-M, R-MH Commercial and Office: C-G, C-R, O-R, O-M Parks and Recreation: P-R
Applicable Overlay Zones	10% Priority Housing Overlay (37-63 du/ac) 57% Upper State Street (USS)
Existing Residential Units	3,786
Pending Residential Units	738
Available Sites Capacity	965 Lower Income 1,187 Moderate and Above Moderate Income
Total Sites Capacity	2,890 units
TCAC Resource Categories (Composite)	High (Hitchcock and Upper State) Highest (Hope and Upper State)

Location and Description



The Hope/Hitchcock/Upper State neighborhoods are located in the northwest portion of the City, along the northwestern section of State Street where it connects with Highway 101 and State Route 154. The neighborhoods straddle State Street, with the Hope neighborhood to the north, the Upper State Street neighborhood along State Street, and the Hitchcock neighborhood to the south. State Street is a high-quality transit corridor, with multiple Class II bikeways connecting through the area (State, La Cumbre, Hope, and De la Vina).

Hope and Hitchcock includes single unit, duplex, and multi-unit development and Upper State Street is mainly a commercial area anchored by La Cumbre Plaza, Five Points Shopping Center, and Loreto Plaza. Other non-residential uses include auto dealerships, offices, motels, banks, restaurants, and medical offices. Public and institutional uses include four schools (two elementary, one junior high, and one private high school), U.S. Army Reserve Armory (proposed as an Indian Health Service site), MacKenzie Park, Municipal Golf Course, the YMCA, and the State-owned Earl Warren Showgrounds. Arroyo Burro Creek and San Roque Creek cross through this area.

Housing opportunity sites in these three neighborhoods are clustered around upper State Street, La Cumbre Plaza Shopping Center, and blocks adjacent to State Street. The Upper State Street corridor and nearby sites are identified in the inventory as suitable for housing because:

- Sites have the zoning capacity to accommodate multi-unit housing, including the Priority Housing Overlay.
- Existing structures are typically one-to two-story buildings constructed 50 or more years ago.
- Lots are underdeveloped with low floor area ratios compared to what is allowed under current zoning.

- There are no identified conditions that would preclude or impact housing development (i.e., shape, easements, contamination, significant biological resources or hazards).
- With increased popularity of e-commerce and changes in demand for office space due to remote work, the financial viability of existing commercial uses (offices, hotels, retail) are showing signs of increasing redevelopment opportunities. Some redevelopment to housing has occurred even prior to the pandemic. New hotels are being proposed downtown and along the waterfront but not in this part of the City.
- The sites are close to transit and bike lanes, schools, and parks. There is easy access to Highway 101 and Highway 154. As this area is on the northeast boundary of the City, it also has easy access to job centers in Goleta and at the University of California Santa Barbara.
- This is an opportunity rich area for low income families with children.
- These neighborhoods have 147 ADUs (constructed, approved, pending) and this type of housing opportunity is expected to continue.

Capacity Assumption

To determine the potential and realistic unit capacity for this area, it was assumed that 51 sites are available to accommodate 2,152 new residential units (not counting pending projects).

Nearly all of these sites are within the Upper State Street (USS) Overlay Zone, which has more restrictive standards (i.e., 45 feet or three story height limit, greater front setbacks) than other areas of the City. The more restrictive standards are intended to maintain and enhance the character of Upper State Street, including the public streetscape, open space, creeks, views, site design, and building aesthetics. As noted in the Governmental Constraints analysis, the USS Overlay Zone has not been shown to constrain development based on the track record of constructed and pending projects that can meet or exceed allowed maximum density within the height limits and other standards.

During the 5th Cycle Housing Element, notable residential development in the area includes:

- The Marc, 89 units on a former motel/office site.
- Grace Village, 58 affordable senior units on a former church site.
- The Gardens on Hope, 90 affordable senior units on a former vacant site.
- Estancia Santa Barbara, 72 townhouses on a former motel/restaurant site.

Several prominent affordable housing projects constructed prior to the 5th Cycle in the area include:

- St Vincent's Gardens, 75 low income family units and Via Caridad 95 units for low income seniors constructed in 2004.
- Rancho Franciscan, 111 moderate income units constructed in 1988.

Pending residential development includes two projects proposing five units and two projects of 10 or more units as follows:

- 3805 State Street, proposing 685 units, 39 of which would be lower income and 17 moderate, on a portion of La Cumbre Plaza shopping center to be demolished.

- 220 N. La Cumbre, approved for 48 lower income household units on a commercial site to be demolished. This project is using State Density Bonus and will exceed the 45-foot height limit by approximately 3 feet.

Representative Sites

HOPE/HITCHCOCK NEIGHBORHOODS

Most of the land area in the Hope neighborhood is zoned for single or two-unit residential development. This neighborhood was developed more recently than the rest of Santa Barbara and there were only a few sites that met the criteria to accommodate housing as described in the Suitable Sites Inventory Summary. Similarly, the Hitchcock neighborhood only has a few areas zoned for multi-unit housing development and one site that qualified for the inventory. Following are the parcels in the Hope and Hitchcock neighborhoods that could accommodate new residential units.

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
222 Pesetas Lane and Pesetas Lane/La Colina Road	Consolidation of one vacant and one underdeveloped parcel with an existing medical clinic constructed in the early 1970s. Both parcels are owned by Sansum Clinic and could be developed as employer-sponsored housing.	1.3	28
101 Hitchcock Way	Existing one and two story garden apartment complex constructed in 1974. Additional units could be developed in carport parking areas or as redevelopment of the underdeveloped single-story units.	5.5	103 (existing) 17 (new)

UPPER STATE NEIGHBORHOOD

The Upper State Street area was developed in the 1950s-1970s with mainly one- to two-story buildings with surface parking areas. Most sites are underdeveloped relative to their potential under current

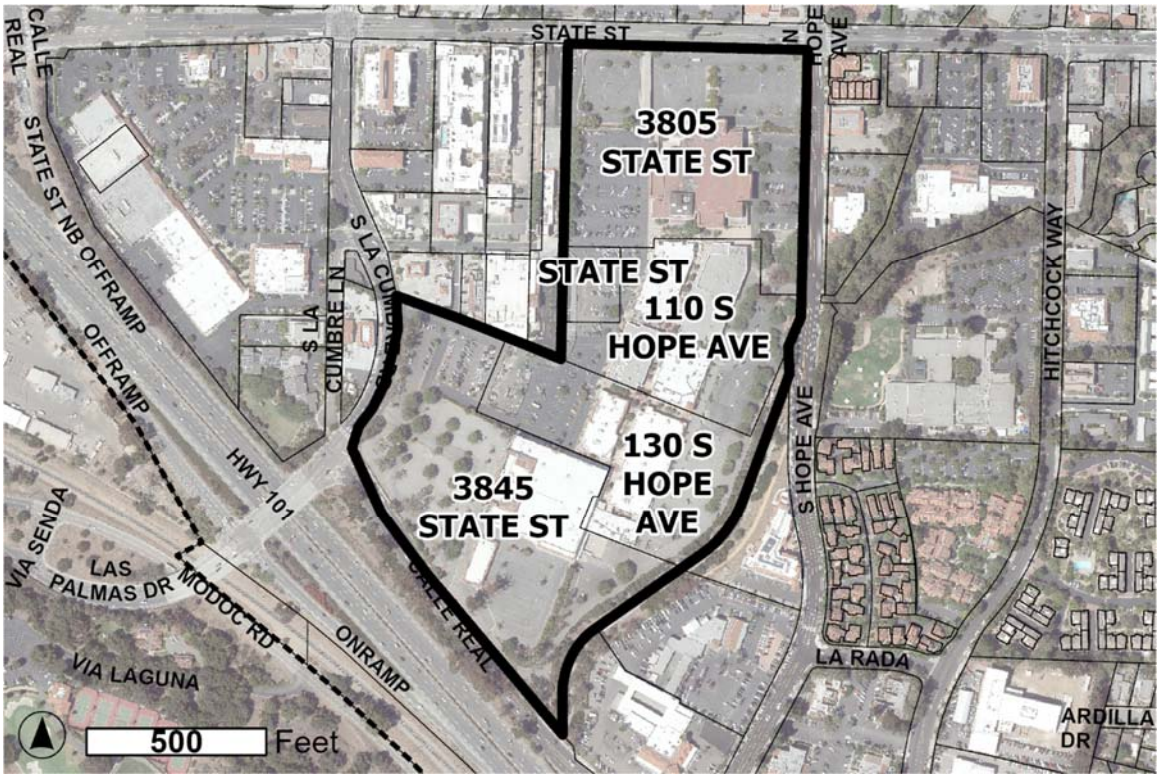
zoning. Accordingly, this neighborhood has the potential for significant redevelopment accommodating the highest number of units of the City's total suitable sites, most of which would occur from redevelopment of the large La Cumbre Plaza site.

The following representative sites are located along or perpendicular to the State Street corridor.

La Cumbre Plaza

La Cumbre Plaza is a 31-acre shopping center opened in 1967 with Sears and J.W. Robinson's (now Macy's) as the anchor stores, with one-story, outdoor, smaller retail spaces between them surrounded by large surface parking lots. Sears closed in 2019 and the entire site, which is within the Priority Housing Overlay (37-63 units/acre), is suitable for substantial redevelopment as housing. Ownership is split between two property owners and they each have indicated interest in redevelopment. The five sites listed below share property lines. The Macy's site is a pending project and the remaining sites are likely to be proposed as housing within the next eight years. Program HE-2: La Cumbre Plaza Planning Area is proposed to guide and facilitate redevelopment of this large site to ensure future housing is designed in accordance with General Plan policies for circulation, parks, environmental resources, and sustainability.

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
3805 State	Currently Macy's, and a pending project of 685 units.	8.72	685
110 S. Hope	One story portion of La Cumbre Plaza Shopping Center and surrounding surface parking lot. Four spaces are vacant and being offered with one-year "Quikspace" leases	5.26	310
130 S Hope	One story portion of La Cumbre Plaza Shopping Center and surrounding surface parking lot. One space is vacant and being offered with one-year "Quikspace" lease.	5.69	335
3800 Block State	Parking lot suitable to accommodate housing.	0.78	45
3845 State	Former Sears site and surrounding surface parking lot. The ground story is leased and the upper story is vacant.	10.63	525

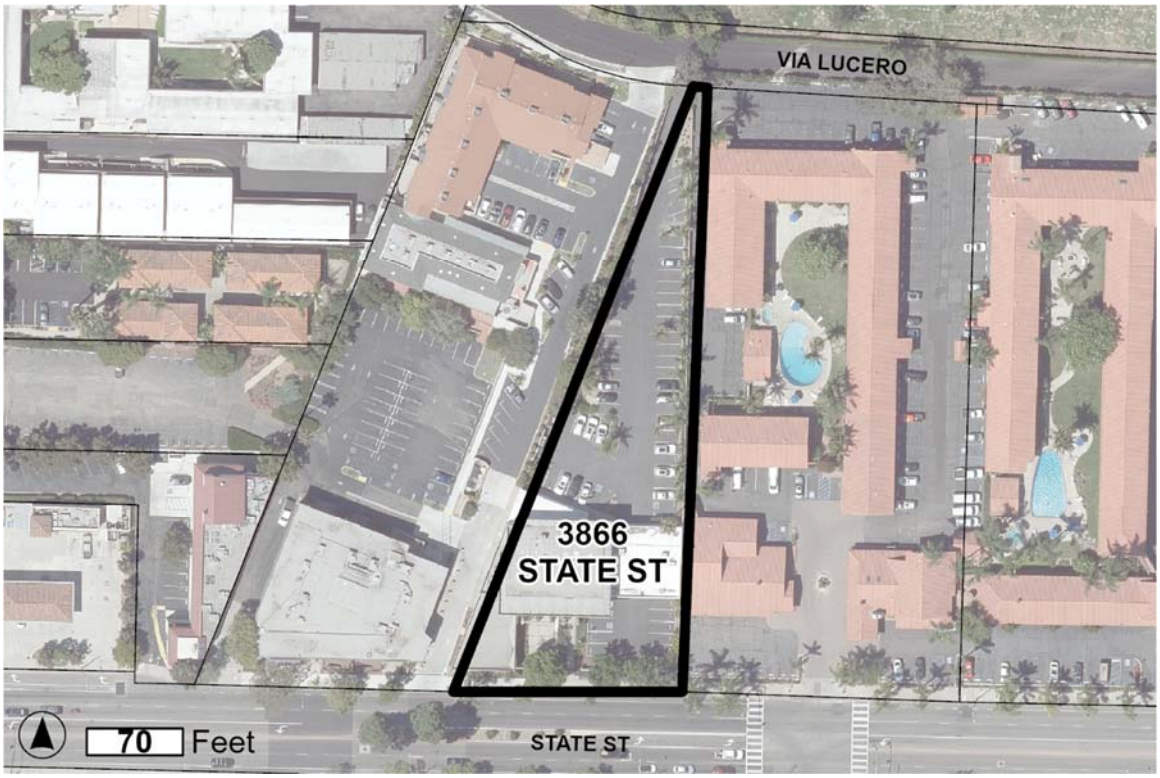


Upper State Street Corridor

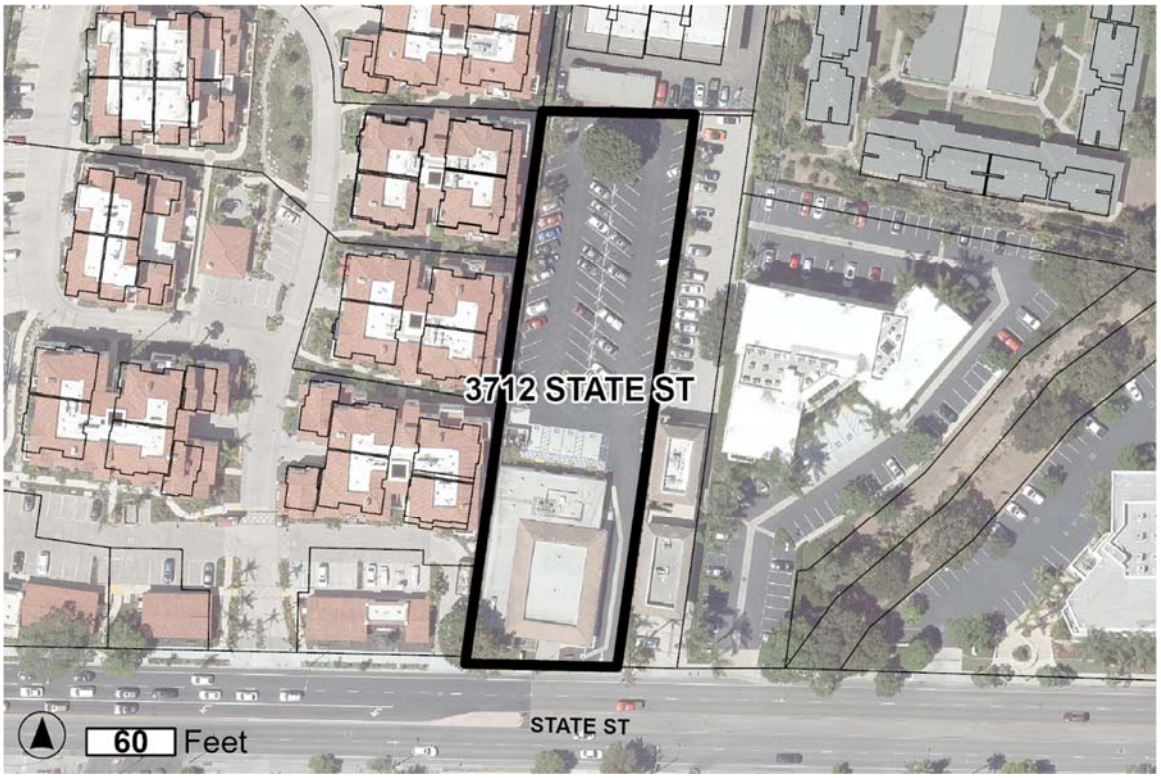
This area was developed in the 1950s-1980s with one- to two-story buildings, many with large surface parking lots since there is no street parking until the 3100 block of State Street. Existing uses include restaurants, retail, offices, motels, and parking lots. This area is zoned for medium high residential of 15-27 du/ac and with a couple of parcels within the Priority Housing Overlay (37-63 du/ac). The commercial uses are bordered by single- and multi-unit residential. Some sites are adjacent to each other but not under the same ownership so they were not assumed to consolidate. The following representative sites are suitable for redevelopment as housing.

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
3866 State	Real estate office and surface parking lot originally constructed as a Building and Loan office in the early 1960s. This site is close to shopping and has easy access to Highway 101 from La Cumbre Road.	0.9	19
55 South La Cumbre	Two-story auto parts retail, office, and surface parking lot, originally constructed as a hardware store and office in 1963. This site is in the Priority Housing Overlay, is close to shopping and schools, and has easy access to Highway 101 at La Cumbre Road.	0.59	34
3712 State	One story office (Automobile Club) and large surface parking lot constructed in the late 1960s. The I/ft^2 ratio	0.89	19

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
	(10.29) is well below average. This site is close to grocery stores, restaurants, and the YMCA.		
3525 State	Two-story motel and parking lot constructed in the early 1960s. The I/ft^2 ratio (18.57) is below average. The most recent improvement permit for the site (addition of an elevator) was submitted in 2013. This site is close to Loreto Plaza shopping center	1.32	29
3304 & 3312 State	Consolidation of two lots consisting of a bank and adjacent parking lot under same owner. Building was constructed in the early 1970s and the parking lot was expanded/constructed in 1989. The I/L ratio (0.58) is below average. This site is across the street from Loreto Plaza shopping center, is close to McKenzie Park and the Municipal Golf Course, and has easy access to Highway 101 via Las Positas Road.	0.51	10
2824 & 2800 State	Consolidation of two lots consisting of a one-story motel and parking lot under same owner, constructed in the early 1950s. The I/L ratio (0.59 and 0.62) is lower than average on these sites. These sites are near shopping and restaurants.	0.56	11


VIA LUCERO
3866
STATE ST
70 Feet
STATE ST

S LA CUMBRE RD
55 S LA
CUMBRE RD
50 Feet


3712 STATE ST
STATE ST
60 Feet

STATE ST
N ONTARE RD
S ONTARE RD
3525
STATE ST
ALLEY 00 BLOCK
BROADMOOR PLAZA
SAN PEDRO LN
RICHLAND DR
60 Feet

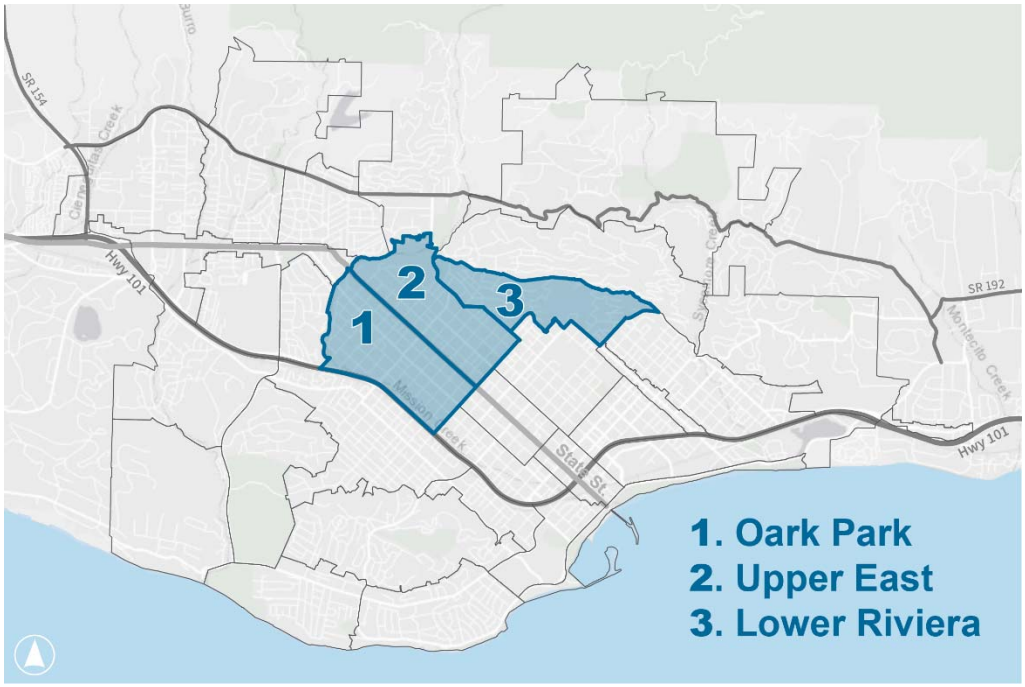
ALLEY 100 BLOCK AMAPOLA DR
CANON DR
SAN ROQUE RD
CALLE ALAMO
3312 STATE ST
3304 STATE ST
STATE ST
LAS POSITAS RD
40 Feet

MIRADERO DR
STATE ST
2824 STATE ST
2800 STATE ST
E ALAMAR AVE
W CALLE CRESPIS
40 Feet

Oak Park/Upper East/Lower Riviera Opportunity Areas

Area	1,099 Acres
Land Use Designations and Residential Density Allowed	0% High Density Residential (28-36 du/ac) 36% Medium High Density (15-27 du/ac) 17% Medium Density (12 du/ac) 37% Low Density (5 du/ac) 6% Institutional 4% Parks/Open Space
Zoning Designations	Residential: R-S, R-2, R-M, R-MH Commercial and Office: C-R, C-G, O-M, O-R Parks and Recreation: P-R Specific Plan: SP-8 (Cottage Hospital)
Applicable Overlay Zones	1% Upper State Street (USS) 3.7% Priority Housing Overlay (37-63 du/ac)
Existing Residential Units	6,785
Pending Residential Units	39
Available Sites Capacity	274 Lower Income 172 Moderate and Above Moderate Income
Total Sites Capacity	485 Units
TCAC Resource Categories (Composite)	Highest/Moderate (Upper East) High/Highest (Lower Riviera) High/Moderate (Oak Park)

Location and Description



The Oak Park/Upper East/Lower Riviera Opportunity Area is located north of Highway 101 and towards the center of the City. The neighborhoods straddle State Street, with Upper East to the north and Oak Park to the south. Mission Creek runs along the northern boundaries. Both neighborhoods are in the downtown “grid” land use pattern. The Lower Riviera neighborhood lies northeast of the Upper East and below the Riviera Neighborhood and Alameda Padre Serra. It is bordered on the west by the Old Mission and on the east by Canon Perdido Street.

State Street is a high-quality transit corridor and Class II bikeway, with several other Class II bikeways connecting through the area (portions of Chapala, De la Vina, Castillo). Santa Barbara Cottage Hospital is located in Oak Park. Six City parks are in these neighborhoods (Oak, Alameda, Alice Keck Park, Mission Historical Park and A.C. Postel Rose Garden, and part of Orpet Park). There is one private school in the Upper East Neighborhood and one elementary school in the Lower Riviera Neighborhood.

The Upper East Neighborhood is primarily a residential neighborhood of single and multi-unit residential development, a portion of which is in the City’s High Fire Hazard Area. Along the southwestern portion of the neighborhood, there is a mix of structures including apartments, motels, offices, churches, parks, and schools.

The Oak Park Neighborhood is predominantly a medium high density neighborhood. The land uses are predominantly multi-unit, medical related, office, and institutional.

Lower Riviera Neighborhood is mainly small lots on steep slopes within a High Fire Hazard Area with limited opportunities for new residential development in the multi-unit zones. Recent new housing in this neighborhood includes the 115 unit Cottage Health Systems employee housing project approved in 2008.

The sites identified in the inventory as suitable for housing are mainly clustered around the State Street corridor. These sites suitable for housing because:

- They have the zoning capacity to accommodate multi-unit housing
- Select areas have been identified for increased residential density in the Priority Housing Overlay.
- Existing structures are typically one-to two-story buildings constructed 50 or more years ago.
- Lots are underdeveloped with low floor area ratios compared to what could be allowed under current zoning.
- There are no identified conditions that would preclude or impact housing development (i.e., shape, easements, contamination, significant biological resources or hazards).
- With increased popularity of e-commerce and changes in demand for office space due to the Covid-19 pandemic, the financial viability of existing commercial uses (offices, hotels, retail) are showing signs of increasing redevelopment opportunities. Some redevelopment to housing has occurred, even prior to the pandemic.
- The sites are close to transit and bike lanes, schools, and parks. There is easy access to Highway 101 and Downtown.
- This is an opportunity rich area for low income families with children.
- There are 147 ADUs (constructed, approved, pending) and that housing type is expected to continue.

Capacity Assumption

To determine the potential and realistic unit capacity for this area, it was assumed that 28 sites could accommodate 446 new residential and mixed-use projects (not including pending projects).

One site (2701 De la Vina) is within the Upper State Street (USS) Overlay Zone, which has more restrictive standards (i.e., 45 feet or three story height limit, greater front setbacks) than other areas of the City. The more restrictive standards are intended to maintain and enhance the character of Upper State Street, including the public streetscape, open space, creeks, views, site design, and building aesthetics, and limit generation of new traffic.

During the 5th Cycle Housing Element, notable residential development in the area includes:

- 16 W. Mission with 23 units created from a change in use from office to residential rental. Project received State Density Bonus and two units are for very low income households.
- 316 W. Micheltorena with a lot merger and 21 units, including rehabilitation of two potentially historic resources.
- 1818 Castillo with seven units on former single unit and studio apartment site.

Pending residential development includes eight sites with five or fewer units for a total of 25 new units and three sites with five or more units as follows:

- 1529 State Street proposed for a lot merger and mixed-use 27 units, two of which would be for moderate income households on a site with existing grocery store.
- 515 W. Los Olivos Street approved for six units on a site with an existing single unit to be demolished.
- 533 E. Micheltorena approved for six units on a site with an existing surface parking lot. Existing two units will be retained and parking will be accommodated between a reconfigured lower level and new parking garage.

Representative Sites

For each of these neighborhoods, the height of the existing one- and two-story buildings described below are generally undersized compared to what could be allowed (i.e., 45' or up to 60' in limited areas for a Community Benefit Housing Project that meets specific findings).

OAK PARK

This neighborhood is developed with an eclectic mix of single unit, duplex, and multi-unit homes, predominately constructed between 1900s-1920s, surrounded by medical offices the large Cottage Hospital complex. New housing is anticipated mainly on State, Chapala, and De la Vina streets. Following are typical and prime representative sites for this neighborhood.

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
1922 De la Vina	Existing one story retail complex of four small businesses and surface parking lot, originally constructed in the 1930s with various additions since then. The I/ft^2 ratio (15.05) is below average. The buildings cover approximately two-thirds of the site.	0.51	11
1427 State	Existing one story retail complex and surface parking lot constructed in the 1950s. The I/ft^2 ratio (6.07) is well below average and over half of the site is dedicated to surface parking. Site is a prime location for housing as it is on a transit corridor, is in the Priority Housing Overlay and is close to Alameda Park, shopping, and restaurants.	0.47	27
1400 Block Chapala	Existing surface parking lot located behind commercial buildings on Micheltorena Street. Site is in Priority Housing Overlay and is located close to shopping and restaurants.	0.26	15

W MISSION ST
W MISSION ST
1922 DE LA VINA ST
DE LA VINA ST
40 Feet

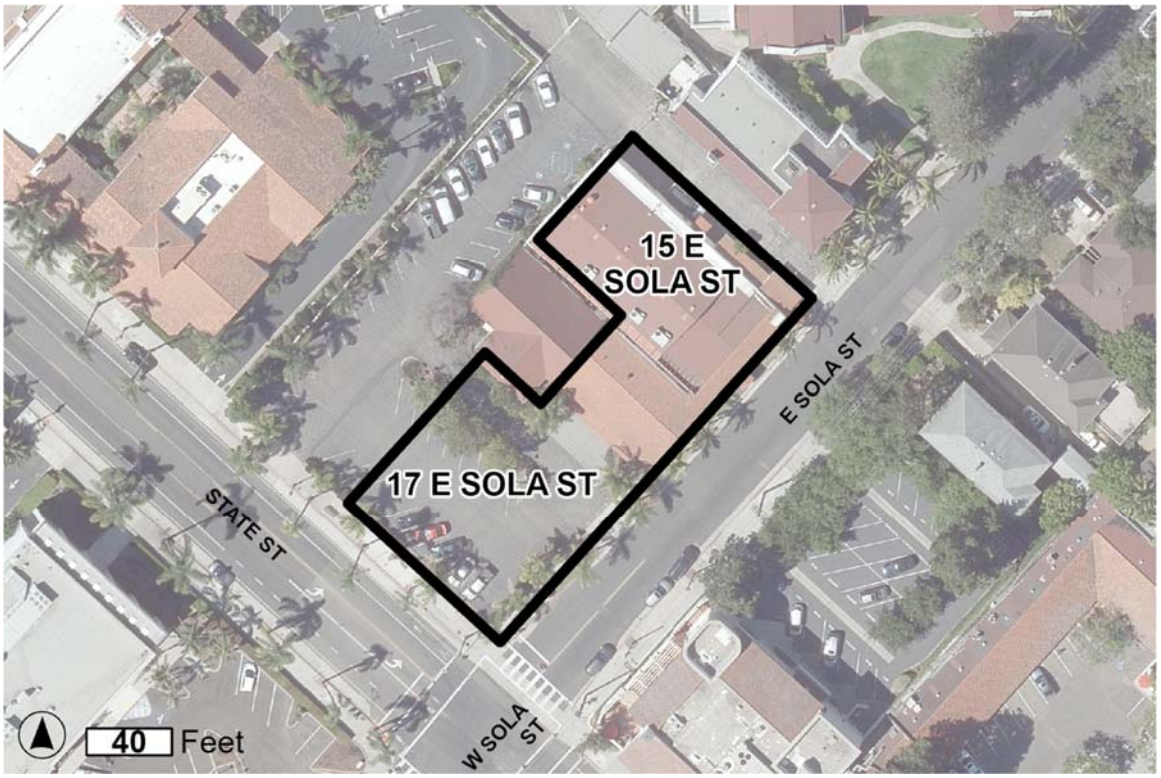
STATE ST
W MICHELTORENA ST
1427 STATE ST
40 Feet

UPPER EAST/STATE STREET CORRIDOR

The northern boundary of the Upper East neighborhood is in a high fire hazard area and a larger portion of this neighborhood is zoned for single-unit housing. The single-unit neighborhoods have supported 42 constructed and pending ADUs. Multi-unit housing development potential is focused on the State Street corridor with a few sites on perpendicular streets. This portion of State Street is mainly developed with one- to two-story buildings. Existing uses include restaurants, retail, offices, motels, and parking lots. This area is zoned for medium high residential of 15-27 du/ac and some areas are within the Priority Housing Overlay. The commercial uses are bordered by single- and multi-unit residential. Following are prime and typical suitable sites for housing.

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
15-19 E Arrellaga	Existing one story medical offices and surface parking lot constructed in 1954. This site is close to Alameda and Alice Keck Park and a private school. The I/ft^2 ratio (10.11) is below average and the buildings cover approximately two-thirds of the site.	0.54	11
15 & 17 E. Sola, 1408 State	Consolidation of three underdeveloped parcels with existing funeral home and parking lots constructed in the 1940s. When consolidated, surface parking covers about one-half of the parcels. Site is in Priority Housing Overlay and the I/L and I/ft^2 ratios (.27 and 10.59 respectively) of the developed site is well below	0.8	47

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
	average.		
1520 & 1522 State	Consolidation of two underdeveloped parcels with medical and office buildings constructed in the late 1940s. Site is in Priority Housing Overlay.	0.23	13
1528 State	Existing one story retail and surface parking lot constructed in 1942. Site is in Priority Housing Overlay and about two-thirds of the site is dedicated to surface parking. The I/L ratio (0.14) is well below average.	0.18	10


15 E
SOLA ST
17 E SOLA ST
E SOLA ST
STATE ST
W SOLA ST
40 Feet

1522 STATE ST
1520 STATE ST
STATE ST
30 Feet

LOWER RIVIERA

Most of the Lower Riviera neighborhood is steeply sloped and in a high fire hazard area; therefore, only a small portion is zoned for multi-unit housing and only a few sites in the 500 block of E. Micheltorena Street, N. Milpas, and E. Arrellaga met the criteria for inclusion on the suitable sites inventory. Existing uses include single and multi-unit housing and medical offices. Following are two sites considered suitable for housing.

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
511 E. Micheltorena	Existing two-story medical office building and surface parking lot, constructed in 1965. About two-thirds of the site is dedicated to surface parking. Adjacent site with the same owner is a pending housing project.	0.78	17
601 E. Arrellaga	Existing two-story medical office building and surface parking lot constructed in the 1980s. About one-half of the lot is dedicated to surface parking. The site is surrounded by other multi-unit housing projects (apartments, condominiums, and single-unit homes).	0.52	11
1040 N. Milpas	Existing single-unit home constructed in 1931. The lot is developed with one unit but could accommodate ~11.	0.52	1 (existing) 10 (new)

511 E
MICHELTORENA ST
OLIVE ST
E MICHELTORENA ST
50 Feet

PROSPECT AVE
E VALERIO ST
601 E
ARRELLAGA ST
E ARRELLAGA ST
40 Feet

1040 N
MILPAS ST
N MILPAS ST
E FIGUEROA ST
SAN DIEGO RD
GARCIA RD
40 Feet

Westside/Lower West Opportunity Area

Size	529 Acres
Land Use Designations and Residential Density	0% High Density Residential (28-36 du/ac) 34% Medium High Density (15-27 du/ac) 22% Medium Density (12 du/ac) 38% Low Density (5 du/ac) 4% Institutional 1% Parks/Open Space
Zoning Designations	Residential: R-S, R-2, R-M, R-MH Commercial and Office: C-R Parks and Recreation: P-R
Applicable Overlay Zones	None
Existing Residential Units	4,998
Pending Residential Units	19
Available Sites Capacity	73 Lower Income 10 Moderate and Above Moderate
Total Sites Capacity	102 Units
TCAC Resource Categories (Composite)	Low/Moderate (rapidly changing)

Location and Description

The Westside and Lower West neighborhoods are located south of Highway 101, below the Mesa neighborhoods and towards the coast, bounded to the west by Las Positas Road, north by Highway 101, east by Cliff Drive, and south by the Bel Air and Alta Mesa neighborhoods. There are four transit lines through these neighborhoods and Modoc and Rancheria are Class II bikeways. A small portion of this area is within ½ mile of a major transit stop (transit center and rail station).

The Westside neighborhood is developed with a mix of single-, duplex, and multi-unit residential units. Since 1989, the Westside neighborhood has added a significant number of new units in the R-2 and R-M areas, particularly projects with 1-5 net new units. Other than renovations, there has been no new commercial square footage added from 1989 to the present. Neighborhood serving uses easily accessed by neighborhood residents are supported in the commercial areas of San Andres Street.

Creek restoration and additions to Bohnett Park as well as public improvements completed over the past ten years have enhanced the neighborhood. Further planned improvements are underway with the Westside Community Paseos project that includes improved crosswalks, access ramps, signage, high visibility bike lanes, traffic signals, traffic diverter medians, and new street lighting. It will also create a connected crosstown bikeway network.

The large publicly owned and privately operated Elings Park can be accessed from the Westside through Valerio Street. Pilgrim Terrace Community Gardens is also located in this neighborhood. The Westside Boys and Girls Club is located in this neighborhood next to Bohnett Park and an elementary and junior high school are in the area.

The Lower West neighborhood is the City's most densely settled residential area, with a mix of modest single unit homes, many older apartment buildings, and some condominium development. Future residential growth will result in part from redevelopment of some single unit residential and duplex areas into multiple-unit use. This neighborhood is adjacent to Santa Barbara City College.

Lower West has a small commercial market that serves the neighborhood as well as some commercial uses on the corner of Castillo and Montecito Street. Also in this neighborhood is Parque de los Niños and Children's Orchard, a small park with orchard and vegetable gardens for residents of Santa Barbara's lower westside, built in 1996.

Housing opportunity sites in these neighborhoods are clustered around San Andres and San Pascual Streets with a few additional sites on Rancheria Street and Coronel Place. These sites are identified in the inventory as suitable for housing because:

- Sites have the zoning capacity to accommodate multi-unit housing.
- Existing structures are typically one-to two-story buildings constructed 50 or more years ago.
- Lots are underdeveloped with low floor area ratios compared to what is allowed under current zoning.
- There are several pending projects in these neighborhoods, typically adding a modest number of units to small, underdeveloped lots with existing residential development.
- There are no identified conditions that would preclude or impact housing development (i.e., shape, easements, contamination, significant biological resources or hazards).
- The sites are close to transit and bike lanes, with easy access to Highway 101 and downtown. Future transportation improvements are underway.
- A portion of the neighborhood is within ½ mile radius of a major transit stop and eligible for parking reductions provided by AB 2097.
- This is moderate but rapidly changing opportunity rich area for low income families with children.
- These neighborhoods have 176 ADUs (constructed, approved, pending)—the highest number of any City neighborhood. This type of housing opportunity is expected to continue.

Capacity Assumption

To determine the potential and realistic unit capacity for this area, it was assumed that seven sites could accommodate 83 new residential and mixed-use projects. These neighborhoods will continue to be redeveloped with small projects of less than 10 units that will be counted towards the City's RHNA but are not included in the inventory because they did not meet the screening criteria.

During the 5th Cycle Housing Element, notable residential development of more than five units in the area includes:

- 1220 & 1222 San Andres Street, merger of two lots, demolition of existing residential units, and construction of five duplexes and two single unit two- and three-story dwellings for a total of 12 units.
- 312 Rancheria Street, two-story building with seven units constructed on a small (0.3 acres) vacant parcel.

Notable affordable housing projects constructed prior to the 5th Cycle in the area include:

- Monteria Village, 512-524 W. Montecito Street/305 Rancheria Street, 28 affordable units.

- 1913 San Pascal, 10 affordable units for seniors and families.
- 1910 San Pascal, 12 affordable units for seniors and families.
- Milagro de Ladera, 322 Ladera Street, 51 lower income units.
- Rancheria Village, 424-430 Rancheria Street, 14 lower income units.
- Coronel Place, 625-629 Coronel Place, 20 lower and nine moderate income units.
- Pinecone, 1838 San Andres, 10 moderate income ownership units.

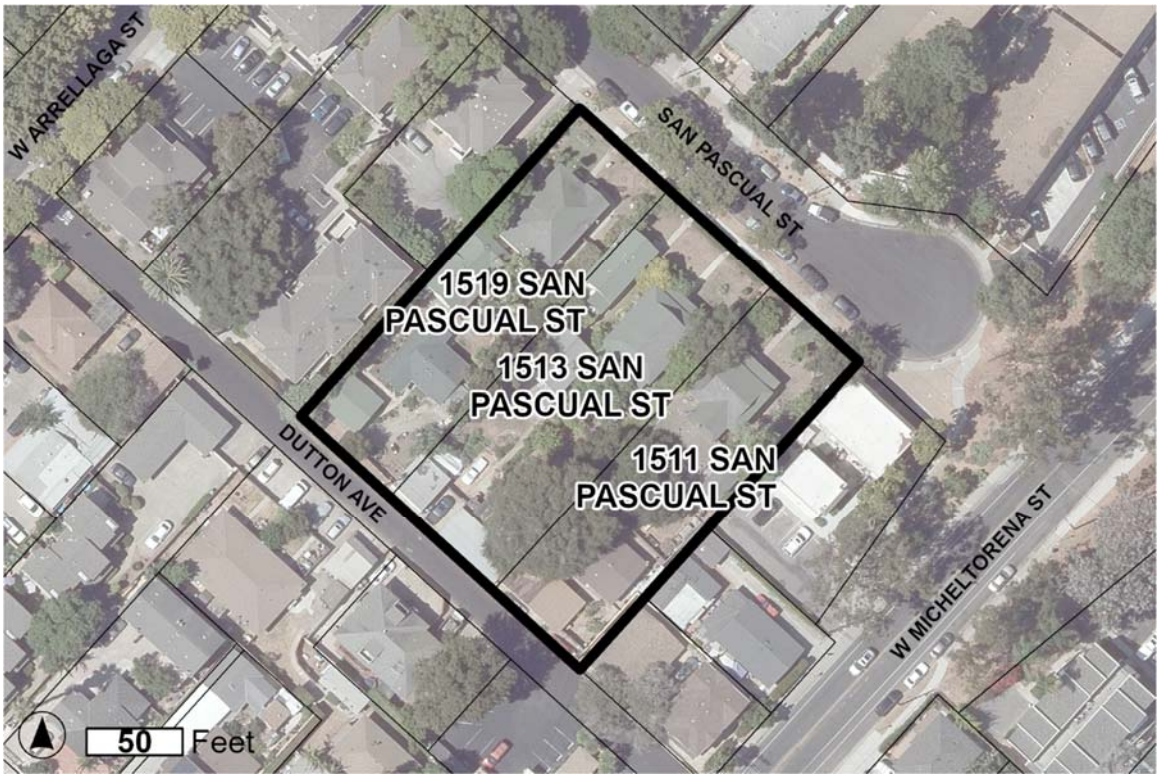
Pending residential development in this area includes six sites with five or fewer units for a total of 12 new units and one site with more than five units as follows:

- 1230 San Andres Street, proposing to demolish two existing dwellings and construct a new three-story multi-unit building with seven units on a small parcel (0.3 acres).

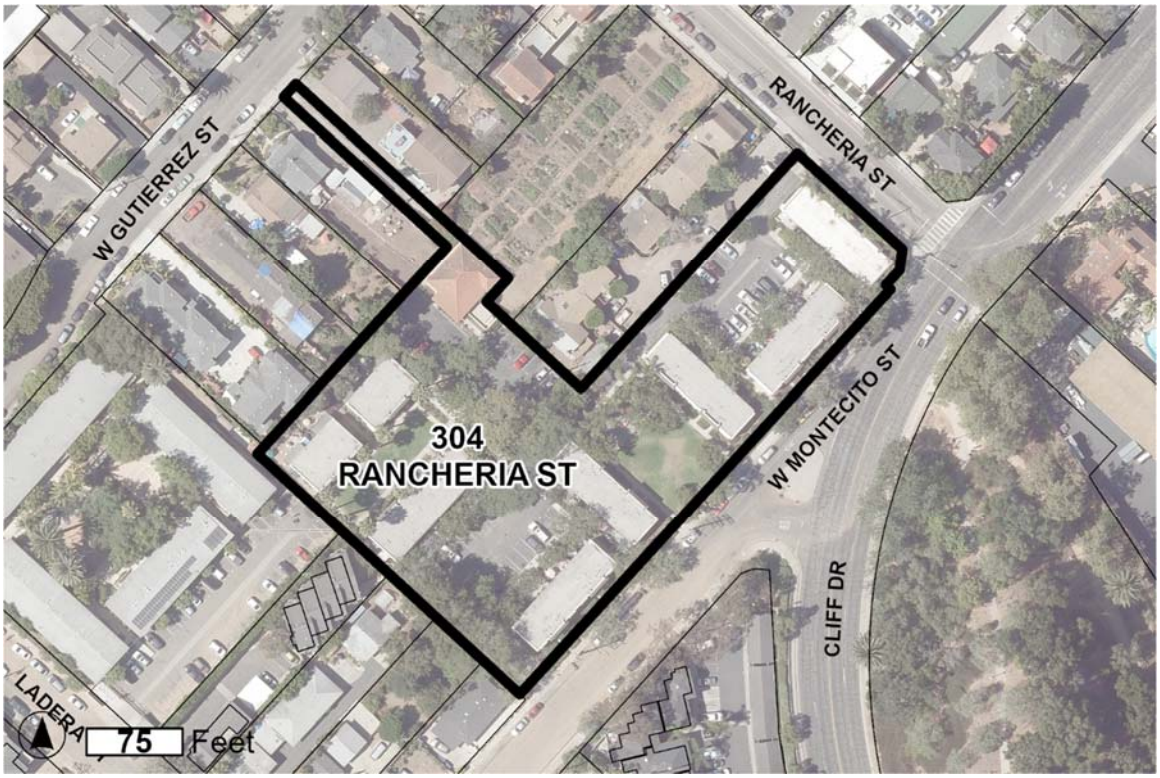
Representative Sites

These neighborhoods were predominately developed in the 1920s-1940s with one- to two-story single and multi-unit residential. Most sites are underdeveloped relative to their potential under current zoning (i.e., up to three stories and 15-27 du/ac). The average I/L and I/ft^2 ratio for projects in this density tier are 0.69 and 22.65, respectively. The following sites represent both typical housing opportunities and a prime opportunity for redevelopment by the Housing Authority of Santa Barbara.

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
1511-1519 San Pascual	Consolidation of three narrow lots under common ownership. Each lot has three one-story units (duplex and single units). No original building permits were found in the files except for a duplex constructed in 1956 and a single unit constructed in 1905. These sites are within one block of a shopping center and close to Micheltorena Street, which crosses Highway 101 for easy access to downtown.	0.97	10 (new) 9 (existing)
1329 San Andres	Existing one story commercial center and surface parking lot permitted around 1952 with an addition permitted around 1962. The site has a low I/ft^2 ratio (9.06) and has not been improved in recent years. It is close to Bohnett Park and recent multi-unit housing projects.	0.58	12
304 Rancheria	This site is owned by the Housing Authority and planned for redevelopment to increase the number of affordable units. The project site is currently developed with eight two-story buildings containing 28 units constructed in the 1970s.	2.13	30 (new) 28 (existing)


W ARRELLAGA ST
SAN PASCUAL ST
1519 SAN PASCUAL ST
1513 SAN PASCUAL ST
1511 SAN PASCUAL ST
DUTTON AVE
W MICHELTORENA ST
50 Feet

W SOLA ST
1329 SAN ANDRES ST
SAN ANDRES ST
50 Feet


W GUTIERREZ ST
RANCHERIA ST
304
RANCHERIA ST
W MONTECITO ST
CLIFF DR
LADERA
75
Feet

West Downtown Opportunity Area

Size	178 Acres
Land Use Designations and Residential Density	74% High Density Residential (28-36 du/ac) 22% Medium High Density (15-27 du/ac) 0% Medium Density (12 du/ac) 0% Low Density (5 du/ac) 1% Institutional 3% Parks/Open Space
Zoning Designations	Residential: R-M, R-MH Commercial and Office: C-R Parks and Recreation: P-R
Applicable Overlay Zones	24% Priority Housing Overlay (37-63 du/ac)
Existing Residential Units	2,013
Pending Residential Units	100
Available Sites Capacity	290 Lower Income 435 Moderate and Above Moderate Income
Total Sites Capacity	825 Units
TCAC Resource Categories (Composite)	Moderate (Rapidly Changing).

Location and Description

The West Downtown neighborhood is within the downtown grid and bounded on the north by Sola Street, on the south and west by Highway 101, and on the east by De la Vina, Ortega, and Chapala Streets. Bath and Castillo are Class II bikeways connecting West Downtown to neighborhoods to the north and the beach. The Carrillo Corridor is a high quality transit corridor, a significant gateway into the City's Downtown, and one of the most traveled arterials in the City circulation system with access to Highway 101. The neighborhood is adjacent to the transit center and two transit lines cross this neighborhood from the east side of Santa Barbara to the west side.

The West Downtown Neighborhood is one of the oldest neighborhoods in the City. It is predominantly developed with commercial uses and multi-unit residential; however, there are a number of single unit residences as well. This area has seen increased development over the past 20 years including the construction of some high profile affordable housing projects, and larger mixed use commercial and condominium projects along Chapala Street. There is one pocket park in this neighborhood, the Westside Neighborhood Center, and several nearby City parks.

Housing opportunity sites in these this neighborhood are clustered around the Carrillo Street corridor with additional sites along Figueroa Street and between Sola and Victoria. The Carrillo Street corridor and other nearby sites are identified in the inventory as suitable for housing because:

- Sites have the zoning capacity to accommodate multi-unit housing, and most of this neighborhood is within the Priority Housing Overlay.
- Existing structures are typically one-to two-story buildings constructed 50 or more years ago.
- Lots are underdeveloped with low floor area ratios compared to what is allowed under current zoning.

- There are no identified conditions that would preclude or impact housing development (i.e., shape, easements, contamination, significant biological resources or hazards).
- With increased popularity of e-commerce and changes in demand for office space due to remote work, the financial viability of existing commercial uses (mainly small business, offices, and retail) are showing signs of increasing redevelopment opportunities. Some redevelopment to housing has occurred even prior to the pandemic.
- The sites are close to transit and bike lanes, with easy access to Highway 101 and downtown.
- The neighborhood is within ½ mile radius of a major transit stop and eligible for parking reductions provided by AB 2097.
- This is moderate but rapidly changing opportunity rich area for low income families with children.
- Multiple deed restricted affordable housing projects have been constructed in this neighborhood as noted below.
- Conversion of service stations to housing (representing two sites in this neighborhood) more likely due to State's upcoming zero emission vehicle mandate.
- This neighborhood has 22 ADUs (constructed, approved, pending) and this type of housing opportunity is expected to continue.

Capacity Assumption

To determine the potential and realistic unit capacity for this area, it was assumed that 58 sites could accommodate 725 new residential and mixed-use projects.

During the 5th Cycle Housing Element, notable residential development in the area includes:

- 325 W. Anapamu Street, eight units on an underdeveloped, small (0.2 acres) lot. One existing unit was retained.
- 610 and 618 Castillo Street, two projects permitted separately but in conjunction on underdeveloped lots for a total of eight new units. Several existing units were retained.
- Bradley Studios, 512 Bath Street, 54 very low income studios constructed in 2019.

Several prominent affordable housing projects constructed prior to the 5th Cycle in the area include:

- Casa de las Fuentes, 335 W Carrillo, 42 lower income units constructed on a small lot (0.34 acres) in 2002.
- El Carrillo, 315 W Carrillo, 61 very low income units constructed on a small lot (0.49 acres) in 2006.
- Hotel de Riviera, 125 W. Carrillo, 30 SRO units for people experiencing homelessness and suffering from mental illness combined with alcohol and/or drug problems. Building was constructed in 1915 but made affordable in 1988.
- Cottage Gardens, 227 W De la Guerra, 17 low income units for seniors built on a small lot (0.46 acres) in 1993.

- Castillo Homes, 1031 Placido Avenue, 32 senior low income units for seniors constructed in 1987.
- El Zoco, 211 W. Guiterrez, 16 moderate income units ownership units.

Pending residential development includes four sites with five or fewer units for a total of 12 new units and three sites with five or more units as follows:

- 208 Cottage Grove, proposing six above moderate units on small lot (0.14 acres) with an existing single residential unit to be demolished.
- 809 & 815 De la Vina, 208 W. De la Guerra, consolidation of three lots proposing 31 above moderate units. Existing buildings to be demolished and Structure of Merit to be moved.
- 400 W. Carrillo, proposing 30 moderate and 33 above moderate units on a City-owned parking lot.

Representative Sites

The West Downtown neighborhood was developed predominately before the 1900s though 1920s as a residential multi-unit neighborhood, with some commercial uses primarily along Carrillo, Bath, De la Vina, and Chapala streets. Most sites are underdeveloped relative to their potential under current zoning. This is a compact, grid neighborhood. Carrillo, De la Vina, and Bath are parallel one way streets, and Carrillo and Haley are the primary transportation corridors to and from downtown, Highway 101, and the beach. The following representative sites are organized by transportation corridors.

CARRILLO STREET CORRIDOR

There are 11 opportunity sites on this corridor, all except one (pending project) are in Priority Housing Overlay. Consolidation sites are under common ownership. The average I/L and I/ft2 ratios for projects in this density tier are 0.67 and 23.69 respectively. The following sites represent typical and prime housing opportunities along this corridor. These sites could be exempt from minimum residential parking requirements per AB 2097.

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
312 & 316 W. Carrillo	Consolidation of two vacant lots, which represents a prime development opportunity. The City has discussed potential development of this site with an affordable housing provider.	0.42	24
226-230 W. Carrillo	Consolidation of four lots consisting of adjacent surface parking lots serving a restaurant, pharmacy, and offices. The commercial parking could be retained on the ground floor with units added on top.	0.54	30
233 W. Carrillo	Consolidation of two lots consisting of a one story business and surface parking lot. The building includes a Quonset hut with an attached addition, unclear when the current building was constructed but a building permit was submitted for the site in 1947. The parking lot was constructed in 1968. The building	0.35	19

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
	was last remodeled for the current tenant (paint store) in 2004.		
303 W Carrillo	Existing service station constructed in 1955. The I/L (1.0) and I/ft^2 (12.33) ratios are well below average.	0.22	13

228 W
CARRILLO ST
226 W
CARRILLO ST
228 W
CARRILLO ST
230 W
CARRILLO ST
BATH ST
ALLEY 0 BLOCK W CASTILLO ST
W CARRILLO ST
SAINT VINCENT AVE
40 Feet

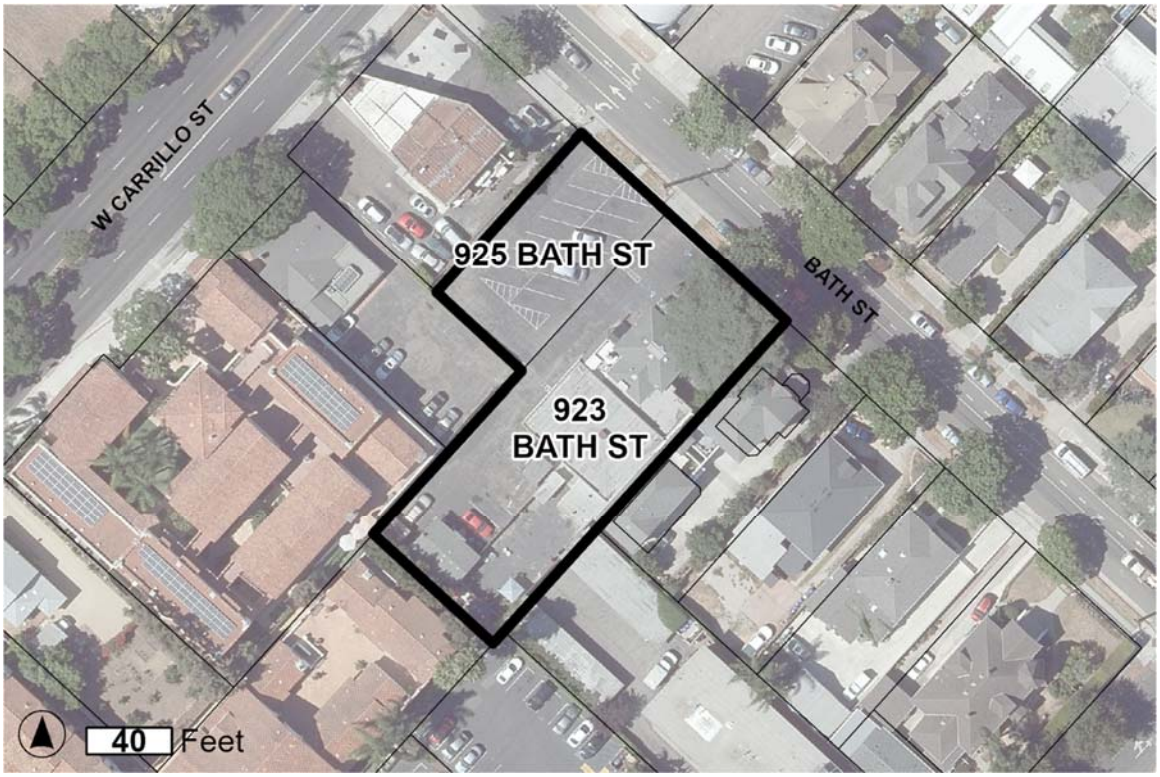
W CARRILLO ST
SAINT VINCENT AVE
233 W
CARRILLO ST
233 W
CARRILLO ST
BATH ST
30 Feet

BATH STREET CORRIDOR

There are 11 opportunity sites on this corridor, including one potential lot consolidation. All are within Priority Housing Overlay and the average I/L and I/ft2 ratios for projects in this density tier are 0.67 and 23.69 respectively. These sites could be exempt from minimum residential parking requirements per AB 2097. The following sites represent typical and prime housing opportunities along this corridor.

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
923 and 925 Bath	Consolidation of two lots consisting of a one-story residential unit constructed in 1928, a one-story meeting hall constructed in 1960s, and a surface parking lot. Parking lot and fencing is deteriorated and the existing building has peeling paint. Site has been subject to zoning and building code violations for dilapidated conditions and the I/L ratio is low (0.5). This site is close to Carrillo Street, restaurants, and commercial services.	0.49	28
821 Bath	Existing two story 12 unit residential building constructed in 1965. The lot is developed at 5.2 units/acre but can accommodate ~27 units. The most recent repair permit application (roof, wall heaters, plumbing) was submitted in 1990. The I/L ratio is below average (0.62).	0.43	12 (existing)13 (new)
500 and	Consolidation of two lots consisting of parking lots constructed in	0.37	8

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
523 Bath	1986. If these lots were converted to housing, there are still multiple parking spaces serving existing businesses (sports club, medical clinic). This site has easy access to Highway 101 and the beach.		



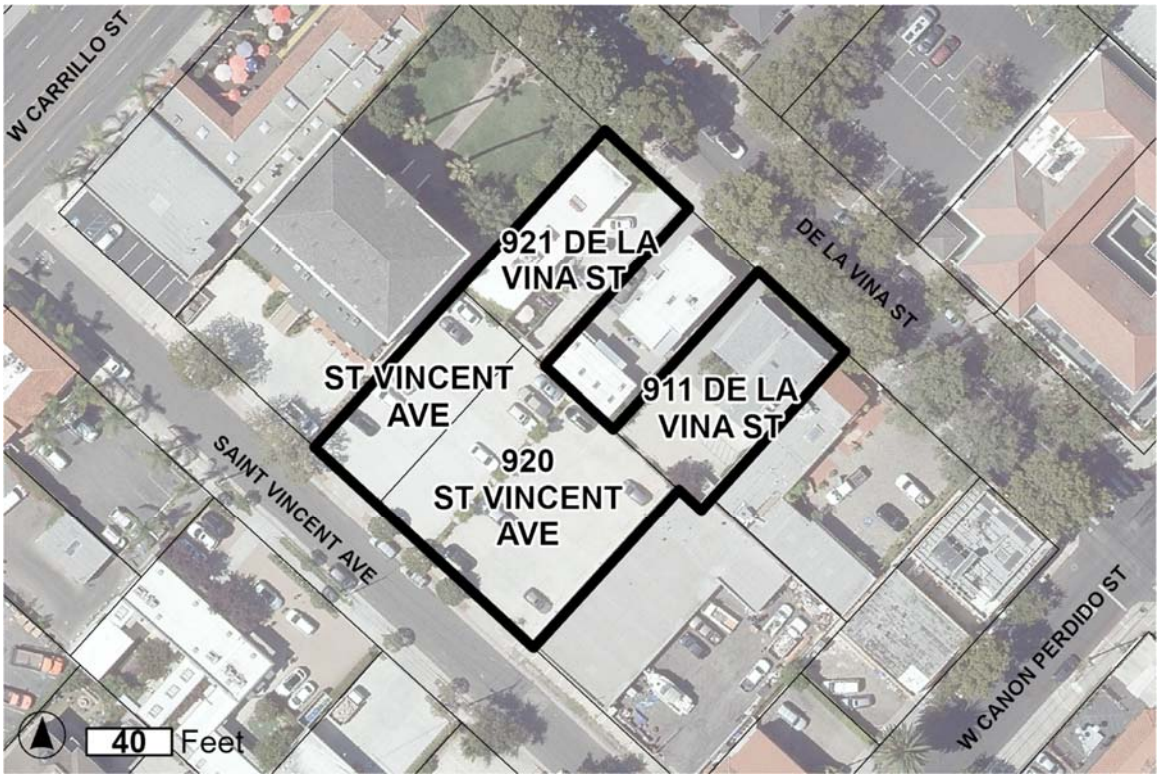
W CANON PERDIDO ST
BATH ST
821 BATH ST
W DE LA GUERRA ST
TRANSFER AVE CASTIL
50 Feet

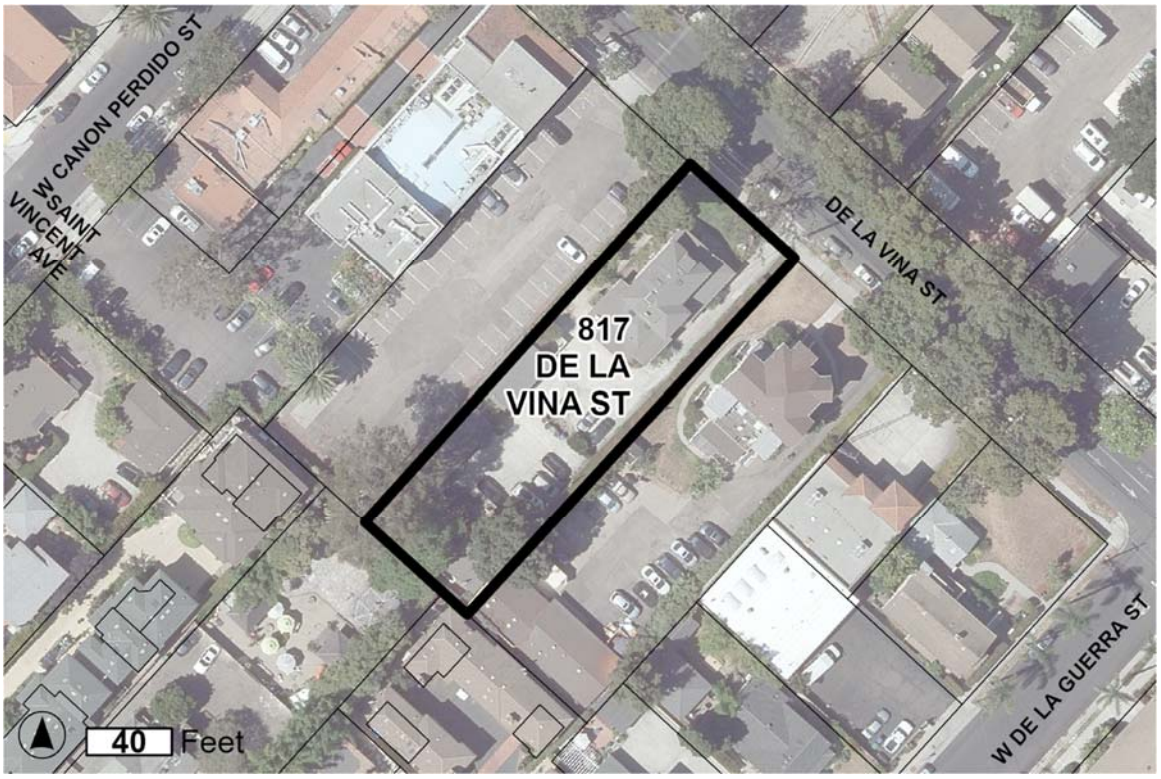
W COTA ST
BATH ST
523 BATH ST
W HALEY ST
40 Feet

DE LA VINA STREET CORRIDOR

There are nine opportunity sites, including one potential lot consolidation. All are within Priority Housing Overlay and the average I/L and I/ft2 ratios for projects in this density tier are 0.67 and 23.69 respectively. These sites could be exempt from minimum residential parking requirements per AB 2097.

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
911 and 921 De la Vina, 920 St. Vincent and no number St. Vincent	Consolidation of four lots consisting of one story office uses and parking lots. 911 De la Vina was permitted in 1948 as a retail store, then used as a sheet metal shop, followed by current use as an office. Most recent exterior upgrades were permitted in 2009. 921 De la Vina was permitted in 1941 as a retail store and is now an office. Minor tenant improvements were last permitted in the 1990s. This site is close to Carrillo Street and a large grocery store and other services.	0.57	32
817 De la Vina	Existing seven unit residential development comprised of several buildings. The original larger house in the front was constructed some time before 1938. The lot includes large surface parking areas and the improvement to lot area ratio is low (0.59). The lot is developed at 2.4 units/acre but can accommodate ~22 units/acre.	0.34	7 (existing) 15 (new)





CASTILLO STREET CORRIDOR

There are four opportunity sites, one of which is a potential consolidation site under common ownership. All are within Priority Housing Overlay and the average I/L and I/ft2 ratios for projects in this

density tier are 0.67 and 23.69 respectively. These sites could be exempt from minimum residential parking requirements per AB 2097.

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
1314 Castillo	Existing nine unit one-story residential development comprised of five to six buildings. New units were added in the 1920s, unclear when existing units were constructed. The lot is developed at 3 units/acre but can accommodate ~21 units/acre. No recent permits for improvements are on file.	0.33	9 (existing) 14 (new)
1329 Castillo and 401 W. Sola	Consolidation of 2 lots consisting of one-story single residential units. 1329 Castillo was constructed prior to 1936 and 401 W. Sola was constructed prior to 1945. No recent improvement permits are on file. If consolidated, the lots are developed at 0.4 units/acre but can accommodate ~13 units/acre.	0.21	2 (existing) 10 (new)

W SOLA ST
401 W
SOLA ST
CASTILLO ST
1329
CASTILLO ST
30 Feet

Downtown/Lower State Opportunity Area

Size	294 Acres
Land Use Designations and Residential Density	39% High Density Residential (28-36 du/ac) 50% Medium High Density (15-27 du/ac) 0% Medium Density (12 du/ac) 0% Low Density (5 du/ac) 7% Institutional 4% Parks/Open Space
Zoning Designations	Commercial and Office: C-G, Title 28 Coastal Zones: O-C, HRC-2 Manufacturing: M-C Parks and Recreation: P-R
Applicable Overlay Zones	36% Priority Housing Overlay (37-63 du/ac) S-D-3 (Coastal Zone Overlay)
Existing Residential Units	890
Pending Residential Units	262
Available Sites Capacity	526 Lower Income 561 Moderate and Above Moderate Income
Total Sites Capacity	1,349 Units
TCAC Resource Categories (Composite)	Moderate/Moderate (Rapidly Changing) (Downtown) Low/Moderate (Lower State)

Location/Description

The Downtown and Lower State neighborhoods are located in the heart of the City grid focused around the primary commercial and transportation corridor of State Street. Downtown is bounded by Sola, De la Vina, Ortega, and Santa Barbara streets and connected to Lower State, which is bounded by Ortega, Chapala, and Santa Barbara streets and Cabrillo Boulevard. Highway 101 bisects Lower State and the portion below Highway 101 is in the Coastal Zone.

The Downtown Neighborhood is the most intensively used part of the City. In addition to its primary function as a viable commercial center, it is becoming the home to many City residents as more mixed use and residential land uses are developing Downtown, consistent with General Plan policy to encourage a mix of land uses in commercial areas, particularly in the Downtown. Residential uses are desired Downtown as it is the major employment center for the City. Downtown is also a major tourist draw with historic sites, a myriad of retail stores, restaurants and cultural arts venues. Aside from commercial uses, the Santa Barbara County Courthouse, County administrative offices, Central Library, Santa Barbara City Hall, Santa Barbara Museum of Art, Santa Barbara Historical Museum, the Presidio, Casa de la Guerra, De la Guerra Plaza, and the Arlington, Granada, and Lobero Theaters are all located Downtown. There are currently no schools in the Downtown or Lower State neighborhoods but there are private and public schools nearby.

The Lower State Street Neighborhood includes a mix of commercial retail, restaurant, hotel, office, warehouse, and light industrial uses. The area also has some mixed use and multi-unit development. The portion below Highway 101 is in the Coastal Zone and not currently included in the AUD program. A segment of this area zoned OC includes the area generally known as the “funk zone” that allows primarily ocean dependent and ocean oriented uses, commercial recreational uses, arts and related uses, restaurants and small stores. Residential uses are also allowed as part of mixed use in the OC zones. Portions of Mission Creek run through this area. The Lower State Street area contains Vera Cruz Park, Moreton Bay Fig Tree and the Amtrak railroad station.

Housing opportunity sites in these neighborhoods are clustered around Anacapa, Chapala, and Haley streets. These sites are identified in the inventory as suitable for housing because:

- Sites have the zoning capacity to accommodate multi-unit housing, and over a third of the land area in these neighborhoods are within the Priority Housing Overlay.
- Existing structures are typically one-to two-story buildings constructed 50 or more years ago.
- Lots are underdeveloped with low floor area ratios compared to what is allowed under current zoning.
- There are no identified conditions that would preclude or impact housing development (i.e., shape, easements, contamination, significant biological resources or hazards).
- With increased popularity of e-commerce and changes in demand for office space due to remote work, the financial viability of existing commercial uses (mainly business, offices, and retail) are showing signs of increasing redevelopment opportunities. Some redevelopment to housing has occurred even prior to the pandemic.
- The sites are close to jobs, transit, and bike lanes, with easy access to Highway 101.
- The neighborhoods are within ½ mile radius of a major transit stop and much of the area is eligible for parking reductions provided by AB 2097 and the City's reduced parking requirements for projects within the Central Business District. .
- These neighborhoods together experienced a 16 percent increase in residential units from 2011-2023.
- Most of this area is a moderate but rapidly changing opportunity rich area for low income families with children.

Capacity Assumption

To determine the potential and realistic unit capacity for this area, it was assumed that 85 sites could accommodate 1.087 new residential and mixed-use projects (not counting pending projects).

During the 5th Cycle Housing Element, notable residential development in the area includes:

- 414 Chapala Street, 21 unit, four-story mixed-use project on a small site (0.3 acres) with the existing commercial building demolished.
- 634 Anacapa, 30 unit, three-story mixed-use project on a site where the existing commercial buildings were demolished.
- 1330 Chapala Street, 33 unit, three-story mixed-use project on a former surface parking lot.

A prominent affordable housing project constructed prior to the 5th Cycle in the area include:

- Faulding Hotel, 15 E Haley, 71 lower income and 10 moderate income units.

Pending residential development includes two sites with nine or fewer units and eight sites of 10 or more units including:

- 410 State, lot merger of three parcels and 78 units in a mixed-use building, eight units affordable to moderate income households.

- 821 State, 14 units in a mixed-use commercial building to be retrofitted to housing. Includes three low and one moderate income unit. This project is under construction.
- 425 Santa Barbara, 19 units in a mixed-use building with one for moderate income households.
- 113-117 De la Guerra, lot merger of two parcels and 23 units in a mixed-use building.
- 630 Chapala, lot merger of two parcels and 39 units in a mixed-use building, four units for moderate income households.
- 932 De la Vina, 22 units, two for moderate income households.
- 115 W. Anapamu, lot merger of two parcels and 34 low income units in a mixed-use building.
- 428 Chapala, 27 units in a mixed-use building, with two very-low and two moderate income units.

Representative Sites

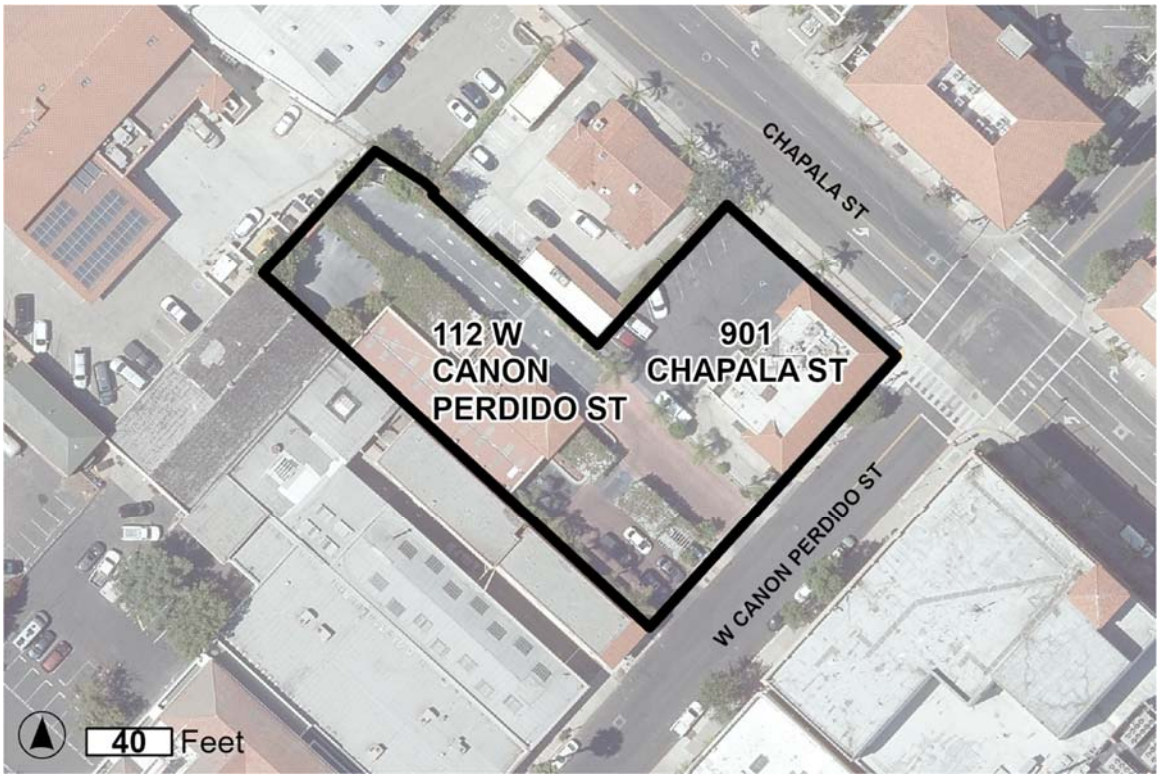
These neighborhoods were developed primarily as commercial neighborhoods with infill residential multi-unit and mixed uses. Most sites are underdeveloped relative to their potential density and height limits under current zoning. For sites in the Priority Housing Overlay, the average I/L and I/ft2 ratios for projects in this density tier are 0.67 and 23.69, respectively. The following representative sites are organized by primary transportation corridors.

CHAPALA STREET CORRIDOR (DOWNTOWN NEIGHBORHOOD ORTEGA TO SOLA)

This area includes one consolidated site, and four individual sites for housing, all in the Priority Housing Overlay density tier.

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
701 Chapala	Existing one story restaurant/coffee shop constructed in 1955 and surface parking lot. About one-half of the lot is dedicated to surface parking. The lot is kitty-corner from a large proposed housing project (39 units) and in a prime downtown location for additional housing.	0.41	24
901 Chapala & 112 W Canon Perdido	Consolidation of two lots on the corner of Chapala and Canon Perdido consisting of a restaurant and surface parking lot constructed in 1960 and a carwash. In 1997, the prior carwash permitted in the 1960s was demolished and a replacement carwash facility constructed. Once consolidated, about one-half of the parcels is dedicated to surface parking.	0.68	39
1301 Chapala	Existing one-story car repair shop and beauty salon on the site of a former gas station and accessory buildings originally permitted in 1940. It is a prime corner location across from the Public Market and next to a two-story multi-unit residential building. The I/L (0.27) and I/ft^2	0.33	19

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
	(14.10) ratios are well below average on this site.		


CHAPALA ST
112 W
CANON
PERDIDO ST
901
CHAPALA ST
W CANON PERDIDO ST
40 Feet

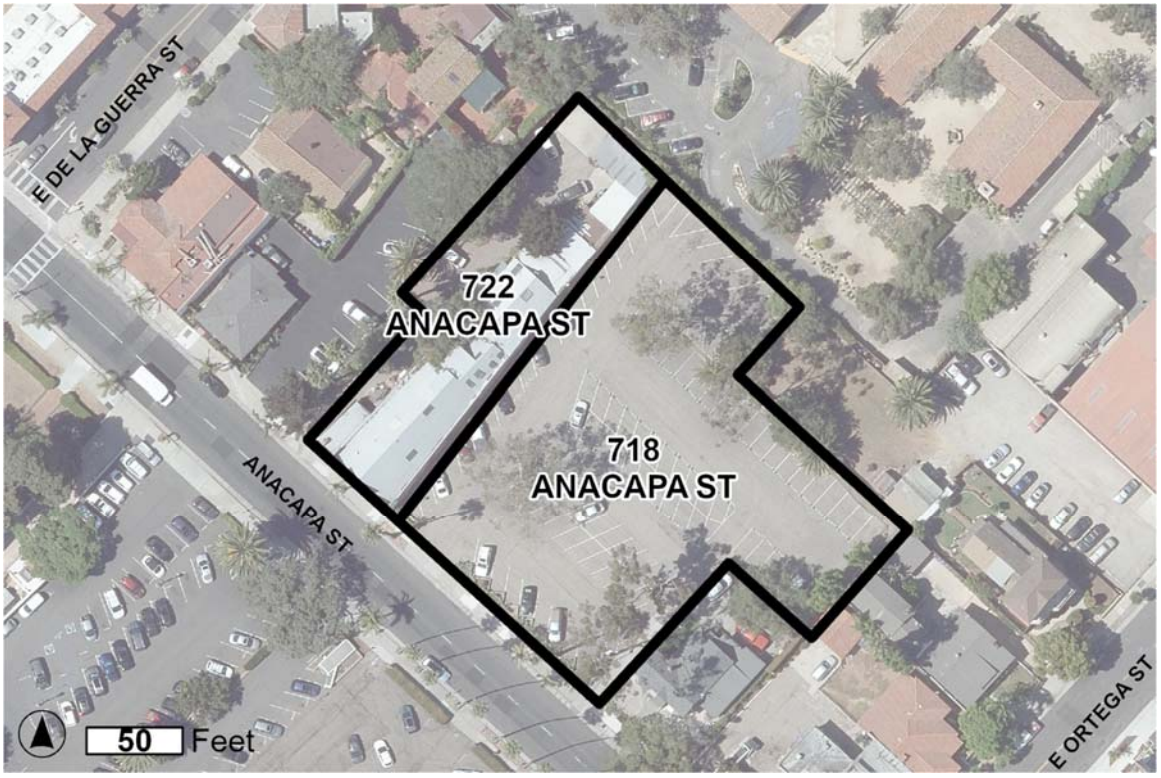
CHAPALA ST
1301
CHAPALA ST
W VICTORIA ST
30 Feet

ANACAPA STREET CORRIDOR (DOWNTOWN AND LOWER STATE NEIGHBORHOODS HIGHWAY 101 TO SOLA)

This area includes four consolidated sites under common ownership, and nine individual sites for housing, most in the Priority Housing Overlay density tier. Most sites are underdeveloped relative to their potential under current zoning.

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
500-526 Anacapa	Consolidation of five lots taking up most of a City block. Existing uses include seven residential units (one and two-story buildings), unclear when each unit was permitted, and one and two-story commercial businesses and surface parking lots. This is a prime downtown location for housing, close to a project under construction and other new housing developments. The I/ft^2 ratios are below average for all except one lot. In 2017, the property owner submitted an application for a lot merger for two of the lots and a mixed-use project with seven units but did not proceed.	0.88	44 (new) 8 (existing)
718 Anacapa	Existing large surface employee parking lot permitted in the late 1960s. The business that this lot was intended to serve recently declared bankruptcy. This is a prime location for housing with a very low I/L ratio (0.02).	0.8	47
722 Anacapa	Existing one story commercial business. The existing adobe dwelling was demolished in 1941 and there appears to be an office or store permitted on the site since the early 1930s. In the 1990s, applied for a water allocation (during a drought moratorium) to construct two units but they did not proceed.	0.33	19

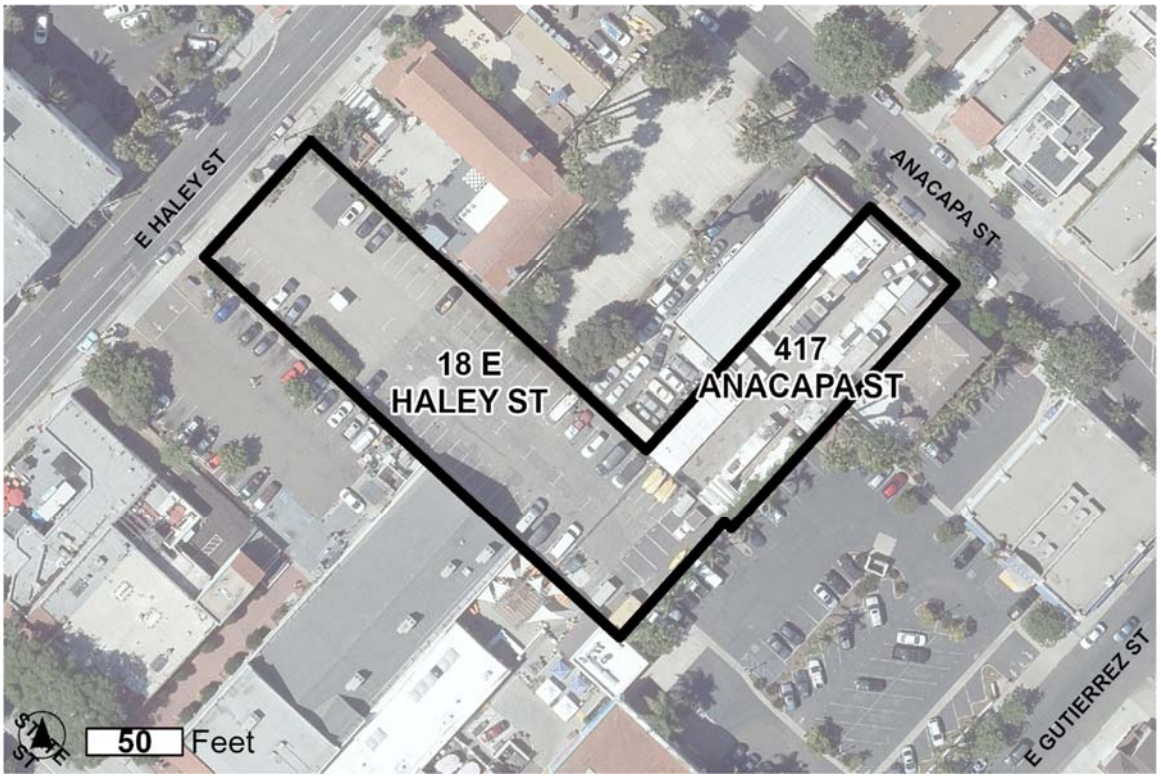
E COTA ST
526
ANACAPA ST
520
ANACAPA ST
518
ANACAPA ST
510
ANACAPA ST
500
ANACAPA ST
ANACAPA ST
E HALEY ST
50 Feet


E DE LA GUERRA ST
722
ANACAPA ST
718
ANACAPA ST
ANACAPA ST
E ORTEGA ST
50 Feet

HALEY STREET CORRIDOR (LOWER STATE NEIGHBORHOOD CHAPALA TO SANTA BARBARA STREET)

This three block stretch of Haley includes two consolidated sites under common ownership, and three individual sites for housing, all within the Priority Housing Overlay. Most sites are underdeveloped relative to their potential under current zoning.

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
18 E Haley & 417 Anacapa	Consolidation of two lots consisting of a parking lot and vehicle storage area.	0.79	46
114 E Haley	Two-story office building and surface parking lot. A one story building was originally constructed 1973 with the second story added in 1983. A tentative subdivision map to convert the office building to 16 condominiums was approved in the 1990's but did not proceed. This site is near Vera Cruz Park and about one-half of the lot is dedicated to surface parking.	0.67	39
113 E Haley	One-story commercial business permitted in the mid-1950s and surface parking lot. The I/L (0.18) and I/ft^2 (3.15) ratios are well below average for projects in this density tier. This site is adjacent to Vera Cruz Park and more than one-half of the lot is dedicated to surface parking.	0.25	15


E HALEY ST
ANACAPA ST
18 E
HALEY ST
417
ANACAPA ST
E GUTIERREZ ST
50 Feet

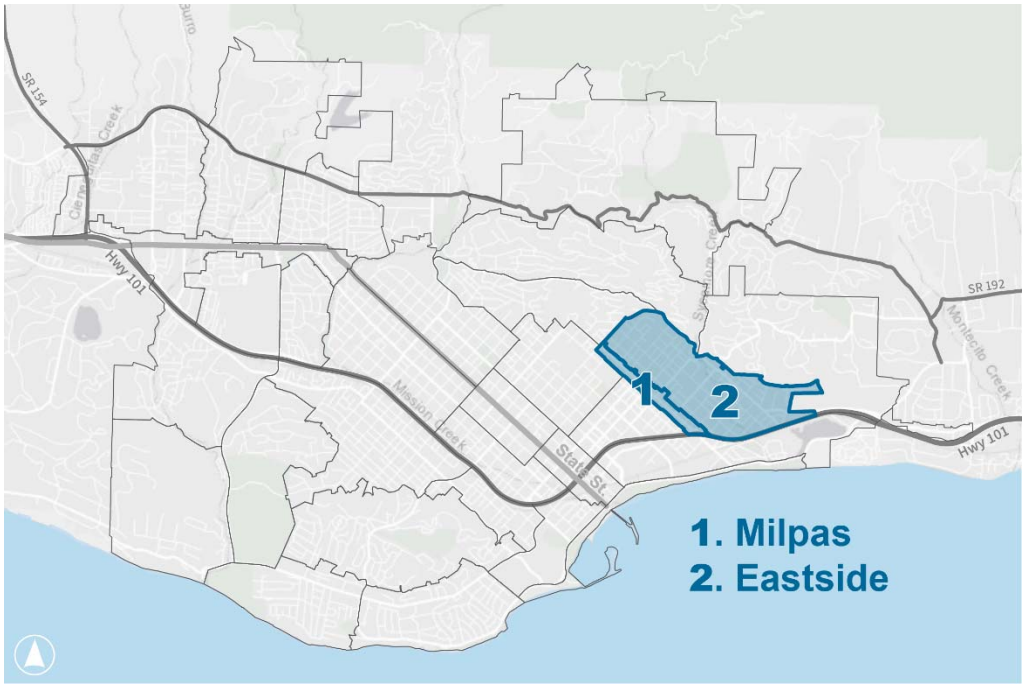
E HALEY ST
114 E
HALEY ST
ANACAPA ST
40 Feet

113 E
HALEY ST
E HALEY ST
ANACAPA ST
40 Feet

Milpas/Eastside Opportunity Area

Size	485 Acres
Land Use Designations and Residential Density	8% High Density Residential (28-36 du/ac) 18% Medium High Density (15-27 du/ac) 57% Medium Density (12 du/ac) 11% Low Density (5 du/ac) 3% Institutional 1% Industrial 3% Parks/Open Space
Zoning Designations	Residential: R-S, R-M, R-MH Commercial and Office: C-G, C-R Manufacturing: M-1 Parks and Recreation: P-R Specific Plan: SP-10
Applicable Overlay Zones	8% Priority Housing Overlay (37-63 du/ac) S-D-3 (Coastal Zone Overlay)
Existing Residential Units	3,451
Pending Residential Units	194
Available Sites Capacity	308 Lower Income 398 Moderate and Above Moderate Income
Total Sites Capacity	900 Units
TCAC Resource Categories (Composite)	Highest/Moderate (Rapidly Changing)/Low (Milpas) Highest/High/Moderate (Rapidly Changing)/Low (Eastside)

Location and Description



The Milpas and Eastside neighborhoods are bounded on the north by Canon Perdido Street and on the south by Highway 101. They are separated on the east and west by a line mid-block behind commercial properties along Milpas Street. The Eastside is bounded to the east by the base of the Riviera.

Milpas is developed as primarily a strip of commercial uses along both sides of the street. There is currently a small number of residential uses above and behind shops. The Milpas corridor generally supports neighborhood commercial uses, with two larger shopping centers. Due to the availability of neighborhood serving uses and the close proximity to transit, this area could redevelop to incorporate more residential in mixed use projects to form a unique urban neighborhood.

The northeast portion of the Eastside is zoned for single- and two-unit residential, providing an area for moderate-cost housing within walking distance to shopping and jobs. The Eastside includes five mobile home or trailer parks, providing more affordable and much needed housing. The multi-unit residential portion of the Eastside is located to the southwest close to Highway 101. This area has experienced redevelopment of underdeveloped lots to accommodate more units. The Eastside contains two elementary schools. Sunflower Park, Eastside Neighborhood Park, and the Yanonali Community Gardens are in this area and Sycamore Creek runs through much of the Eastside. The Eastside area also contains the Municipal Tennis Courts, the Franklin Community Center, and the Eastside Branch Library, all which serve the neighborhood and community.

Milpas is the main transportation corridor and portions of streets within these neighborhoods support Class II bikeways. Planned improvements are underway with the Eastside Community Paseos project that includes pedestrian and bicyclist improvements and a connected crosstown bikeway network.

Housing opportunity sites in these neighborhoods are mainly along Milpas Street with some additional sites on Cota and Quinientos streets. These sites are identified in the inventory as suitable for housing because:

- Sites have the zoning capacity to accommodate multi-unit housing.
- Existing structures are typically one-to two-story buildings constructed 50 or more years ago.
- Lots are underdeveloped with low floor area ratios compared to what is allowed under current zoning.
- There are no identified conditions that would preclude or impact housing development (i.e., shape, easements, contamination, significant biological resources or hazards).
- With increased popularity of e-commerce and changes in demand for retail, the financial viability of existing commercial uses (mainly small businesses and retail) are showing signs of increasing redevelopment opportunities. Some redevelopment to housing has occurred even prior to the pandemic.
- The sites are close to jobs, transit, and bike lanes, with easy access to Highway 101 and the beach.
- Portions of each neighborhoods are high and moderate opportunity rich areas for low income families with children.
- There are 107 ADUs (constructed, approved, pending) in these neighborhoods, and that housing type is expected to continue.

Capacity Assumption

To determine the potential and realistic unit capacity for this area, it was assumed that 45 sites could accommodate 706 new residential and mixed-use projects (not counting pending projects).

During the 5th Cycle Housing Element, residential development was focused in the portion of the Eastside neighborhood zoned for multi-unit residential. There were a total of four projects and 17 net new units.

Notable affordable housing projects constructed prior to the 5th Cycle in the area includes:

- Paseo Voluntario, 309-319 S. Voluntario Street, 20 units for lower income households
- Casa Marianna, 320 S. Salinas, 19 units for lower income households.
- Pueblo Andaluz, 33 Ocean View, 10 ownership units for moderate income households.

Pending residential development includes seven sites with nine or fewer units for a total of 30 units and the following larger projects:

- 701/711 N. Milpas, proposed 82 unit, four-story mixed-use building on a consolidated lot with an existing commercial business to be demolished.
- 418 N. Milpas/915 E. Gutierrez, proposed 82 units on a consolidated lot with a commercial business to be demolished.

Representative Sites

Most of the opportunity sites are on the Milpas Street corridor, which is developed with an eclectic mix of one- to two-story buildings, some with surface parking areas. Nearly all sites on Milpas are in the Priority Housing Overlay and the average I/L and I/ft^2 ratios for projects in this density tier are 0.67 and 23.69, respectively. The following sites are typical and prime locations for new housing.

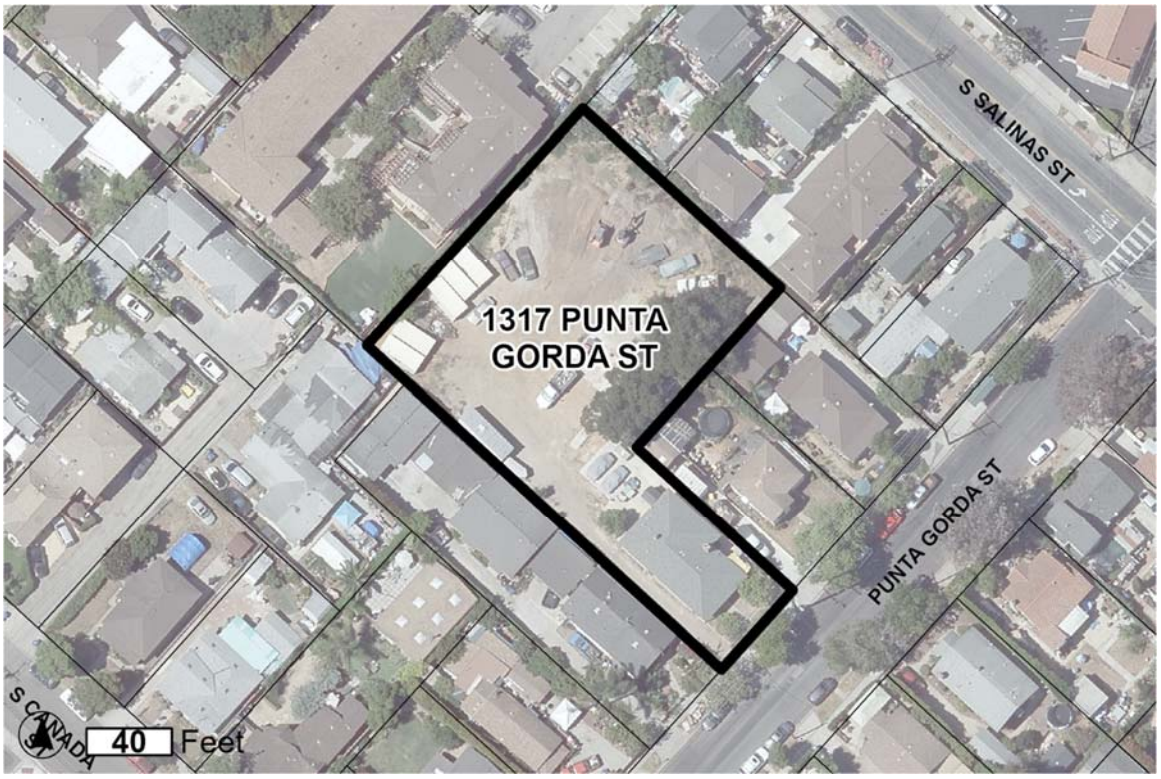
SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
11 N Milpas/N Milpas St	Consolidation of two lots with existing one story residential units, storage, and surface parking. No structure age was found on file. The I/L (0.35) and I/ft^2 (5.02) ratios are well below average for projects in this density tier. These sites are in the Priority Housing Overlay and have easy access to Highway 101 and the beach.	0.38	19
911-915 Quinientos	Consolidation of two lots with existing commercial business and storage. For 911 Quinientos, there was a house on the site in the 1930s and the most recent building permit on file is from the 1960s. For 915 Quinientos, there was a house in the 1920s and a garage permitted in the 1930s and no records on file after that date. For both sites, the I/L and I/ft^2 ratios are much lower than average. These sites are in the Priority Housing Overlay and are close to shops and restaurants and has easy access to Highway 101 and the beach.	0.27	14
22 N. Milpas	Existing one-story commercial building and surface parking lot constructed in 1978. There are no recent building permit records of any improvements. This site is in the Priority Housing Overlay and is close to shops and restaurants and has easy access to Highway 101 and the beach.	0.61	35
201 N. Milpas	Existing one-story commercial building and surface parking lot constructed in 1926. The use of the existing building has changed multiple times over the years. This site is in the Priority Housing Overlay and is close to shops and restaurants.	0.45	26
1317 Punta Gorda	Existing residence constructed in 1950. In 2018, an application was submitted to construct seven duplexes. The project was issued building permits but they subsequently expired. The lot is developed with one unit but could accommodate ~12. This site has easy access to Highway 101.	0.55	1 (existing) 11(new)
628/634 N	Consolidation of two vacant lots. Existing buildings were	0.49	28

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
Milpas	demolished in 1990s. These sites are in the Priority Housing Overlay and close to shops and restaurants, Santa Barbara Junior High, and Santa Barbara High School. This is a prime location for housing.		
735 N Milpas	Existing commercial business and car storage lot. Building was constructed in 1928. This site is in the Priority Housing Overlay and is close to Santa Barbara Junior High and Santa Barbara High School.	0.21	12
803 N. Milpas	Vacant lot. A tentative subdivision map and mixed-use project with five condominiums was approved in 2010. Several time extensions were approved but the project did not proceed to a building permit. As a vacant lot in the Priority Housing Overlay, it is a prime location for housing at a much higher density than the former condominium project.	0.51	30
820 E. Ortega	Existing one-story commercial business. Original building was constructed in the 1930s. A new structure was added to the lot in 1980. The I/L and I/ft^2 ratios are lower than average.	0.24	14

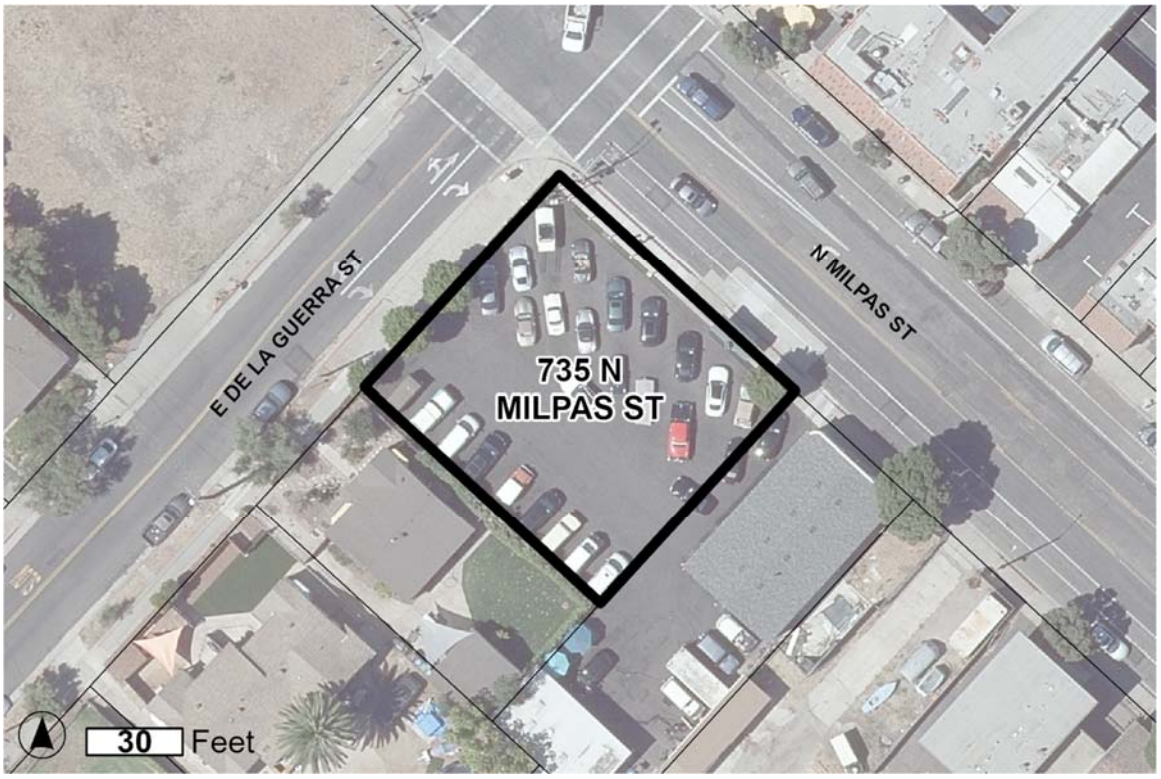
ALLAIRE ST
915
QUINIENTOS ST
911
QUINIENTOS ST
QUINIENTOS ST
30 Feet

E MASON ST
ALLAIRE ST
22 N
MILPAS ST
N MILPAS ST
40 Feet

JENNINGS AVE
N MILPAS ST
201 N
MILPAS ST
E YANONALI ST
30 Feet


S SALINAS ST
1317 PUNTA
GORDA ST
PUNTA GORDA ST
S CANADA
40 Feet

E ORTEGA ST
634 N
MILPAS ST
628 N
MILPAS ST
E ORTEGA ST
N MILPAS ST
ALPHONSE ST
40 Feet


E DE LA GUERRA ST
735 N
MILPAS ST
N MILPAS ST
30 Feet

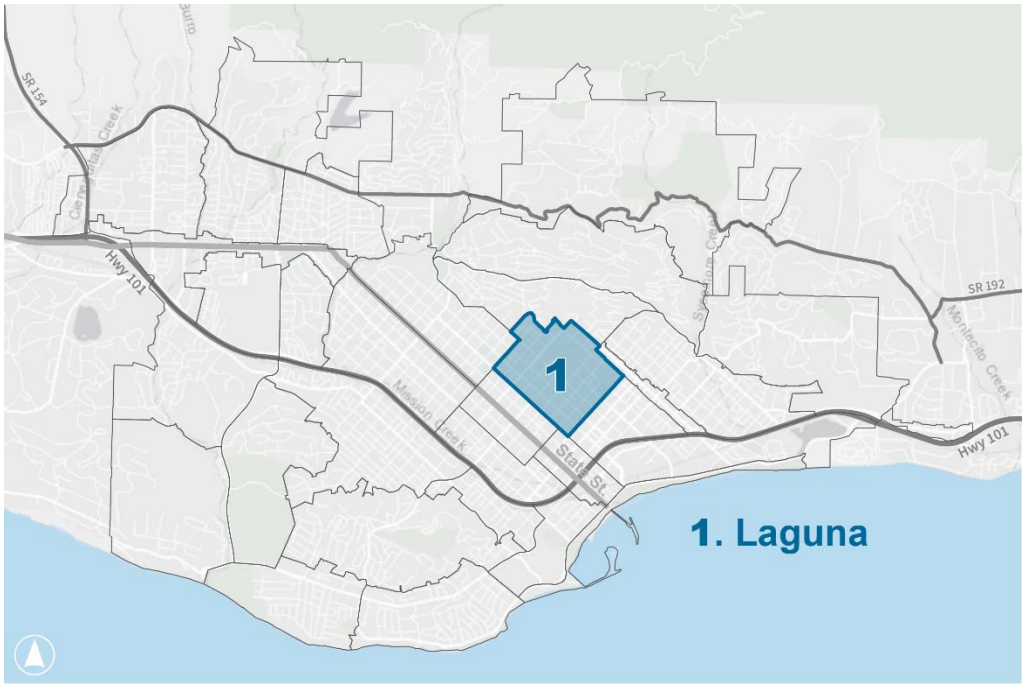
N MILPAS ST
803 N
MILPAS ST
E DE LA GUERRA ST
ALLEY 800 BLOCK
N NOPAL ST
40 Feet

E ORTEGA ST
N MILPAS
ST
820 E
ORTEGA ST
30 Feet

Laguna Opportunity Area

Size	324 Acres
Land Use Designations and Residential Density	8% High Density Residential (28-36 du/ac) 58% Medium High Density (15-27 du/ac) 7% Medium Density (12 du/ac) 0% Low Density (5 du/ac) 24% Institutional 3% Parks/Open Space
Zoning Designations	Residential: R-2, R-M Commercial and Office: C-G, O-R Manufacturing: M-C Parks and Recreation: P-R
Applicable Overlay Zones	8.9% Priority Housing Overlay (37-63 du/ac)
Existing Residential Units	2,611
Pending Residential Units	40
Available Sites Capacity	309 Lower Income 245 Moderate and Above Moderate Income
Total Sites Capacity	594 Units
TCAC Resource Categories (Composite)	High and Moderate

Location and Description



The Laguna neighborhood is bounded on the north by Sola, Olive, and Micheltorena Streets; on the south by Cota Street; on the east by Milpas and Canon Perdido Streets, and the eastern boundary of Santa Barbara Junior High School; and on the west by Santa Barbara Street. Laguna contains a number of institutional uses including Santa Barbara High School, Santa Barbara Junior High School, the National Guard Armory, the City's Community Development, Public Works and Park and Recreation Buildings, and the Santa Barbara School District offices. Several bus line cross this neighborhood and E. Canon Perdido is a Class II bikeway connecting through the area. Ortega Park, planned for significant improvements, is the only City park in the neighborhood.

The Laguna neighborhood is a mixed residential neighborhood that transitions to denser multi-unit, institutional, and office closer to Santa Barbara Street and Downtown. The northeastern part of the Laguna neighborhood is presently developed with single unit dwellings with some duplexes and multi-unit homes interspersed throughout the neighborhood. A small portion of this area is hilly and designated as a High Fire Hazard Area. On the west, as it transitions into Downtown, mixed residential, commercial, and institutional uses have been developed. The neighborhood contains a number of existing senior and affordable housing projects including Presidio Springs senior housing, the Laguna Cottages for seniors, and Presidio Gardens family housing.

The sites identified in the inventory as suitable for housing are mainly closer to Downtown along Salsipuedes, Laguna, and Santa Barbara streets. These sites suitable for housing because:

- They have the zoning capacity to accommodate multi-unit housing.
- Select areas have been identified for increased residential density in the Priority Housing Overlay.
- Existing structures are typically one-to two-story buildings constructed 50 or more years ago.

- Lots are underdeveloped with low floor area ratios compared to what could be allowed under current zoning.
- There are no identified conditions that would preclude or impact housing development (i.e., shape, easements, contamination, significant biological resources or hazards).
- With increased popularity of e-commerce and changes in demand for office space due to the Covid-19 pandemic, the financial viability of existing commercial uses (offices, manufacturing, retail) are showing signs of increasing redevelopment opportunities. Some redevelopment to housing has occurred, even prior to the pandemic.
- The sites are close to transit and bike lanes, schools, and parks. There is easy access to Highway 101, Milpas Street, and Downtown.
- Some sites are owned by the Housing Authority who has expressed interest in adding affordable units to existing underdeveloped sites.
- This neighborhood has 29 ADUs (constructed, approved, pending) and this type of housing opportunity is expected to continue.

Capacity Assumption

To determine the potential and realistic unit capacity for this area, it was assumed that 35 sites could accommodate 554 new residential units (not counting pending projects).

During the 5th Cycle Housing Element, notable residential development in the area includes:

- 813 E Carrillo Street, 16 affordable units for veterans and one managers unit on a former single unit site.
- 835 Canon Perdido Street, 41 units created from a lot merger of three parcels and by demolishing former commercial and industrial buildings.

Notable affordable housing projects constructed prior to the 5th cycle in this area includes:

- Building Hope, 617 Garden Street, 50 lower-income units.
- Mom's Place 421-425 E. Cota, 16 lower-income units.

Pending residential development includes four sites with 10 or fewer units for a total of 18 new units and one site with 10 or more units as follows:

- 222 E Canon Perdido proposed for 27 units, three of which affordable to moderate income households. The project would be constructed on the existing surface parking lot and the existing commercial building would remain. This project is in the pre-application phase.

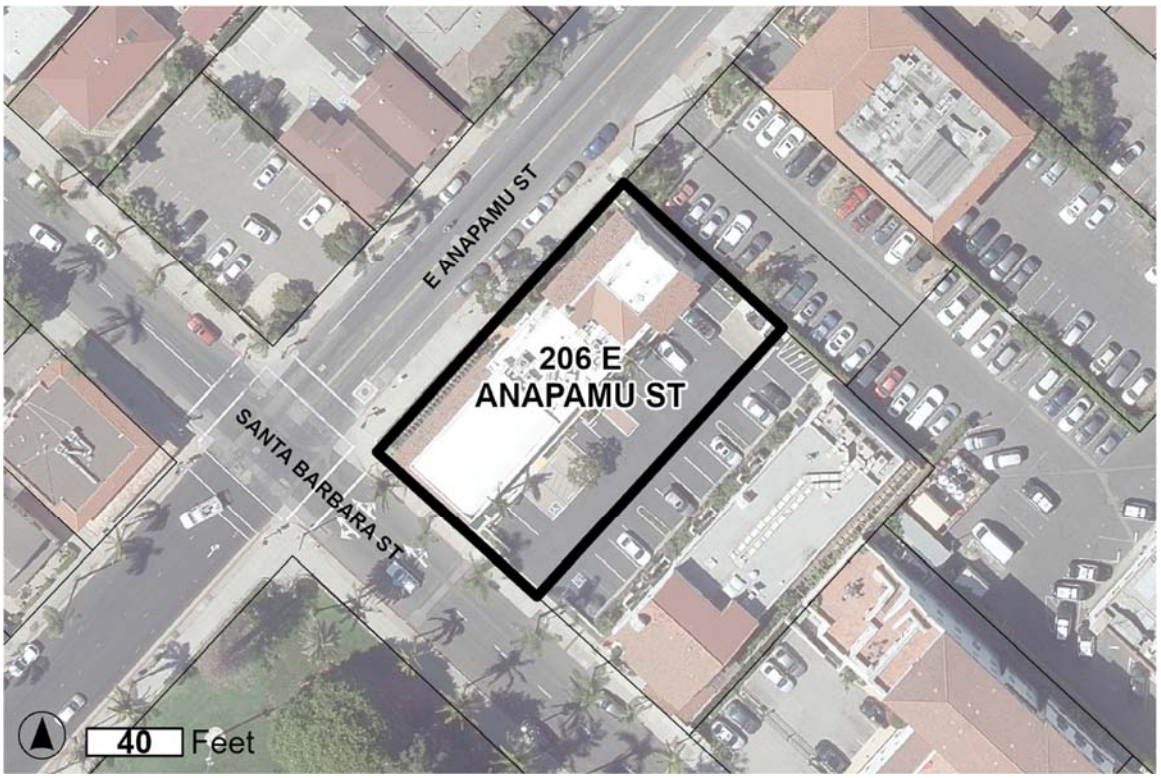
Representative Sites

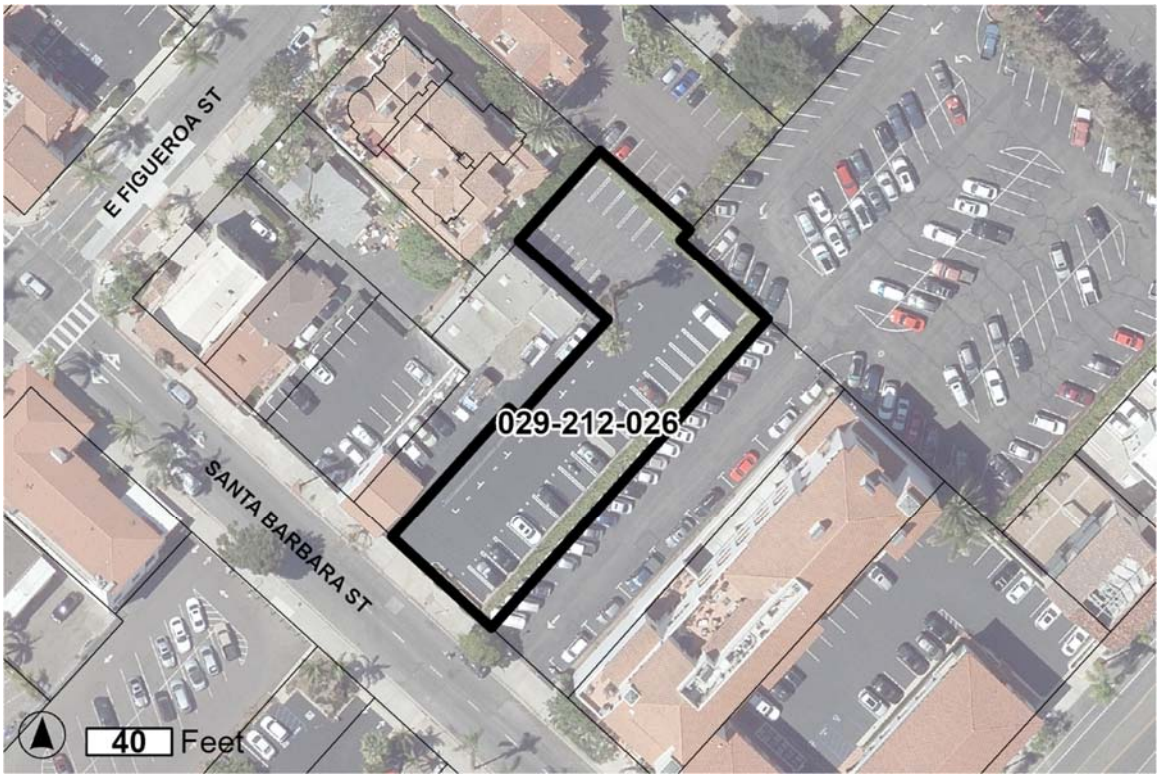
The Laguna neighborhood was developed predominately between the 1900s though 1940s as a residential multi-unit neighborhood, with a smattering of office and industrial structures built from mid-1940s through present day. One- to two-story buildings with surface parking areas is common. Most sites are underdeveloped relative to their potential under current zoning. Since this is a compact, grid neighborhood with no predominant transportation corridor, the following summarizes suitable sites by zone district and density allowance.

HIGH DENSITY COMMERCIAL GENERAL (C-G) AND OFFICE RESTRICTED (O-R) ZONES

These zones are closest to downtown and within the Priority Housing Overlay. There are a total of 17 sites with a capacity of 197 units in these zones. The average I/L and I/ft^2 ratio for projects in this density tier are 0.67 and 23.69, respectively. The one- and two-story buildings described below are undersized compared to what could be allowed (i.e., 45' or up to 60' for a Community Benefit Housing Project that meets specific findings).

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
206 E Anapamu	One- and two-story office with surface parking constructed in the 1970s. This site is a prominent corner lot and would be a prime location for housing as it is across the street from the Courthouse and close to the library, County building, and downtown.	0.31	18
222 E Anapamu	Two-story office with subsurface and surface parking constructed in the 1960s. This site is near 206 E. Anapamu and would also be a prime location for housing.	0.37	21
1000 Block Santa Barbara	Parking lot with low I/L (0.02) and I/ft^2 (1.95) ratios. This site is close to the Courthouse and downtown in an area that has multiple surface and public parking lots available.	0.34	19



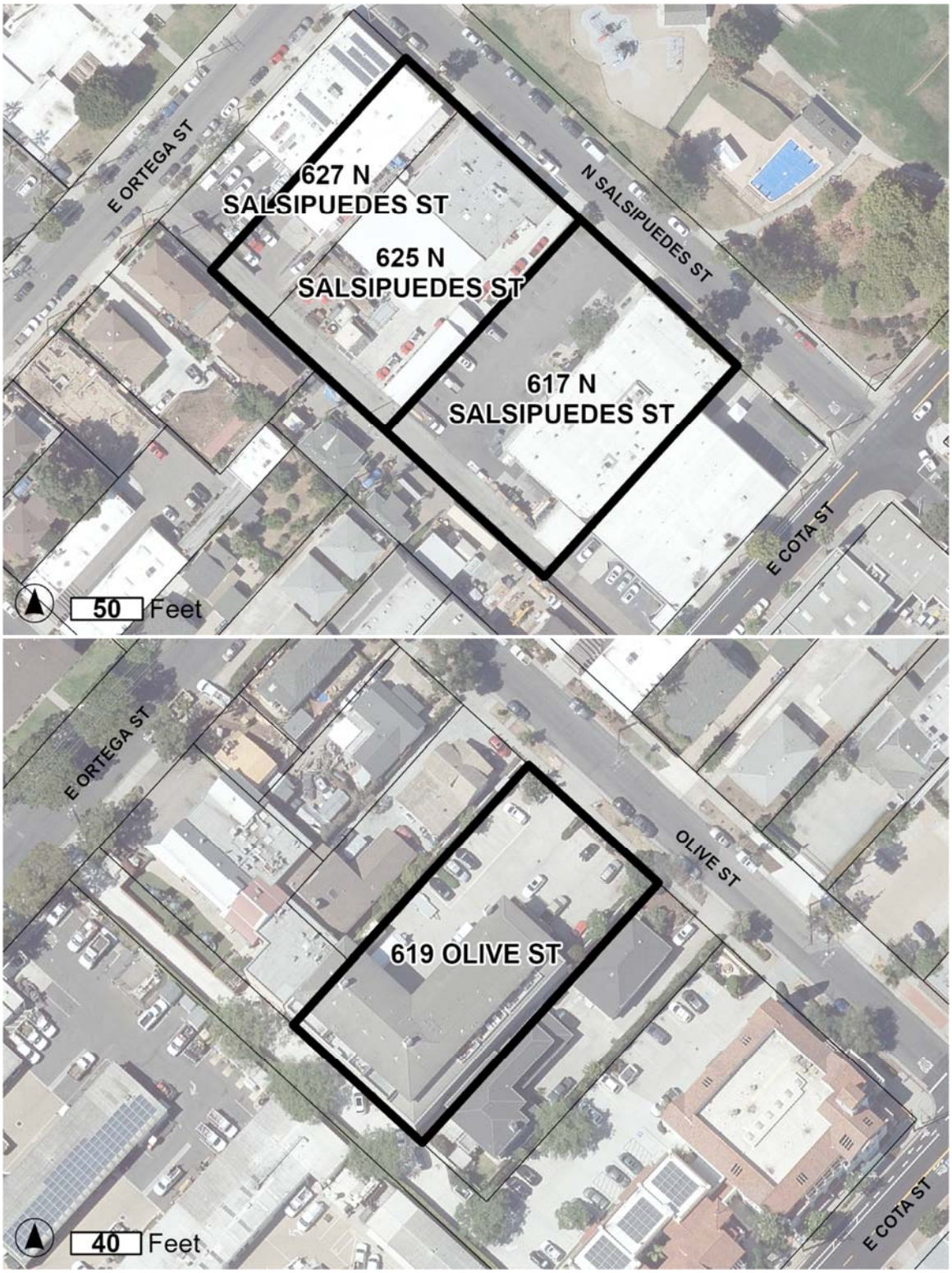


MEDIUM HIGH DENSITY MANUFACTURING COMMERCIAL (M-C) ZONE

This zone comprises 4 blocks within the Priority Housing Overlay with 13 sites and a capacity of 253 units. This zone allows Emergency Shelters as a use by right. The average I/L and I/ft^2 ratio for projects

in this density tier are 0.67 and 23.69, respectively. The one- and two-story existing buildings described below are undersized compared to what could be allowed (i.e., 45' or up to 60' for a Community Benefit Housing Project that meets specific findings). The sites described below are close to Ortega Park, planned for significant renovation, and Santa Barbara Junior High and Santa Barbara High School, making them prime locations for new housing.

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
617 N Salsipuedes	One story warehouse style building with several businesses and surface parking lot constructed in 1964. The I/ft^2 ratio is below average (10.87).	0.69	40
625 and 627 N Salsipuedes	Consolidation of two lots comprised of one story buildings used for commercial businesses, both constructed in 1964. These sites are adjacent to 617 N. Salsipuedes, making it another prime location for housing.	0.76	44
619 Olive Street	Two-story industrial building, surface parking lot, and seven apartments constructed in 1985. The existing building takes up approximately one half of the lot. The lot is developed with 7 units but could accommodate ~27.	0.46	7 (existing) 20 (new)

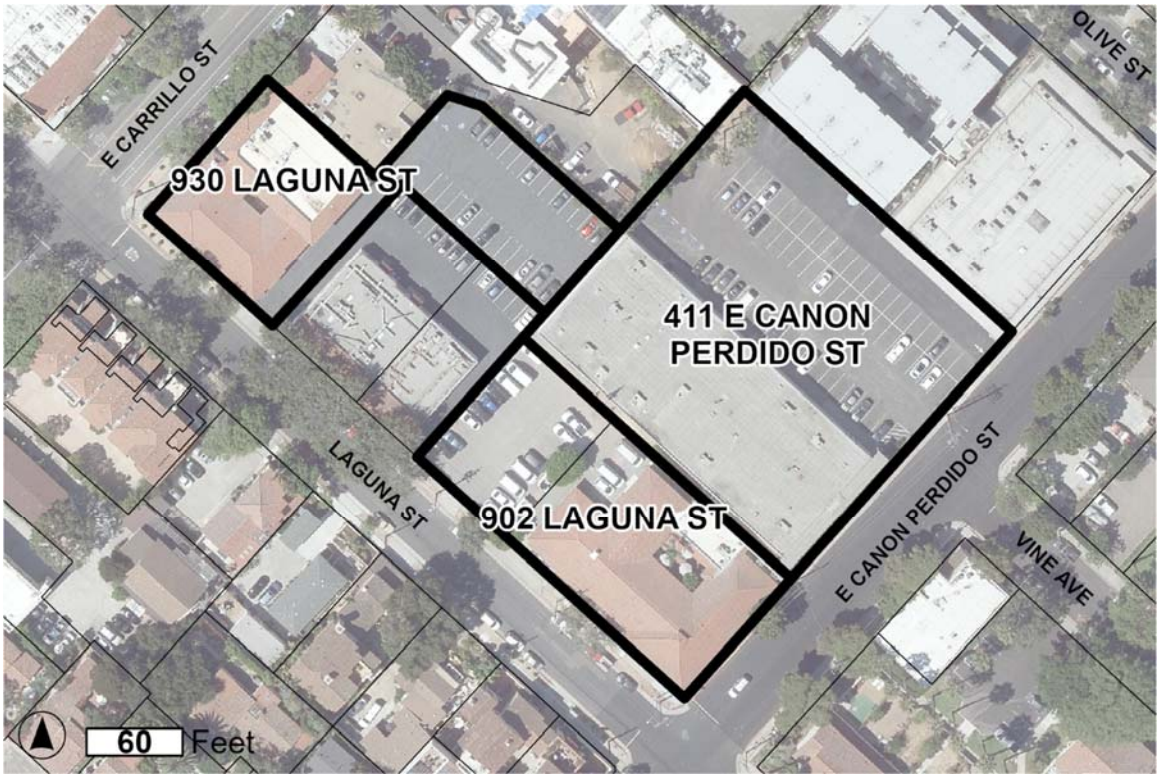


MEDIUM HIGH DENSITY COMMERCIAL GENERAL (C-G) ZONE

This zone has more limited capacity for residential development with four sites and a capacity of 43 units. The one- and two-story existing buildings described below are undersized compared to what

could be allowed (i.e., 45’ or up to 60’ for a Community Benefit Housing Project that meets specific findings).

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
411 E Canon Perdido	One-story office and surface parking lot, constructed in 1958, currently vacant and listed for lease. The I/ft^2 ratio (16.82) is low and lot is very underutilized with approximately half of the area devoted to surface parking. This is a prime location for new housing.	1.07	23
930 Laguna	One and two-story office and surface parking lot. Building was remodeled in the 1970s, unknown when originally constructed. About half of the building is one-story and the surface parking lot comprises over half of the parcel area.	0.49	10
900 and 902 Laguna	Consolidation of two lots comprised of a one-story medical building constructed in 1952 and surface parking lot. The surface parking lot comprises about one third of the combined land.	0.51	10



MEDIUM DENSITY RESIDENTIAL (R-M) ZONE

Some of the sites in this zone present a unique opportunity for redevelopment with the City's Housing Authority. The following sites are owned by the City's Housing Authority, who are interested in adding units to sites that are currently underdeveloped. The capacity assumptions were determined in consultation with the Housing Authority.

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
705 Laguna	This site comprises an entire City block and is currently developed by the Housing Authority with 121 one- and two-story affordable senior units and one manager's unit. It was constructed in 1977 as one of the first federal public housing projects in Santa Barbara.	4.7	121 (existing) 55 (new)
814 Laguna	This site is currently developed by the Housing Authority with 14 one- and two-story affordable family units constructed in 1982.	1.45	14 (existing) 17 (new)
710 Olive	This site is currently developed by the Housing Authority with 24 one- and two-story affordable family units constructed in 1982.	1.68	24 (existing) 12 (new)

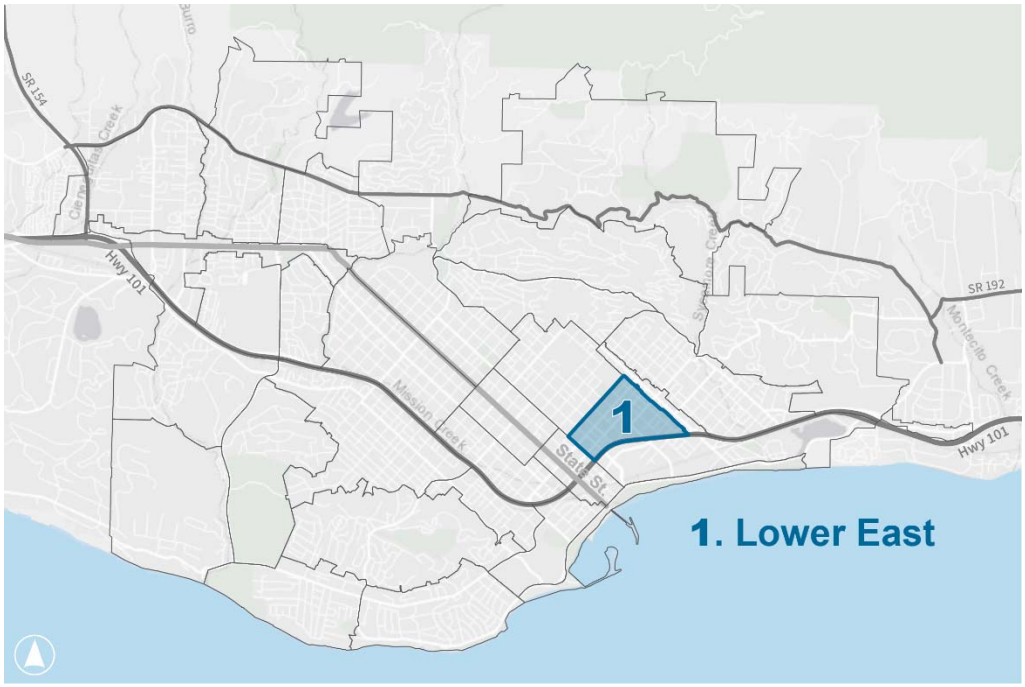
E CANON PERDIDO ST
VINE AVE
814 LAGUNA ST
LAGUNA ST
E DE LA GUERRA ST
50 Feet

E DE LA GUERRA ST
710 OLIVE ST
OLIVE ST
E ORTEGA ST
50 Feet

Lower East Opportunity Area

Size	1162 Acres
Land Use Designations and Residential Density	7% High Density Residential (28-36 du/ac) 28% Medium High Density (15-27 du/ac) 0% Medium Density (12 du/ac) 0% Low Density (5 du/ac) 64% Industrial 0% Parks/Open Space
Zoning Designations	Commercial and Office: C-G Manufacturing: M-C, M-1 Parks and Recreation: P-R Specific Plan: SP-10
Applicable Overlay Zones	10.2% Priority Housing Overlay (37-63 du/ac)
Existing Residential Units	444
Pending Residential Units	166
Available Sites Capacity	469 Lower Income 398 Moderate and Above Moderate Income
Total Sites Capacity	1,033 Units
TCAC Resource Categories (Composite)	Low, Moderate, and Moderate (rapidly changing)

Location and Description



The Lower East Neighborhood is bounded on the north by Cota Street; on the south by Highway 101; on the east by a line mid-block behind commercial properties along Milpas Street; and on the west by Santa Barbara Street. Haley Street is a Class II bikeway through the area. It has easy access to downtown, Milpas Street, Highway 101, and the beach.

This neighborhood is generally developed with a mix of single- and multi-unit residential, industrial, manufacturing, commercial, office, and automotive type service uses. The portion of this neighborhood designated as Industrial includes a variety of manufacturing and industrial uses. The General Plan supports having an industrial area dedicated to industrial uses which provide vital services to the community as well as areas of the South Coast. Although there are some non-conforming residential units in the industrial area, new residential use is not allowed consistent with General Plan goals of preserving this area for industrial uses.

There are currently no parks in this neighborhood, although Ortega Park and the waterfront/beach recreation areas are in close proximity. La Casa de La Raza community space is located in this neighborhood. Planned improvements are underway with the Eastside Community Paseos project that includes pedestrian and bicyclist improvements and a connected crosstown bikeway network.

Capacity Assumption

To determine the potential and realistic unit capacity for this area, it was assumed that 41 sites could accommodate 867 new residential and mixed-use projects (not counting pending projects).

Housing opportunity sites in these this neighborhood are clustered around Garden, Laguna, Cota, and Haley streets. These sites are identified in the inventory as suitable for housing because:

- Sites have the zoning capacity to accommodate multi-unit housing.

- Existing structures are typically one-to two-story buildings constructed 50 or more years ago.
- Lots are underdeveloped with low floor area ratios compared to what is allowed under current zoning.
- There are no identified conditions that would preclude or impact housing development (i.e., shape, easements, contamination, significant biological resources or hazards).
- With increased popularity of e-commerce and changes in demand for office space due to remote work, the financial viability of existing commercial uses (mainly small businesses and offices) are showing signs of increasing redevelopment opportunities. Some redevelopment to housing has occurred even prior to the pandemic.
- The sites are close to jobs, transit, and bike lanes, with easy access to Highway 101.
- A portion is within ½ mile radius of a major transit stop and eligible for parking reductions provided by AB 2097.

During the 5th Cycle Housing Element, notable residential development in the area includes:

- Jardin de las Rosas, 510 N. Salsipuedes Street, 40 low-income household units.
- 604 E. Cota Street, 29 units on a site with former commercial uses.

A prominent affordable housing project constructed prior to the 5th Cycle in the area includes:

- Artisan Court, 416-424 E. Cota, 55 lower-income units.

Pending residential development includes six sites with nine or fewer units for a total of 20 units, and four sites of 10 or more units including:

- 201 E Haley, 48 units on a vacant lot.
- 219 E. Haley, 34 units in a mixed-use development, existing residential units to be demolished.
- 401 & 409 E. Haley, consolidation of two lots and 26 units on a mixed-use development, three units will be for moderate-income households, existing residential and commercial structures to be demolished.
- 425 Garden, 36 units, with two for moderate-income and four for low-income households on a small (0.4) acre site, existing commercial structures to be demolished. No parking is proposed on site.

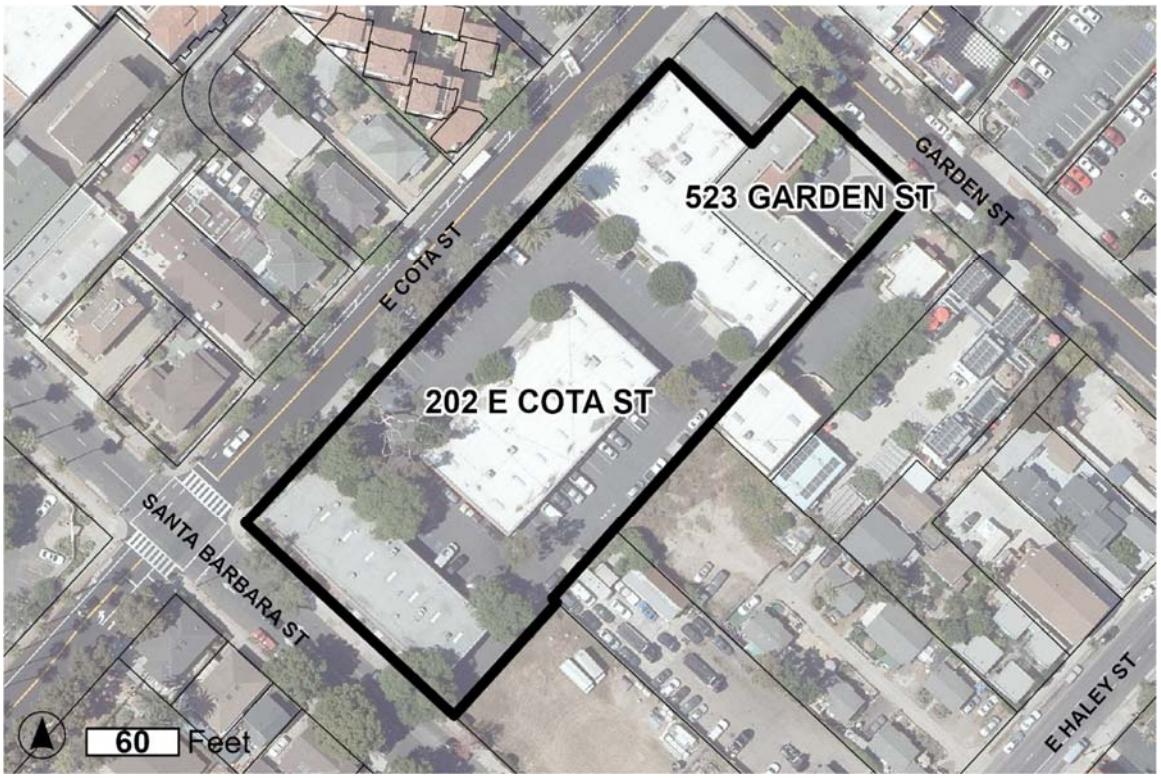
Representative Sites

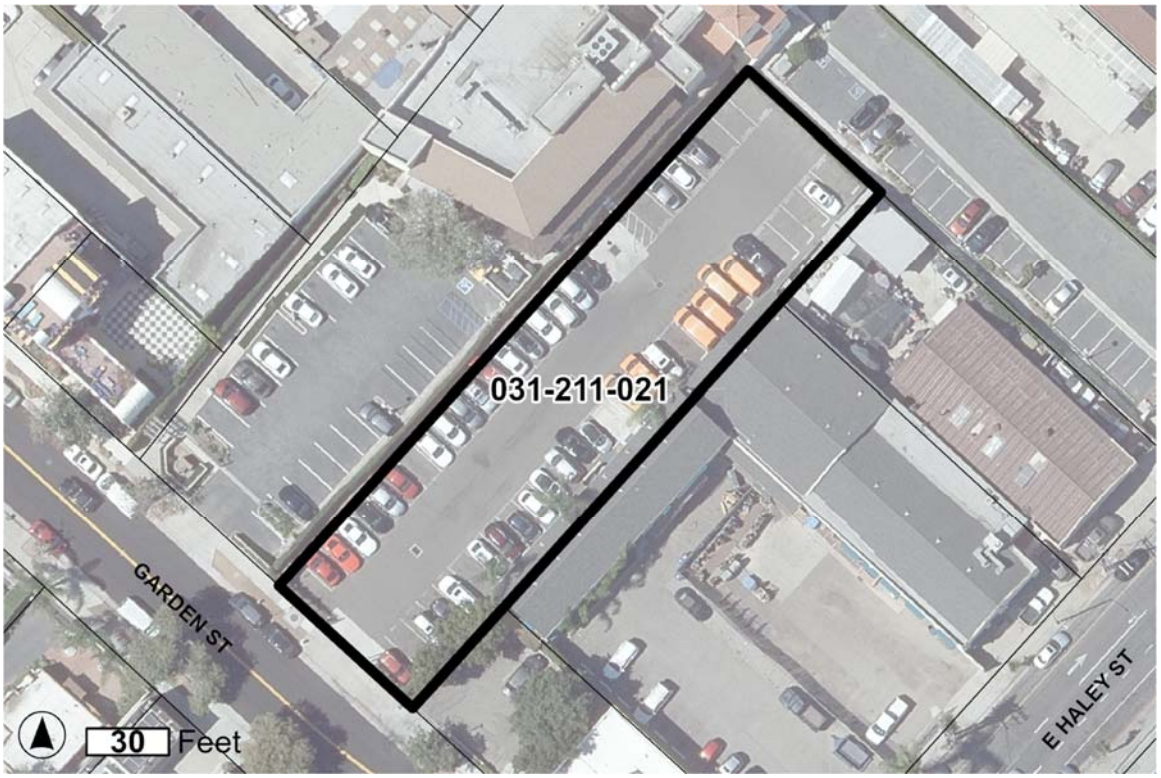
This is a compact, grid neighborhood and all the opportunity sites are in the Priority Housing Overlay. The average I/L and I/ft^2 ratios for projects in this density tier are 0.67 and 23.69, respectively. Representative sites are within a 5 block area generally between Cota and Haley Streets. The following sites represent both typical and prime locations for new housing.

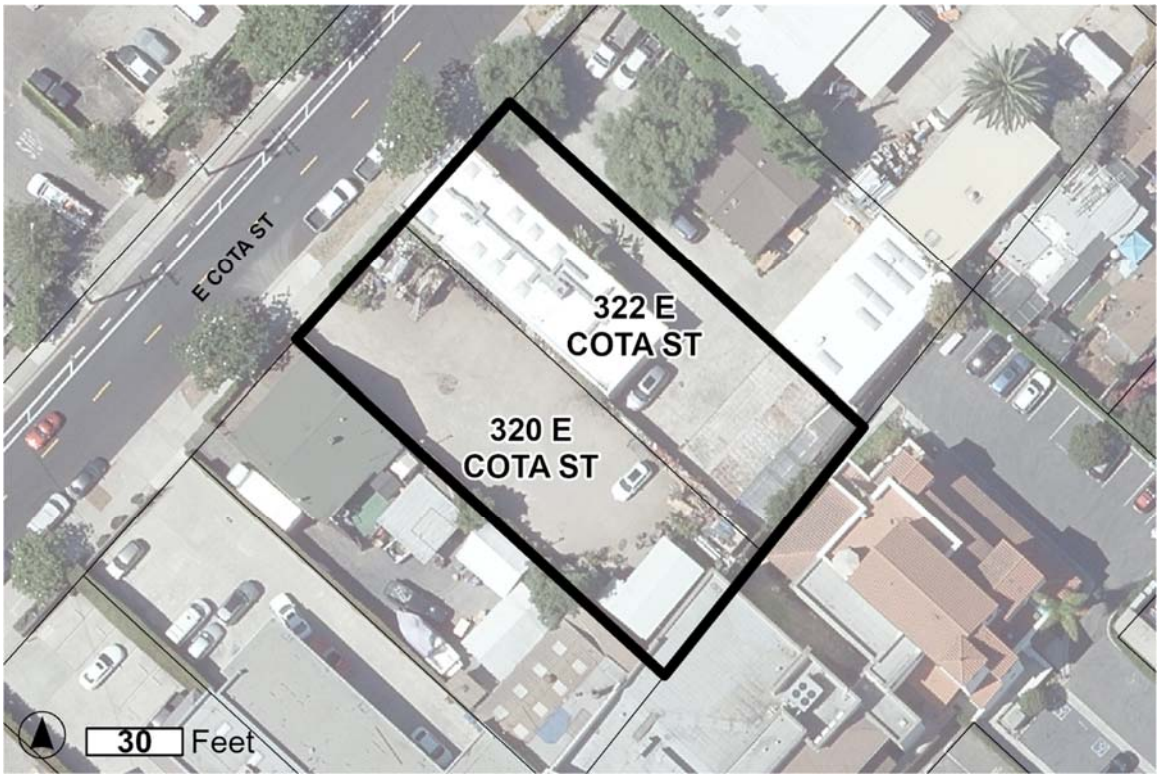
SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
202 E. Cota &	Consolidation of two lots. 202 E. Cota is a group of one-	1.78	104

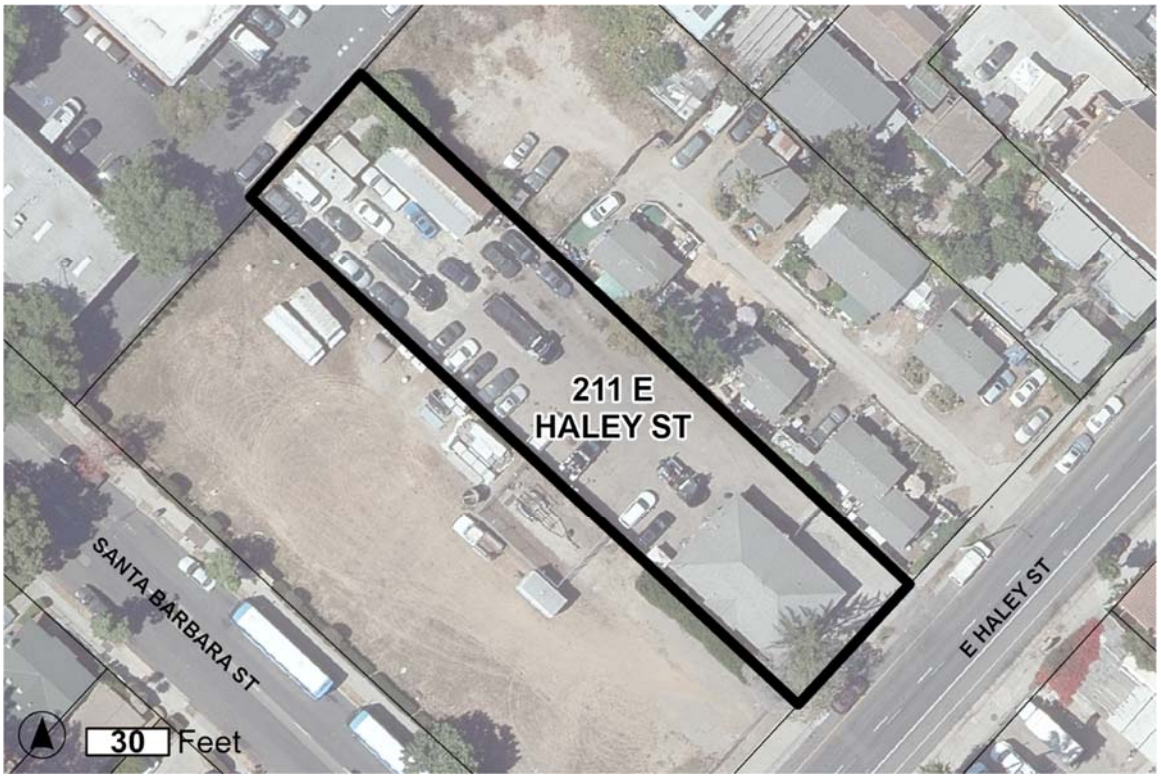
SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
523 Garden	story commercial businesses with a surface parking lot permitted in the early 1960s, 523 Garden is a one-story commercial building permitted in 1988. This site is close to City offices (Community Development, Public Works, Parks and Recreation) and Vera Cruz Park and has easy access to Highway 101 via Garden Street. This site is within ½ mile radius of a major transit stop and is a prime location for housing.		
500 Block Garden Street (031-211-021)	Existing surface parking lot with no improvements. This site is within ½ mile radius of a major transit stop.	0.38	22
320-322 E. Cota	Consolidation of two lots. 320 E. Cota had three units demolished in 1998. Site currently appears to be used for parking. 322 E. Cota was permitted as an office and storage building in the early 1960s. A façade remodel was permitted in the late 1990s. The I/L ratio of both sites (0 and 0.36) is below average.	0.35	20
211 E. Haley	Existing commercial business and large surface parking lot. No records were located for when the site was originally permitted but the existing structure appears to be an older style house constructed in the 1940s. The I/L and I/ft^2 ratios (0.03 and 1.02) are well below average.	0.38	22
535 Laguna	Existing commercial business and surface parking lot/storage with unknown construction date. The I/L and I/ft^2 ratios (0.37 and 13.7) are below average.	0.33	19
622 E. Cota & 529 N. Quarantina	Consolidation of two lots. 622 E. Cota had six existing units in 1945. The number of existing units currently is unclear and there appears to be some commercial use as well. 529 N. Quarantina appears to be a duplex with no record of construction date. This is a prime location for family housing across the street from Santa Barbara Junior High.	0.98	49
417 E. Haley	Existing one-story two-unit residential development. There is no landscaping and the residences are surrounded by multiple vehicles being stored on the lot. The original unit was constructed in 1915, unclear when the second unit was constructed. The lot is developed with 2 units but could accommodate ~13 units. The I/L	0.23	2 (existing) 11 (new)

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
	and I/ft^2 ratios (0.37 and 12.09) are below average.		

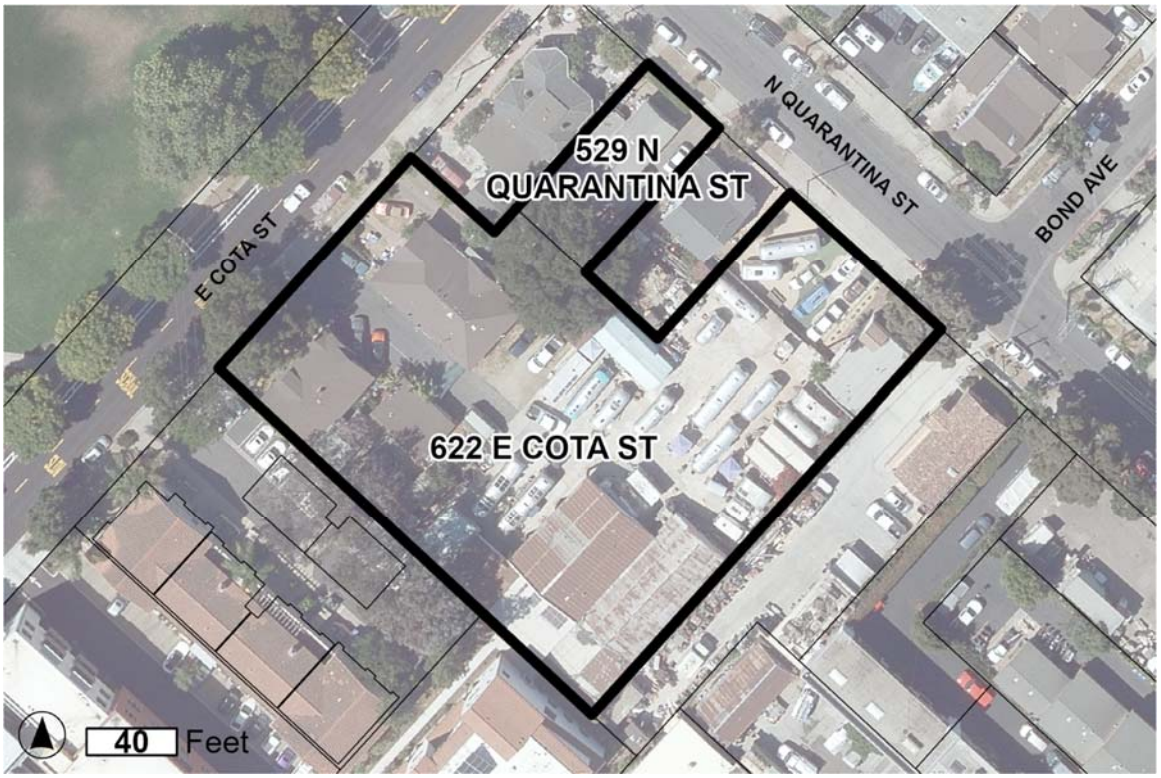


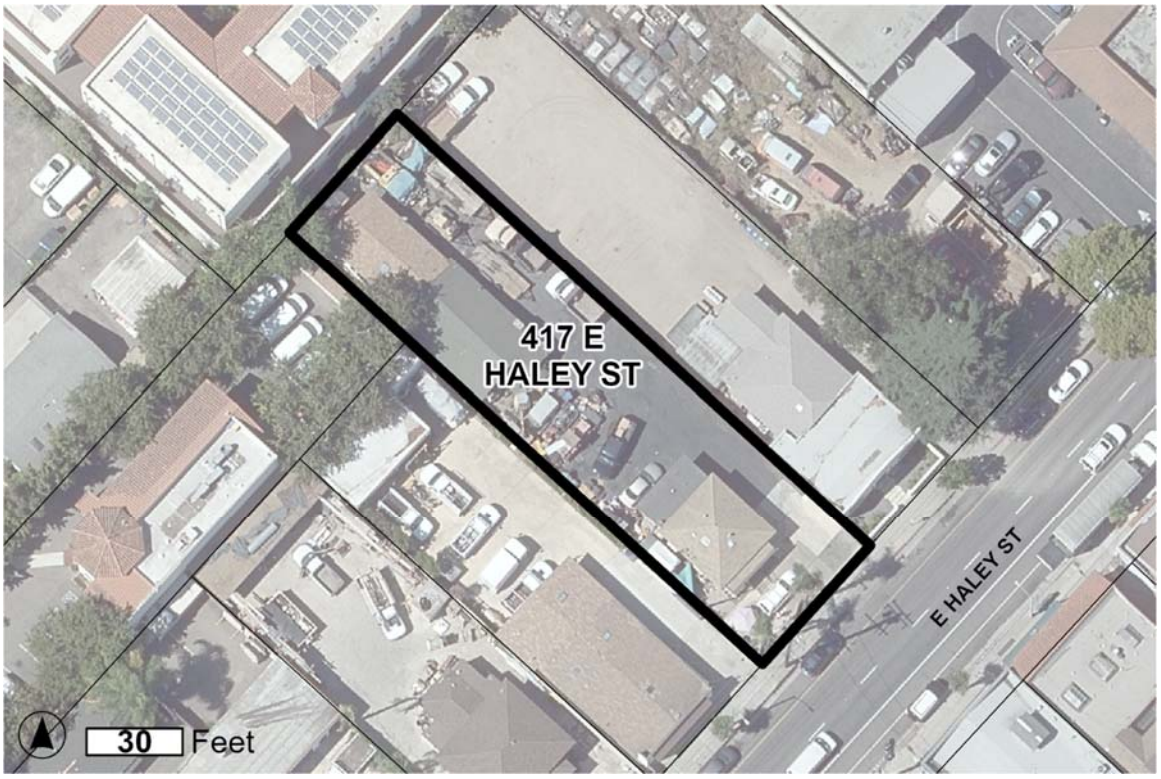

031-211-021
GARDEN ST
E HALEY ST
30 Feet


E COTA ST
322 E
COTA ST
320 E
COTA ST
30 Feet


211 E
HALEY ST
SANTA BARBARA ST
E HALEY ST
30 Feet

E COTA ST
LAGUNA ST
535 LAGUNA ST
30 Feet

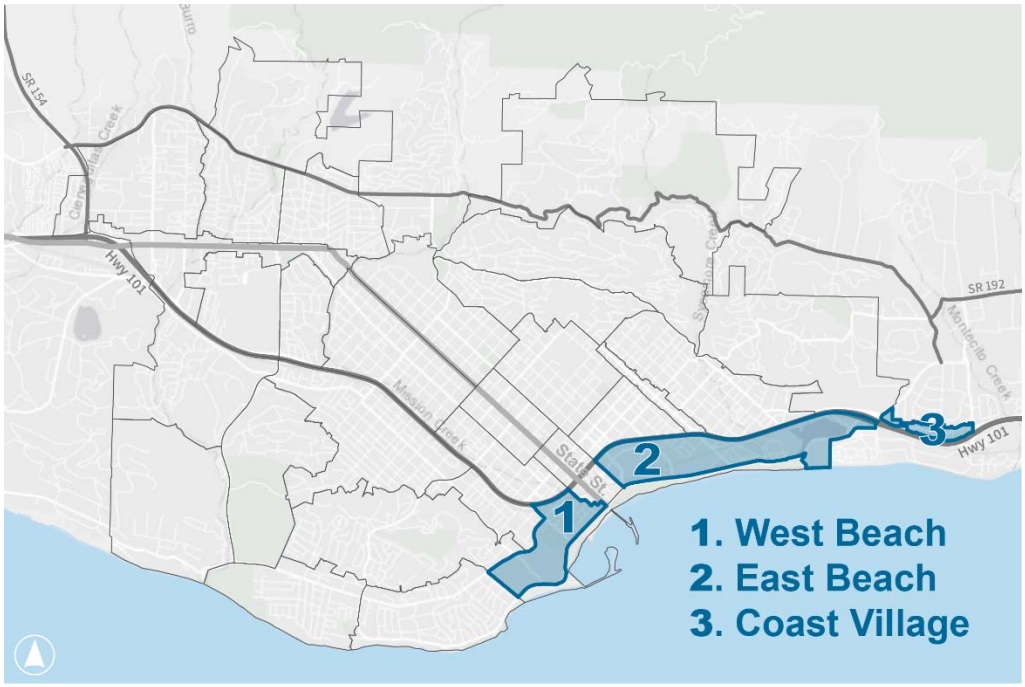

529 N
QUARANTINA ST
622 E COTA ST
E COTA ST
N QUARANTINA ST
BOND AVE
40 Feet


417 E
HALEY ST
E HALEY ST
30 Feet

Coast Village/East Beach/West Beach Opportunity Area

Size	540 Acres
Land Use Designations and Residential Density	0% High Density Residential (28-36 du/ac) 40% Medium High Density (15-27 du/ac) 0% Medium Density (12 du/ac) 5% Low Density (5 du/ac) 19% Institutional 12% Industrial 24% Parks/Open Space
Zoning Designations	Title 28 Coastal Zones Residential: R-2, R-3, R-4, E-1 Commercial and Office: C-1, C-2, OC, HRC-1, HRC-2 Industrial: M-1, OM-1 Parks and Recreation: P-R
Applicable Overlay Zones	S-D-3 (Coastal Overlay Zone)
Existing Residential Units	1,387
Pending Residential Units	0
Available Sites Capacity	222 Lower Income 56 Moderate and Above Moderate Income
Total Sites Capacity	278 Units
TCAC Resource Categories (Composite)	Moderate (West Beach) Low (East Beach) Highest (Coast Village)

Location and Description



These neighborhoods are combined as they are all in the Coastal Zone and the potential for new housing is more limited compared to other areas of the City. The West Beach Neighborhood is bounded on the southeast by Cabrillo Boulevard/Shoreline Drive; on the southwest by the western property line of Santa Barbara City College; on the northwest by Montecito Street, Castillo Street, and Highway 101; and on the northeast by Yanonali and Chapala Streets and Kimberly Avenue. A small portion of West Beach above Montecito Street is outside the Coastal Zone. Sometimes known as the Ambassador area, the West Beach Neighborhood has motels along the ocean frontage, which merge into a multi-unit residential area behind Cabrillo Boulevard. The multi-unit residential portion has a high number of historic structures. There is a commercial area along Montecito Street.

Approximately half the land area of the West Beach Neighborhood is developed with Santa Barbara City College. This neighborhood contains Pershing Park, Ambassador Park, Plaza del Mar, and the Moreton Bay Fig Tree.

East Beach is bounded on the north by Highway 101; on the south by Cabrillo Boulevard; on the east by the City Limits; and on the west by Santa Barbara Street. The East Beach Neighborhood is developed with a diverse mix of industrial, manufacturing, hotel-motel, residential and public facility uses. Since the 1980's, the area has seen significant development and new land uses including a large waterfront hotel, the expansion of Chase Palm Park, Villa Del Mar Condominiums, Casa Esperanza (a homeless center), and the Santa Barbara Rescue Mission. The western portion of the neighborhood includes City's El Estero Water Resource Center (wastewater treatment plant).

The Santa Barbara Zoo, Andrée Clark Bird Refuge, Dwight Murphy Field (undergoing planning for significant upgrades), and Cabrillo Ball Park are located in this neighborhood.

The Coast Village area is bounded on the north by the rear property lines of the lots on the north side of Coast Village Road; on the south by Highway 101; on the east by Olive Mill Road; and on the west by Hot Springs Road. Coast Village is predominantly a commercial corridor with some older multi-unit residential development. There are currently no institutional uses or parks in the Coast Village neighborhood.

These neighborhoods have easy access to Highway 101, downtown, and the beach. West and East Beach are close to the Amtrak train station, and there are multiple Class II bikeways connecting through the area. Pedestrian and bicycle improvements are planned on East Cabrillo Boulevard between Los Patos Way and the Cabrillo Interchange, to provide safe coastal access for pedestrians and bicyclists.

Housing opportunity sites are mainly along Coast Village Road with additional sites along Montecito Street and lower Milpas. The Coast Village Road corridor and other nearby sites are identified in the inventory as suitable for housing because:

- Sites have the zoning capacity to accommodate multi-unit housing.
- Existing structures are typically one-to two-story buildings constructed 50 or more years ago.
- Lots are underdeveloped with low floor area ratios compared to what is allowed under current zoning.
- The City's Coastal Land Use Plan (2019) Land Use & Development Policies supports increased densities for affordable housing, ADUs, and incentives to facilitate housing similar to the AUD Program.
- Senate Bill 423 (2023), if passed, will allow streamlined permitting for multi-unit housing projects in the Coastal Zone if consistent with all objective standards.
- There are no identified conditions that would preclude or impact housing development (i.e., shape, easements, contamination, significant biological resources or hazards). No sites are identified on the coastal bluffs, which are susceptible to erosion and bluff failure that will accelerate with sea level rise.
- With increased popularity of e-commerce and changes in demand for office space due to remote work, the financial viability of existing commercial uses (mainly small business, offices, and retail) are showing signs of increasing redevelopment opportunities.
- The sites are close to transit and bike lanes, with easy access to Highway 101, the beach, and downtown.
- All of West Beach is within ½ mile radius of a major transit stop and eligible for parking reductions provided by AB 2097.
- Much of this area is a high/moderate opportunity rich area for low income families with children.
- West Beach has 22 ADUs (constructed, approved, pending) and this type of housing opportunity is expected to continue.

Capacity Assumption

To determine the potential and realistic unit capacity for this area, it was assumed that 19 sites could accommodate 278 new residential and mixed-use projects (not counting pending projects). These neighborhoods are in the Coastal Zone, where the maximum residential density allowed is currently 27 units/acre. During the 6th cycle, the City intends to submit a Local Coastal Program amendment to the California Coastal Commission for certification to provide additional multi-unit housing density incentives to appropriate areas in the Coastal Zone. This is anticipated to spur redevelopment opportunities for housing once certified.

Pending residential development includes 20 individual ADUs in West Beach, and one project at 831 Cliff Drive proposing 16 ADUs by converting exiting garages. ADUs are not included at specific sites on the sites inventory but they are counted towards meeting the City's RHNA.

As noted earlier, the AUD program is not certified in the Coastal Zone and therefore the incentives for multi-unit rental housing are not yet available. Most new residential development in the Coastal Zone neighborhoods have been condominium units, which meets the need for households seeking more affordable ownership opportunities. Since the early 2000s, new residential development in the area includes:

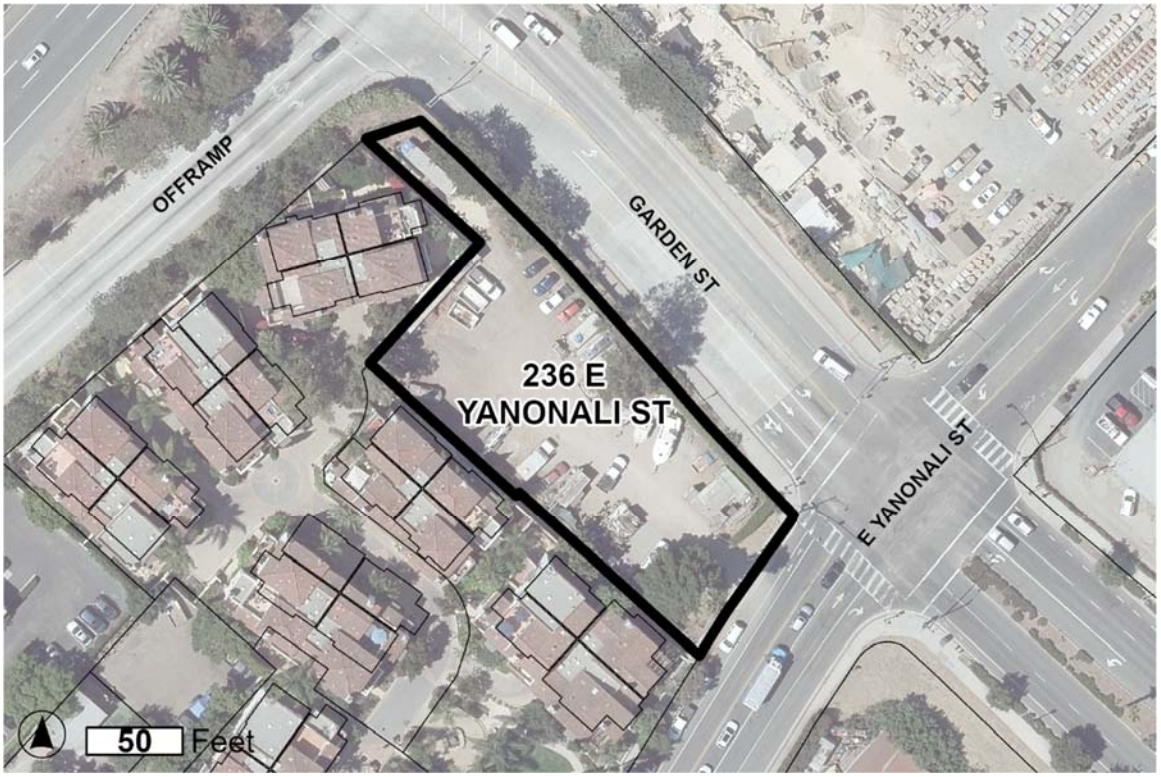
- 214 Yanonali Street, 40 condominium units and small commercial space on a lot that was developed with commercial and industrial buildings.
- 203 Chapala Street, seven condominium units from converted commercial use.
- 1298 Coast Village Road, five units in a mixed-use building.
- 302 W. Montecito Street, three units in a converted commercial space.

Representative Sites

All the sites allow up to 27 du/ac. Many sites are underdeveloped relative to their potential under current zoning. The average I/L and I/ft^2 ratios for projects in this density tier is 0.69 and 22.65 respectively. The following are typical and prime sites for housing in these neighborhoods.

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
236 E. Yanonali	Existing lot used for vehicle storage. The site has no buildings. This is a prime site for housing with easy access to Highway 101, the beach, and the restaurants and bars in the Funk Zone.	0.54	10
335 S. Milpas	Existing four one- and two-story commercial buildings and large surface parking lot. Original produce warehouse was permitted in 1950. This site is in a prime location for housing close to Highway 101 access, the beach, and several City parks. A planning application for a mixed-use building has been submitted for this site but it is not counted as "pending" in the inventory since it came in after the cutoff	1.39	27

SITE	DESCRIPTION	SIZE (ACRES)	CAPACITY (UNITS)
	date of 7/31/23.		
1225-1227 Coast Village	Consolidation of four lots under common ownership with two-story commercial/office buildings and large surface parking lot permitted in the late 1950s with additions in the 1970s. This site is close to shops and restaurants. Access to the beach and Highway 101 is available at nearby Olive Mill Road. The I/L ratio of 1225 Coast Village (0.33) is lower than average.	1.8	34
1212 Coast Village	Existing closed restaurant on a site that had a motel in the 1940s, and was remodeled from office use to restaurant in the 1970s. This site is close to shops and restaurants. Access to the beach and Highway 101 is available at nearby Olive Mill Road.	0.67	13



HUTASH ST
S ALISOS ST
NINOS DR
CORONA DEL MAR DR
335 S MILPAS ST
S MILPAS ST
CALLE PUERTO VALLARTA
ORILLA DEL MAR DR
60 Feet

COAST VILLAGE RD
1225 COAST VILLAGE RD
1235 COAST VILLAGE RD
1227 COAST VILLAGE RD
1236 COAST VILLAGE CIR
COAST VILLAGE CIR
50 Feet

1212 COAST
VILLAGE RD
MIDDLE RD
COAST VILLAGE RD
40 Feet

Site Address/ Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zone	Parcel Size (Acres)	Existing Use/Vacancy	Site Status	Total Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Identified in Last/Last Two Planning Cycle(s)
1000 COAST VILLAGE RD	009-211-038		Commercial/Medium High Residential (Max 27 du/acre)*	C-1/S-D-3	0.54	T - Parking Lot , 0	Available	10	8	2	0	Used in Prior Housing Element - Non-Vacant
1188 COAST VILLAGE RD	009-222-010		Commercial/Medium High Residential (Max 27 du/acre)*	C-1/S-D-3	0.74	C - Lodging with Restaurant , 0	Available	14	11	3	0	Not Used in Prior Housing Element
1212 COAST VILLAGE RD	009-230-002		Commercial/Medium High Residential (Max 27 du/acre)*	C-1/S-D-3	0.67	C - Commercial - Various , 0	Available	13	10	3	0	Not Used in Prior Housing Element
1250 COAST VILLAGE RD	009-230-037		Commercial/Medium High Residential (Max 27 du/acre)*	C-1/S-D-3	0.77	C - Commercial - Various , 0	Available	15	12	3	0	Not Used in Prior Housing Element
1120 COAST VILLAGE CIR	009-291-004		Commercial/Medium High Residential (Max 27 du/acre)*	C-1/S-D-3	0.55	C - Office (non-Institutional) - Business, Profes* , 0	Available	10	8	2	0	Used in Prior Housing Element - Non-Vacant
1165 COAST VILLAGE RD	009-291-007		Commercial/Medium High Residential (Max 27 du/acre)*	C-1/S-D-3	0.84	C - Commercial - Various , 0	Available	16	13	3	0	Not Used in Prior Housing Element
1225 COAST VILLAGE RD	009-291-034	J	Commercial/Medium High Residential (Max 27 du/acre)*	C-1/S-D-3	0.40	C - Commercial - Various , 0	Available	7	6	1	0	Not Used in Prior Housing Element
1235 COAST VILLAGE RD	009-291-035	J	Commercial/Medium High Residential (Max 27 du/acre)*	C-1/S-D-3	0.46	C - Commercial - Various , 0	Available	9	7	2	0	Not Used in Prior Housing Element
1227 COAST VILLAGE RD	009-291-036	J	Commercial/Medium High Residential (Max 27 du/acre)*	C-1/S-D-3	0.48	C - Office (non-Institutional) - Business, Profes* , 0	Available	9	7	2	0	Not Used in Prior Housing Element
1236 COAST VILLAGE CIR	009-291-037	J	Commercial/Medium High Residential (Max 27 du/acre)*	C-1/S-D-3	0.46	C - Commercial - Various , 0	Available	9	7	2	0	Not Used in Prior Housing Element
S SALINAS ST	015-262-010	Z	Commercial-Medium High Density Residential	C-R	0.15	T - Parking Lot , 0	Available	3	3	0	0	Used in Prior Housing Element - Non-Vacant

Site Address/ Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zone	Parcel Size (Acres)	Existing Use/Vacancy	Site Status	Total Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Identified in Last/Last Two Planning Cycle(s)
335 S SALINAS ST	015-262-011	Z	Commercial-Medium High Density Residential	C-R	0.44	C - Veterinary Services , 0	Available	9	7	2	0	Not Used in Prior Housing Element
401 1/2 OLD COAST HWY	015-291-010		Commercial-Medium High Density Residential	C-R	0.17	R - Multi-Family Residence , 3	Pending Project	6	3	0	3	No
8 OCEAN VIEW AVE	015-292-014		Medium Density Residential (Max 12 du/acre)	R-2/S-D-3	0.12	R - Single Family Residence , 1	Pending Project	6	0	0	6	No
236 E YANONALI ST	017-021-036		Coastal-Oriented Commercial/Hotel & Related Commerce II (Max 27 du/acre)	OC/HRC-2/S-D-3	0.54	M - Warehousing and Storage , 0	Available	10	8	2	0	Used in Prior Housing Element - Non-Vacant
231 N MILPAS ST	017-042-018		Commercial-High Density Residential	C-G	0.33	C - Gasoline Service , 0	Available	19	7	4	8	Used in Prior Housing Element - Non-Vacant
201 N MILPAS ST	017-043-018		Commercial-High Density Residential	C-G	0.45	M - Construction Related Businesses , 0	Available	26	9	5	12	Not Used in Prior Housing Element
236 N MILPAS ST	017-051-001		Commercial-High Density Residential	C-G	0.21	C - Car Dealer , 0	Available	12	1	5	6	Used in Prior Housing Element - Non-Vacant
101 N MILPAS ST	017-083-015	AO	Commercial-High Density Residential	C-G	0.16	T - Parking Lot , 0	Available	9	3	2	4	Used in Prior Housing Element - Non-Vacant
103 N MILPAS ST	017-083-016	AO	Commercial-High Density Residential	C-G	0.12	C - Retail - Consumer Goods & Services , 0	Available	7	3	1	3	Not Used in Prior Housing Element
825 E MASON ST	017-083-017	AO	Commercial-High Density Residential	C-G	0.06	T - Parking Lot , 1	Available	2	0	0	2	Not Used in Prior Housing Element
11 N MILPAS ST	017-123-007	H	Commercial-High Density Residential	C-G	0.25	R - Multi-Family Residence , 2	Available	12	4	2	6	Used in Prior Housing Element - Non-Vacant

Site Address/ Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zone	Parcel Size (Acres)	Existing Use/Vacancy	Site Status	Total Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Identified in Last/Last Two Planning Cycle(s)
N MILPAS ST	017-123-008	H	Commercial-High Density Residential	C-G	0.13	M - Warehousing and Storage , 0	Available	7	3	1	3	Used in Prior Housing Element - Non-Vacant
3 N MILPAS ST	017-123-009		Commercial-High Density Residential	C-G	0.34	C - Commercial - Various , 0	Available	20	7	4	9	Used in Prior Housing Element - Non-Vacant
21 N MILPAS ST	017-123-013		Commercial-High Density Residential	C-G	0.41	C - Shopping Center , 0	Available	23	8	5	10	Used in Prior Housing Element - Non-Vacant
29 N MILPAS ST	017-123-014		Commercial-High Density Residential	C-G	0.60	C - Fast-Food Restaurant , 0	Available	35	28	7	0	Used in Prior Housing Element - Non-Vacant
18 N MILPAS ST	017-131-006		Commercial-High Density Residential	C-G	0.32	C - Retail - Consumer Goods & Services , 0	Available	18	6	4	8	Used in Prior Housing Element - Non-Vacant
14 N MILPAS ST	017-131-007	BR	Commercial-High Density Residential	C-G	0.31	C - Retail - Consumer Goods & Services , 0	Available	18	6	4	8	Used in Prior Housing Element - Non-Vacant
915 QUINIENTOS ST	017-131-009	BK	Commercial-High Density Residential	C-G	0.15	M - Warehousing and Storage , 0	Available	8	3	2	3	Not Used in Prior Housing Element
911 QUINIENTOS ST	017-131-010	BK	Commercial-High Density Residential	C-G	0.11	M - Warehousing and Storage , 0	Available	6	3	1	2	Not Used in Prior Housing Element
2 N MILPAS ST	017-131-011	BK	Commercial-High Density Residential	C-G	0.17	C - Retail - Consumer Goods & Services , 0	Available	10	3	2	5	Used in Prior Housing Element - Non-Vacant
12 N MILPAS ST	017-131-013	BR	Commercial-High Density Residential	C-G	0.17	C - Retail - Consumer Goods & Services , 0	Available	10	3	2	5	Used in Prior Housing Element - Non-Vacant
22 N MILPAS ST	017-131-017		Commercial-Medium High Density Residential	C-R	0.61	C - Commercial - Various , 0	Available	35	28	7	0	Not Used in Prior Housing Element

Site Address/ Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zone	Parcel Size (Acres)	Existing Use/Vacancy	Site Status	Total Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Identified in Last/Last Two Planning Cycle(s)
914 CARPINTERIA ST	017-212-013		Commercial-Medium High Density Residential	C-R	0.91	C - Shopping Center , 0	Available	19	16	3	0	Not Used in Prior Housing Element
225 S MILPAS ST	017-251-010		Commercial/Medium High Residential (Max 27 du/acre)*	C-2/S-D-3	0.51	MU - Commercial with Residential , 0	Available	10	8	2	0	Used in Prior Housing Element - Non-Vacant
210 S VOLUNTARIO ST	017-252-009		Medium High Density Residential	R-M	0.26	R - Single Family Residence , 1	Pending Project	9	1	0	8	Yes - Same APN
1115 Hutash ST	017-260-010		Medium High Density Residential	R-M	0.12	R - Single Family Residence , 1	Pending Project	3	0	0	3	Yes - Same APN
335 S MILPAS ST	017-285-003		Commercial/Medium High Residential (Max 27 du/acre)*	C-2/S-D-3	1.39	C - Grocery Store, Supermarket , 0	Available	27	22	5	0	Used in Prior Housing Element - Non-Vacant
1317 PUNTA GORDA ST	017-300-017		Medium High Density Residential	R-M	0.55	R - Single Family Residence , 1	Available	11	9	2	0	Used in Prior Housing Element - Non-Vacant
1029 ORILLA DEL MAR DR	017-322-023		Hotel & Residential (Max 27 du/acre)	R-4/S-D-3	0.71	C - Lodging , 0	Available	14	11	3	0	Not Used in Prior Housing Element
1801 E CABRILLO BLVD	017-391-008		Hotel & Related Commerce II/Medium High Residential (Max 27 du/acre)	HRC-2/S-D-3	2.23	C - Commercial - Various , 0	Available	44	35	9	0	Used in Prior Housing Element - Non-Vacant
2121 LAS TUNAS RD	019-013-001		Low Density Residential (Max 1 du/acre)	RS-1A	1.03	V - Vacant (non Open-Space) or Vacant Building , 0	Pending Project	1	0	0	1	No
LAS ALTURAS RD	019-031-024		Low Density Residential (Max 1 du/acre)	RS-1A	0.89	V - Vacant (non Open-Space) or Vacant Building , 0	Pending Project	1	0	0	1	No
981 COYOTE RD	021-061-006		Low Density Residential (Max 1 du/acre)	RS-1A	1.00	R - Single Family Residence , 1	Pending Project	1	0	0	1	No

Site Address/ Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zone	Parcel Size (Acres)	Existing Use/Vacancy	Site Status	Total Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Identified in Last/Last Two Planning Cycle(s)
102 JORGENSON LN	021-110-040		Low Density Residential (Max 1 du/acre)	RS-1A	2.09	0	Pending Project	1	0	0	1	No
701 COYOTE RD	021-141-039		Low Density Residential (Max 1 du/acre)	RS-1A	1.98	R - Single Family Residence , 1	Pending Project	1	0	0	1	No
2217 OAK PARK LN	025-160-009		Medium High Density Residential	R-M	0.26	R - Multi-Family Residence , 3	Pending Project	2	0	0	2	No
2215 DE LA VINA ST	025-181-013		Medium High Density Residential	R-MH	0.50	C - Lodging , 0	Available	10	1	4	5	Not Used in Prior Housing Element
1922 DE LA VINA ST	025-363-018		Commercial-Medium High Density Residential	C-G	0.51	C - Commercial - Various , 0	Available	11	9	2	0	Used in Prior Housing Element - Non-Vacant
33 W MISSION ST	025-371-019		Commercial-Medium High Density Residential	C-G	0.57	C - Office (non-Institutional) - Business, Profes* , 0	Available	12	10	2	0	Not Used in Prior Housing Element
1920 STATE ST	025-372-015		Commercial-Medium High Density Residential	C-G	0.72	C - Lodging , 0	Available	15	12	3	0	Used in Prior Housing Element - Non-Vacant
1801 STATE ST	027-031-014		Commercial-Medium High Density Residential	C-G	0.15	C - Medical Related Uses , 0	Pending Project	1	0	0	1	Yes - Same APN
1725 STATE ST	027-101-010	AN	Commercial-Medium High Density Residential	C-G	0.25	C - Medical Related Uses , 0	Available	5	4	1	0	Used in Prior Housing Element - Non-Vacant
1721 STATE ST	027-101-011	AN	Commercial-Medium High Density Residential	C-G	0.34	C - Retail - Consumer Goods & Services , 0	Available	7	6	1	0	Used in Prior Housing Element - Non-Vacant
1715 STATE ST	027-101-021		Commercial-Medium High Density Residential	C-G	0.72	C - Commercial - Various , 0	Available	15	12	3	0	Used in Prior Housing Element - Non-Vacant

Site Address/ Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zone	Parcel Size (Acres)	Existing Use/Vacancy	Site Status	Total Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Identified in Last/Last Two Planning Cycle(s)
1722 SANTA BARBARA ST	027-112-021		Low Density Residential (3 du/acre)	RS-15	0.26	V - Vacant (non Open-Space) or Vacant Building , 0	Pending Project	1	0	0	1	Yes - Same APN
19 E ARRELLAGA ST	027-182-016		Office-Medium High Density Residential	O-R	0.54	C - Medical Related Uses , 0	Available	11	9	2	0	Used in Prior Housing Element - Non-Vacant
1501 STATE ST	027-231-011		Commercial-High Density Residential	C-G	0.25	C - Office (non-Institutional) - Business, Profes* , 0	Available	14	1	7	6	Not Used in Prior Housing Element
1502 CHAPALA ST	027-231-017		Commercial-High Density Residential	C-G	0.26	MU - Commercial with Residential , 7	Pending Project	4	0	0	4	No
1529 STATE ST	027-231-022		Commercial-High Density Residential	C-G	0.43	C - Commercial - Various , 0	Pending Project	27	0	2	25	No
12 E ARRELLAGA ST	027-232-002	AC	Commercial-High Density Residential	C-G	0.17	C - Medical Related Uses , 0	Available	10	3	2	5	Used in Prior Housing Element - Non-Vacant
1522 STATE ST	027-232-009	AC	Commercial-High Density Residential	C-G	0.14	C - Medical Related Uses , 0	Available	8	3	2	3	Used in Prior Housing Element - Non-Vacant
1520 STATE ST	027-232-010	AC	Commercial-High Density Residential	C-G	0.09	C - Office (non-Institutional) - Business, Profes* , 0	Available	5	1	1	3	Used in Prior Housing Element - Non-Vacant
1528 STATE ST	027-232-012	AC	Commercial-High Density Residential	C-G	0.18	C - Retail - Consumer Goods & Services , 0	Available	10	3	2	5	Not Used in Prior Housing Element
420 E ARRELLAGA ST	027-252-003	AV	Medium High Density Residential	R-M	0.21	R - Multi-Family Residence , 3	Pending Project	4	0	0	4	No
501 E MICHELTORENA ST	027-260-024		Medium High Density Residential	R-M	0.17	R - Multi-Family Residence , 2	Pending Project	4	0	0	4	No

Site Address/ Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zone	Parcel Size (Acres)	Existing Use/Vacancy	Site Status	Total Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Identified in Last/Last Two Planning Cycle(s)
511 E MICHELTORENA ST	027-260-029	AU	Medium High Density Residential	R-M	0.78	C - Medical Related Uses , 0	Available	17	13	4	0	Not Used in Prior Housing Element
525 E MICHELTORENA ST	027-260-031	AU	Medium High Density Residential	R-M	0.51	C - Medical Related Uses , 0	Available	11	9	2	0	Not Used in Prior Housing Element
601 E ARRELLAGA ST	027-270-028		Medium High Density Residential	R-M	0.52	C - Medical Related Uses , 0	Available	11	9	2	0	Not Used in Prior Housing Element
533 E MICHELTORENA ST	027-580-CA1		Medium High Density Residential	R-M	0.49	Common Area , 0	Pending Project	6	0	0	6	No
1317 SANTA BARBARA ST	029-071-006		Commercial-High Density Residential	C-G	0.30	R - Multi-Family Residence , 3	Available	14	1	7	6	Not Used in Prior Housing Element
215 E VICTORIA ST	029-072-013		Office-High Density Residential	O-R	0.29	R - Multi-Family Residence , 5	Pending Project	5	0	0	5	Yes - Same APN
205 E ANAPAMU ST	029-123-010	W	Commercial-High Density Residential	C-G	0.14	C - Commercial - Various , 2	Available	6	3	1	2	Used in Prior Housing Element - Non-Vacant
1202 SANTA BARBARA ST	029-123-011	W	Commercial-High Density Residential	C-G	0.15	T - Parking Lot , 0	Available	8	3	2	3	Used in Prior Housing Element - Non-Vacant
1214 SANTA BARBARA ST	029-123-012	W	Commercial-High Density Residential	C-G	0.13	MU - Commercial with Residential , 2	Available	5	1	1	3	Used in Prior Housing Element - Non-Vacant
730 E VICTORIA ST	029-150-007		Medium High Density Residential	R-M	0.50	R - Single Family Residence , 1	Available	10	8	2	0	Used in Prior Housing Element - Non-Vacant
222 E ANAPAMU ST	029-162-005	BS	Office-High Density Residential	O-R	0.37	C - Office (non-Institutional) - Business, Profes* , 0	Available	21	7	4	10	Used in Prior Housing Element - Non-Vacant

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226 E ANAPAMU ST	029-162-006	BS	Office-High Density Residential	O-R	0.26	R - Single Family Residence , 1	Available	15	5	3	7	Yes - Same APN
206 E ANAPAMU ST	029-162-039		Commercial-High Density Residential	C-G	0.31	C - Bank, Credit Union , 0	Available	18	6	4	8	Used in Prior Housing Element - Non-Vacant
325 E FIGUEROA ST	029-172-006	D	Medium High Density Residential	R-M	0.66	R - Multi-Family Residence , 9	Available	5	4	1	0	Not Used in Prior Housing Element
300 BLK E FIGUEROA ST	029-172-013	D	Medium High Density Residential	R-M	0.27	V - Vacant , 0	Available	5	4	1	0	Not Used in Prior Housing Element
1108 OLIVE ST	029-180-012		Medium High Density Residential	R-M	0.17	R - Single Family Residence , 1	Pending Project	4	0	0	4	Yes - Same APN
1040 N MILPAS ST	029-202-028		Medium High Density Residential	R-M	0.52	R - Single Family Residence , 1	Available	10	8	2	0	Used in Prior Housing Element - Non-Vacant
123 E CARRILLO ST	029-211-015		Commercial-High Density Residential	C-G	0.06	C - Office (non-Institutional) - Business, Profes* , 0	Pending Project	4	0	0	4	No
1036 ANACAPA ST	029-211-026		Commercial-High Density Residential	C-G	0.63	C - Bank, Credit Union , 0	Available	37	29	8	0	Not Used in Prior Housing Element
1000 BLK SANTA BARBARA ST	029-212-026		Commercial-High Density Residential	C-G	0.34	T - Parking Lot , 0	Available	19	7	4	8	Used in Prior Housing Element - Non-Vacant
231 E CANON PERDIDO ST	029-292-010	BB	Commercial-High Density Residential	C-G	0.10	R - Single Family Residence , 1	Available	4	0	2	2	Not Used in Prior Housing Element
229 E CANON PERDIDO ST	029-292-011	BB	Commercial-High Density Residential	C-G	0.22	R - Multi-Family Residence , 4	Available	8	1	4	3	Not Used in Prior Housing Element

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930 LAGUNA ST	029-302-001		Commercial-Medium High Density Residential	C-G	0.49	C - Office (non-Institutional) - Business, Profes* , 0	Available	10	1	4	5	Not Used in Prior Housing Element
902 LAGUNA ST	029-302-013	AS	Commercial-Medium High Density Residential	C-G	0.34	C - Medical Related Uses , 0	Available	7	6	1	0	Not Used in Prior Housing Element
900 BLK LAGUNA ST	029-302-014	AS	Commercial-Medium High Density Residential	C-G	0.17	T - Parking Lot , 0	Available	3	3	0	0	Used in Prior Housing Element - Non-Vacant
411 E CANON PERDIDO ST	029-302-017		Commercial-Medium High Density Residential	C-G	1.07	I - Public Administration , 0	Available	23	19	4	0	Used in Prior Housing Element - Non-Vacant
933 OLIVE ST	029-302-030		Commercial-Medium High Density Residential	C-G	0.14	R - Single Family Residence , 1	Pending Project	1	0	0	1	Yes - Same APN
930 PHILINDA AVE	029-313-001		Commercial-High Density Residential	C-G	0.35	R - Multi-Family Residence , 4	Available	16	6	3	7	Not Used in Prior Housing Element
924 PHILINDA AVE	029-313-002		Commercial-High Density Residential	C-G	0.34	R - Multi-Family Residence , 4	Available	16	6	3	7	Not Used in Prior Housing Element
900 PHILINDA AVE	029-313-018		Commercial-High Density Residential	C-G	0.17	M - Retail w Office , 0	Pending Project	2	0	0	2	Yes - Same Location
128 E CANON PERDIDO ST	031-011-004		Commercial-High Density Residential	C-G	0.45	MU - Commercial with Residential , 15	Available	11	1	5	5	Not Used in Prior Housing Element
109 E DE LA GUERRA ST	031-011-017		Commercial-High Density Residential	C-G	0.40	C - Office (non-Institutional) - Business, Profes* , 0	Available	23	8	5	10	Used in Prior Housing Element - Non-Vacant
226 E CANON PERDIDO ST	031-012-005		Commercial-High Density Residential	C-G	0.32	C - Office (non-Institutional) - Business, Profes* , 0	Available	18	6	4	8	Not Used in Prior Housing Element

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222 E CANON PERDIDO ST	031-012-025		Commercial-High Density Residential	C-G	0.63	C - Office , 0	Pending Project	27	0	3	24	No
814 LAGUNA ST	031-022-011		Medium High Density Residential	R-M	1.45	R - Multi-Family Residence , 14	Available	17	13	4	0	Not Used in Prior Housing Element
817 N MILPAS ST	031-042-022	CM	Commercial-High Density Residential	C-G	0.31	C - Food sales (not grocery/supermarket) , 0	Available	18	6	4	8	Not Used in Prior Housing Element
833 N MILPAS ST	031-042-025		Commercial-High Density Residential	C-G	0.31	C - Commercial - Various , 0	Available	18	6	4	8	Not Used in Prior Housing Element
821 N MILPAS ST	031-042-027	CM	Commercial-High Density Residential	C-G	0.24	C - Fast-Food Restaurant , 0	Available	14	5	3	6	Used in Prior Housing Element - Non-Vacant
803 N MILPAS ST	031-042-028	CM	Commercial-High Density Residential	C-G	0.51	V - Vacant , 0	Available	30	24	6	0	Used in Two Consecutive Prior Housing Elements
826 N MILPAS ST	031-051-024		Commercial-Medium High Density Residential	C-R	0.60	C - Shopping Center , 0	Available	13	10	3	0	Used in Prior Housing Element - Non-Vacant
118 E DE LA GUERRA ST	031-081-005		Commercial-High Density Residential	C-G	0.19	M - Warehousing and Storage , 0	Available	11	1	5	5	Not Used in Prior Housing Element
718 ANACAPA ST	031-081-014		Commercial-High Density Residential	C-G	0.80	T - Parking Lot , 0	Available	47	38	9	0	Used in Prior Housing Element - Non-Vacant
722 ANACAPA ST	031-081-015		Commercial-High Density Residential	C-G	0.33	C - Retail - Consumer Goods & Services , 0	Available	19	7	4	8	Used in Prior Housing Element - Non-Vacant
705 LAGUNA ST	031-091-008		Medium High Density Residential	R-M	4.70	R - Multi-Family Residence , 122	Available	55	55	0	0	Not Used in Prior Housing Element

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710 OLIVE ST	031-101-023		Medium High Density Residential	R-M	1.68	R - Multi-Family Residence , 24	Available	12	10	2	0	Not Used in Prior Housing Element
820 E DE LA GUERRA ST	031-121-001		Commercial-High Density Residential	C-G	0.21	R - Multi-Family Residence , 2	Available	10	1	4	5	Used in Prior Housing Element - Non-Vacant
735 N MILPAS ST	031-121-018		Commercial-High Density Residential	C-G	0.21	C - Car Dealer , 0	Available	12	1	5	6	Used in Prior Housing Element - Non-Vacant
701 N MILPAS ST	031-121-025		Commercial-High Density Residential	C-G	1.54	M - Retail w Manufacturing , 0	Pending Project	82	0	16	66	Yes - Same Location
732 N MILPAS ST	031-122-031		Commercial-High Density Residential	C-G	0.25	C - Commercial - Various , 0	Available	14	1	7	6	Used in Prior Housing Element - Non-Vacant
118 E ORTEGA ST	031-151-002		Commercial Industrial-Medium High Density Residential	M-C	0.20	M - Manufacturing and Wholesale Trade , 0	Available	11	1	5	5	Used in Prior Housing Element - Non-Vacant
210 E ORTEGA ST	031-152-002	BT	Commercial Industrial-Medium High Density Residential	M-C	0.20	C - Retail - Consumer Goods & Services , 0	Available	11	4	2	5	Used in Prior Housing Element - Non-Vacant
606 SANTA BARBARA ST	031-152-015		Commercial Industrial-Medium High Density Residential	M-C	0.20	M - Manufacturing and Wholesale Trade , 0	Available	11	1	5	5	Used in Prior Housing Element - Non-Vacant
624 SANTA BARBARA ST	031-152-027	BT	Commercial Industrial-Medium High Density Residential	M-C	0.54	M - Warehousing and Storage , 0	Available	31	25	6	0	Used in Prior Housing Element - Non-Vacant
231 E COTA ST	031-152-031		Commercial Industrial-Medium High Density Residential	M-C	0.29	C - Clubs (including gyms, health & fitness clubs* , 0	Available	17	6	3	8	Used in Prior Housing Element - Non-Vacant
619 OLIVE ST	031-160-014		Commercial Industrial-Medium High Density Residential	M-C	0.46	MU - Commercial with Residential , 7	Available	20	7	4	9	Not Used in Prior Housing Element

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518 E ORTEGA ST	031-171-003	BQ	Commercial Industrial-Medium High Density Residential	M-C	0.35	R - Multi-Family Residence , 5	Available	15	6	3	6	Used in Prior Housing Element - Non-Vacant
517 E COTA ST	031-171-005	BQ	Commercial Industrial-Medium High Density Residential	M-C	0.35	R - Multi-Family Residence , 3	Available	17	6	3	8	Used in Prior Housing Element - Non-Vacant
618 OLIVE ST	031-171-009		Commercial Industrial-Medium High Density Residential	M-C	0.23	R - Multi-Family Residence , 3	Pending Project	1	0	0	1	Yes - Same APN
620 OLIVE ST	031-171-010		Commercial Industrial-Medium High Density Residential	M-C	0.23	R - Multi-Family Residence , 2	Available	11	1	5	5	Used in Prior Housing Element - Non-Vacant
531 E COTA ST	031-171-014		Commercial Industrial-Medium High Density Residential	M-C	0.39	M - Manufacturing and Wholesale Trade , 0	Available	23	8	5	10	Used in Prior Housing Element - Non-Vacant
534 E ORTEGA ST	031-171-016	AB	Commercial Industrial-Medium High Density Residential	M-C	0.23	M - Construction Related Businesses , 0	Available	13	4	3	6	Not Used in Prior Housing Element
617 N SALSIPUEDES ST	031-171-020		Commercial Industrial-Medium High Density Residential	M-C	0.69	M - Manufacturing and Wholesale Trade , 0	Available	40	32	8	0	Used in Prior Housing Element - Non-Vacant
627 N SALSIPUEDES ST	031-171-023	AB	Commercial Industrial-Medium High Density Residential	M-C	0.24	C - Retail - Consumer Goods & Services , 0	Available	14	11	3	0	Used in Prior Housing Element - Non-Vacant
625 N SALSIPUEDES ST	031-171-024	AB	Commercial Industrial-Medium High Density Residential	M-C	0.52	M - Construction Related Businesses , 0	Available	30	24	6	0	Used in Prior Housing Element - Non-Vacant
820 E ORTEGA ST	031-181-001	BU	Commercial-High Density Residential	C-G	0.24	M - Manufacturing and Wholesale Trade , 0	Available	14	5	3	6	Used in Prior Housing Element - Non-Vacant
621 N MILPAS ST	031-181-012	BU	Commercial-High Density Residential	C-G	0.52	M - Construction Related Businesses , 0	Available	30	24	6	0	Not Used in Prior Housing Element

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628 N MILPAS ST	031-182-018	AM	Commercial-High Density Residential	C-G	0.33	V - Vacant , 0	Available	19	7	4	8	Used in Two Consecutive Prior Housing Elements
634 N MILPAS ST	031-182-019	AM	Commercial-High Density Residential	C-G	0.16	V - Vacant , 0	Available	9	3	2	4	Used in Two Consecutive Prior Housing Elements
1239 E COTA ST	031-190-047		Low Density Residential (5 du/acre)	RS-6	0.16	V - Vacant (non Open-Space) or Vacant Building , 0	Pending Project	1	0	0	1	No
1241 E COTA ST	031-190-048		Low Density Residential (5 du/acre)	RS-6	0.21	V - Vacant (non Open-Space) or Vacant Building , 0	Pending Project	1	0	0	1	No
113 E HALEY ST	031-201-016	BV	Commercial Industrial-Medium High Density Residential	M-C	0.25	M - Manufacturing and Wholesale Trade , 0	Available	15	6	3	6	Used in Prior Housing Element - Non-Vacant
510 ANACAPA ST	031-201-021	BH	Commercial Industrial-Medium High Density Residential	M-C	0.10	C - Retail - Consumer Goods & Services , 0	Available	6	5	1	0	Used in Prior Housing Element - Non-Vacant
518 ANACAPA ST	031-201-022	BH	Commercial Industrial-Medium High Density Residential	M-C	0.10	C - Car Service & Repair , 0	Available	6	5	1	0	Used in Prior Housing Element - Non-Vacant
520 ANACAPA ST	031-201-023	BH	Commercial Industrial-Medium High Density Residential	M-C	0.15	T - Parking Lot , 0	Available	8	6	2	0	Used in Prior Housing Element - Non-Vacant
502 VERA CRUZ LN	031-201-024	BV	Commercial Industrial-Medium High Density Residential	M-C	0.24	M - Other Industrial or Manufacturing , 0	Available	14	5	3	6	Used in Prior Housing Element - Non-Vacant
526 ANACAPA ST	031-201-026	BH	Commercial Industrial-Medium High Density Residential	M-C	0.15	MU - Commercial with Residential , 2	Available	6	5	1	0	Not Used in Prior Housing Element
500 ANACAPA ST	031-201-031	BH	Commercial Industrial-Medium High Density Residential	M-C	0.38	MU-Residential and Commercial , 4	Available	18	14	4	0	Used in Prior Housing Element - Non-Vacant

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501 GARDEN ST	031-202-010		Commercial Industrial-Medium High Density Residential	M-C	0.15	M - Manufacturing and Wholesale Trade , 0	Pending Project	7	0	0	7	Yes - Same APN
219 E HALEY ST	031-202-014		Commercial Industrial-Medium High Density Residential	M-C	0.58	MU - Residential with Other (non Commercial) , 8	Pending Project	34	0	0	34	Yes - Same APN
211 E HALEY ST	031-202-015		Commercial Industrial-Medium High Density Residential	M-C	0.38	C - Retail - Consumer Goods & Services , 0	Available	22	8	4	10	Used in Prior Housing Element - Non-Vacant
201 E HALEY ST	031-202-016		Commercial Industrial-Medium High Density Residential	M-C	0.61	V - Vacant (non Open-Space) or Vacant Building , 0	Pending Project	48	5	4	39	Yes - Same APN
202 E COTA ST	031-202-024	AZ	Commercial Industrial-Medium High Density Residential	M-C	1.56	C - Shopping Center , 0	Available	91	73	18	0	Used in Prior Housing Element - Non-Vacant
523 GARDEN ST	031-202-025	AZ	Commercial Industrial-Medium High Density Residential	M-C	0.22	C - Retail - Consumer Goods & Services , 0	Available	13	10	3	0	Not Used in Prior Housing Element
306 E COTA ST	031-211-002	BW	Commercial Industrial-Medium High Density Residential	M-C	0.19	C - Commercial - Various , 0	Available	11	4	2	5	Used in Prior Housing Element - Non-Vacant
310 E COTA ST	031-211-003	BW	Commercial Industrial-Medium High Density Residential	M-C	0.18	C - Car Service & Repair , 0	Available	10	3	2	5	Used in Prior Housing Element - Non-Vacant
320 E COTA ST	031-211-005	X	Commercial Industrial-Medium High Density Residential	M-C	0.17	T - Parking Lot , 0	Available	10	3	2	5	Used in Prior Housing Element - Non-Vacant
322 E COTA ST	031-211-006	X	Commercial Industrial-Medium High Density Residential	M-C	0.17	C - Retail - Consumer Goods & Services , 0	Available	10	3	2	5	Not Used in Prior Housing Element
326 E COTA ST	031-211-007	X	Commercial Industrial-Medium High Density Residential	M-C	0.19	C - Office (non-Institutional) - Business, Profes* , 0	Available	10	3	2	5	Used in Prior Housing Element - Non-Vacant

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315 E HALEY ST	031-211-018		Commercial Industrial-Medium High Density Residential	M-C	0.19	C - Car Service & Repair , 0	Available	10	1	4	5	Used in Prior Housing Element - Non-Vacant
301 E HALEY ST	031-211-020		Commercial Industrial-Medium High Density Residential	M-C	0.17	C - Veterinary Services , 0	Available	10	1	4	5	Used in Prior Housing Element - Non-Vacant
500 BLK GARDEN ST	031-211-021		Commercial Industrial-Medium High Density Residential	M-C	0.38	T - Parking Lot , 0	Available	22	8	4	10	Used in Prior Housing Element - Non-Vacant
327 E HALEY ST	031-211-026		Commercial Industrial-Medium High Density Residential	M-C	0.22	M - Manufacturing and Wholesale Trade , 0	Available	13	1	6	6	Used in Prior Housing Element - Non-Vacant
535 LAGUNA ST	031-211-027		Commercial Industrial-Medium High Density Residential	M-C	0.33	M - Manufacturing and Wholesale Trade , 0	Available	19	7	4	8	Used in Prior Housing Element - Non-Vacant
412 E COTA ST	031-212-001		Commercial Industrial-Medium High Density Residential	M-C	0.47	Communication & Information (TV, Newspape* , 0	Available	27	10	5	12	Not Used in Prior Housing Element
535 OLIVE ST	031-212-005		Commercial Industrial-Medium High Density Residential	M-C	0.35	C - Car Service & Repair , 0	Available	20	7	4	9	Used in Prior Housing Element - Non-Vacant
417 E HALEY ST	031-212-015	BX	Commercial Industrial-Medium High Density Residential	M-C	0.23	MU - Residential with Other (non Commercial) , 2	Available	11	4	2	5	Used in Prior Housing Element - Non-Vacant
409 E HALEY ST	031-212-017	BO	Commercial Industrial-Medium High Density Residential	M-C	0.17	R - Single Family Residence , 1	Pending Project	0	0	0	0	Yes - Same APN
401 E HALEY ST	031-212-018	BO	Commercial Industrial-Medium High Density Residential	M-C	0.34	MU - Commercial with Residential , 2	Pending Project	28	0	3	25	No
512 LAGUNA ST	031-212-019	BX	Commercial Industrial-Medium High Density Residential	M-C	0.23	MU - Commercial with Residential , 1	Available	12	4	2	6	Not Used in Prior Housing Element

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520 LAGUNA ST A	031-212-020	BX	Commercial Industrial-Medium High Density Residential	M-C	0.20	C - Office (non-Institutional) - Business, Profes* , 0	Available	11	4	2	5	Not Used in Prior Housing Element
526 LAGUNA ST	031-212-025	BX	Commercial Industrial-Medium High Density Residential	M-C	0.34	C - Retail - Consumer Goods & Services , 0	Available	20	7	4	9	Used in Prior Housing Element - Non-Vacant
435 E HALEY ST	031-212-026		Commercial Industrial-Medium High Density Residential	M-C	0.34	C - Car Service & Repair , 0	Available	20	7	4	9	Not Used in Prior Housing Element
622 E COTA ST	031-222-003	AJ	Commercial Industrial-Medium High Density Residential	M-C	0.90	MU - Commercial with Residential , 5	Available	47	38	9	0	Used in Prior Housing Element - Non-Vacant
529 N QUARANTINA ST	031-222-005	AJ	Commercial Industrial-Medium High Density Residential	M-C	0.08	R - Multi-Family Residence , 2	Available	2	2	0	0	Not Used in Prior Housing Element
635 E HALEY ST	031-222-009		Commercial Industrial-Medium High Density Residential	M-C	0.17	V - Vacant , 0	Available	10	1	4	5	Used in Two Consecutive Prior Housing Elements
623 E HALEY ST	031-222-012	BY	Commercial Industrial-Medium High Density Residential	M-C	0.23	C - Retail - Consumer Goods & Services , 0	Available	13	4	3	6	Used in Prior Housing Element - Non-Vacant
609 E HALEY ST	031-222-017	BY	Commercial Industrial-Medium High Density Residential	M-C	0.70	I - Religious Institutions (Churches, etc.) , 0	Available	41	32	9	0	Used in Prior Housing Element - Non-Vacant
515 N QUARANTINA ST	031-222-022	AJ	Commercial Industrial-Medium High Density Residential	M-C	0.23	MU - Commercial with Manufacturing , 2	Available	11	4	2	5	Not Used in Prior Housing Element
710 E COTA ST	031-231-002		Commercial-High Density Residential	C-G	0.11	C - Office (non-Institutional) - Business, Profes* , 1	Pending Project	3	3	0	0	Yes - Same APN
712 E COTA ST	031-231-003		Commercial-High Density Residential	C-G	0.12	R - Single Family Residence , 1	Pending Project	3	3	0	0	Yes - Same APN

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730 E COTA ST	031-231-009		Commercial-High Density Residential	C-G	0.12	R - Single Family Residence , 1	Pending Project	5	0	0	5	Yes - Same APN
516 N QUARANTINA ST	031-232-001		Commercial-High Density Residential	C-G	0.12	C - Medical Related Uses , 0	Pending Project	1	0	0	1	No
720 BOND AVE	031-232-005	AE	Commercial-High Density Residential	C-G	0.11	M - Warehousing and Storage , 0	Available	6	1	3	2	Used in Prior Housing Element - Non-Vacant
731 E HALEY ST	031-232-011		Commercial-High Density Residential	C-G	0.20	R - Multi-Family Residence , 2	Available	10	1	4	5	Used in Prior Housing Element - Non-Vacant
723 E HALEY ST	031-232-013	AE	Commercial-High Density Residential	C-G	0.12	C - Retail - Consumer Goods & Services , 0	Available	6	0	4	2	Used in Prior Housing Element - Non-Vacant
523 N MILPAS ST	031-233-023		Commercial-High Density Residential	C-G	0.31	C - Car Service & Repair , 0	Available	18	6	4	8	Used in Prior Housing Element - Non-Vacant
501 N MILPAS ST	031-234-021		Commercial-High Density Residential	C-G	0.39	C - Fast-Food Restaurant with Drive-Thru , 0	Available	23	8	5	10	Used in Prior Housing Element - Non-Vacant
136 E HALEY ST	031-271-007		Commercial Industrial-Medium High Density Residential	M-C	0.26	C - Car Service & Repair , 0	Available	15	1	8	6	Used in Prior Housing Element - Non-Vacant
425 SANTA BARBARA ST	031-271-008		Commercial Industrial-Medium High Density Residential	M-C	0.20	R - Single Family Residence , 1	Pending Project	19	0	1	18	Yes - Same APN
410 ANACAPA ST	031-271-018		Commercial Industrial-Medium High Density Residential	M-C	0.20	M - Warehousing and Storage , 0	Available	11	1	5	5	Used in Prior Housing Element - Non-Vacant
416 ANACAPA ST	031-271-020	BZ	Commercial Industrial-Medium High Density Residential	M-C	0.21	C - Retail - Consumer Goods & Services , 0	Available	12	4	2	6	Not Used in Prior Housing Element

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401 SANTA BARBARA ST	031-271-027		Commercial Industrial-Medium High Density Residential	M-C	0.43	C - Car Service & Repair , 0	Available	25	8	5	12	Used in Prior Housing Element - Non-Vacant
114 E HALEY ST	031-271-028	BZ	Commercial Industrial-Medium High Density Residential	M-C	0.67	C - Office , 0	Available	39	32	7	0	Not Used in Prior Housing Element
202 E HALEY ST	031-272-001	CA	Commercial Industrial-Medium High Density Residential	M-C	0.28	C - Car Service & Repair , 0	Available	16	6	3	7	Used in Prior Housing Element - Non-Vacant
210 E HALEY ST	031-272-002	CA	Commercial Industrial-Medium High Density Residential	M-C	0.18	C - Car Service & Repair , 0	Available	10	3	2	5	Used in Prior Housing Element - Non-Vacant
425 GARDEN ST	031-272-006		Commercial Industrial-Medium High Density Residential	M-C	0.38	C - Retail - Consumer Goods & Services , 0	Pending Project	36	5	2	29	No
217 E GUTIERREZ ST	031-272-009		Commercial Industrial-Medium High Density Residential	M-C	3.75	C - Retail - Consumer Goods & Services , 0	Available	221	176	45	0	Not Used in Prior Housing Element
314 E HALEY ST	031-281-004	I	Commercial Industrial-Medium High Density Residential	M-C	0.09	C - Commercial - Various , 0	Available	5	1	1	3	Not Used in Prior Housing Element
427 ROSE AVE	031-281-005	I	Commercial Industrial-Medium High Density Residential	M-C	0.09	C - Car Dealer , 0	Available	5	1	1	3	Used in Prior Housing Element - Non-Vacant
328 E HALEY ST	031-282-002	M	Commercial Industrial-Medium High Density Residential	M-C	0.15	M - Warehousing and Storage , 0	Available	8	3	2	3	Used in Prior Housing Element - Non-Vacant
332 E HALEY ST	031-282-004	M	Commercial Industrial-Medium High Density Residential	M-C	0.20	M - Warehousing and Storage , 0	Available	11	4	2	5	Used in Prior Housing Element - Non-Vacant
434 E HALEY ST	031-283-011		Commercial Industrial-Medium High Density Residential	M-C	0.18	C - Car Service & Repair , 0	Available	10	1	4	5	Used in Prior Housing Element - Non-Vacant

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428 E HALEY ST	031-283-015		Commercial Industrial-Medium High Density Residential	M-C	0.35	C - Commercial - Various , 0	Available	20	7	4	9	Used in Prior Housing Element - Non-Vacant
518 E HALEY ST	031-291-016		Commercial Industrial-Medium High Density Residential	M-C	0.23	C - Commercial - Various , 0	Pending Project	1	0	0	1	No
606 E HALEY ST	031-293-002	E	Commercial Industrial-Medium High Density Residential	M-C	0.14	C - Car Service & Repair , 0	Available	8	3	2	3	Not Used in Prior Housing Element
600 BLK E HALEY ST	031-293-025	E	Commercial Industrial-Medium High Density Residential	M-C	0.14	T - Parking Lot , 0	Available	8	3	2	3	Used in Prior Housing Element - Non-Vacant
718 E HALEY ST	031-301-020		Commercial-High Density Residential	C-G	0.46	C - Commercial - Various , 0	Available	27	10	5	12	Used in Prior Housing Element - Non-Vacant
415 N MILPAS ST	031-304-020		Commercial-High Density Residential	C-G	0.21	C - Full Service Restaurant , 0	Available	12	1	5	6	Used in Prior Housing Element - Non-Vacant
414 N MILPAS ST	031-311-028		Commercial-High Density Residential	C-G	0.21	C - Full Service Restaurant , 0	Available	12	1	5	6	Used in Prior Housing Element - Non-Vacant
422 N MILPAS ST	031-311-029	CB	Commercial-High Density Residential	C-G	0.25	C - Commercial - Various , 0	Available	14	5	3	6	Used in Prior Housing Element - Non-Vacant
426 N MILPAS ST	031-311-032	CB	Commercial-High Density Residential	C-G	0.38	C - Retail - Consumer Goods & Services , 0	Available	22	8	4	10	Used in Prior Housing Element - Non-Vacant
418 N MILPAS ST	031-311-033	AT	Commercial-High Density Residential	C-G	0.46	C - Retail - Consumer Goods & Services , 0	Pending Project	82	13	6	63	Yes - Same APN
915 E GUTIERREZ ST	031-311-034	AT	Commercial-High Density Residential	C-G	0.49	C - Retail - Consumer Goods & Services , 8	Pending Project	0	0	0	0	No

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315 SANTA BARBARA ST	031-331-014	AF	Commercial Industrial-Medium High Density Residential	M-C	0.24	M - Warehousing and Storage , 0	Available	5	4	1	0	Used in Prior Housing Element - Non-Vacant
321 SANTA BARBARA ST	031-331-021	AF	Commercial Industrial-Medium High Density Residential	M-C	0.20	R - Multi-Family Residence , 2	Available	2	2	0	0	Used in Prior Housing Element - Non-Vacant
300 BLK ANACAPA ST	031-331-022	AF	Commercial Industrial-Medium High Density Residential	M-C	0.33	M - Warehousing and Storage , 0	Available	7	6	1	0	Used in Prior Housing Element - Non-Vacant
326 ANACAPA ST	031-331-023	AF	Commercial Industrial-Medium High Density Residential	M-C	0.23	M - Construction Related Businesses , 0	Available	5	4	1	0	Used in Prior Housing Element - Non-Vacant
322 ANACAPA ST	031-331-024	AF	Commercial Industrial-Medium High Density Residential	M-C	0.37	M - Warehousing and Storage , 0	Available	8	6	2	0	Used in Prior Housing Element - Non-Vacant
315 N MILPAS ST	031-363-028	CC	Commercial-High Density Residential	C-G	0.28	T - Parking Lot , 0	Available	16	6	3	7	Not Used in Prior Housing Element
305 N MILPAS ST	031-363-030	CC	Commercial-High Density Residential	C-G	0.19	C - Retail - Consumer Goods & Services , 0	Available	11	4	2	5	Used in Prior Housing Element - Non-Vacant
818 E GUTIERREZ ST	031-363-033		Commercial-High Density Residential	C-G	0.28	C - Car Service & Repair , 2	Available	14	1	7	6	Not Used in Prior Housing Element
320 N MILPAS ST	031-371-020		Commercial-High Density Residential	C-G	0.32	C - Commercial - Various , 0	Available	18	6	4	8	Used in Prior Housing Element - Non-Vacant
310 N MILPAS ST	031-371-022		Commercial-High Density Residential	C-G	0.44	C - Retail - Consumer Goods & Services , 0	Available	26	9	5	12	Used in Prior Housing Element - Non-Vacant
329 ALAMEDA PADRE SERRA	031-392-025		Medium Density Residential	R-2	0.39	R - Single Family Residence , 1	Pending Project	4	0	0	4	Yes - Same APN

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433 W MONTECITO ST	033-021-006		Hotel & Residential (Max 27 du/acre)	R-4/S-D-3	0.76	C - Lodging , 0	Available	15	12	3	0	Not Used in Prior Housing Element
205 W MONTECITO ST	033-032-010		Commercial/Medium High Residential (Max 27 du/acre)*	C-2/S-D-3,R-4/S-D-3	0.51	C - Food sales (not grocery/supermarket) , 0	Available	10	8	2	0	Not Used in Prior Housing Element
120 E YANONALI ST	033-084-001	AR	Coastal-Oriented Commercial/Medium High Residential (Max 27 du/acre)	OC/S-D-3	0.11	C - Commercial w/ Manufacture , 0	Available	0	0	0	0	Yes - Same APN
130 E YANONALI ST	033-084-002	AR	Coastal-Oriented Commercial/Medium High Residential (Max 27 du/acre)	OC/S-D-3	0.11	R - Single Family Residence , 1	Available	0	0	0	0	No
136 E YANONALI ST	033-084-003	AR	Coastal-Oriented Commercial/Medium High Residential (Max 27 du/acre)	OC/S-D-3	0.23	R - Single Family Residence , 1	Available	0	0	0	0	Yes - Same APN
121 SANTA BARBARA ST	033-084-004	AR	Coastal-Oriented Commercial/Medium High Residential (Max 27 du/acre)	OC/S-D-3	0.23	C - Commercial - Various , 0	Available	0	0	0	0	Yes - Same APN
121 E MASON ST	033-084-005	AR	Coastal-Oriented Commercial/Medium High Residential (Max 27 du/acre)	OC/S-D-3	1.15	MU - Commercial with Manufacturing , 0	Available	41	32	9	0	Yes - Same APN
100 BLK GRAY AVE	033-084-006	AR	Coastal-Oriented Commercial/Medium High Residential (Max 27 du/acre)	OC/S-D-3	0.11	T - Parking Lot , 0	Available	0	0	0	0	Yes - Same APN
122 GRAY AVE	033-084-007	AR	Coastal-Oriented Commercial/Medium High Residential (Max 27 du/acre)	OC/S-D-3	0.11	T - Parking Lot , 0	Available	0	0	0	0	Yes - Same APN
21 BATH ST	033-091-003		Hotel & Residential (Max 27 du/acre)	R-4/S-D-3	0.68	C - Lodging , 0	Available	13	10	3	0	Not Used in Prior Housing Element
640 CORONEL PL	035-270-002		Medium High Density Residential	R-M	0.55	R - Multi-Family Residence , 2	Available	10	8	2	0	Not Used in Prior Housing Element

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827 ORANGE AVE	037-023-003		Medium High Density Residential	R-M	0.13	R - Single Family Residence , 1	Pending Project	3	0	0	2	Yes - Same APN
817 CASTILLO ST	037-031-011		High Density Residential	R-MH	0.23	R - Multi-Family Residence , 2	Available	11	1	5	5	Not Used in Prior Housing Element
821 BATH ST	037-032-021		High Density Residential	R-MH	0.43	R - Multi-Family Residence , 12	Available	13	1	6	6	Not Used in Prior Housing Element
809 BATH ST	037-032-024		High Density Residential	R-MH	0.21	R - Multi-Family Residence , 2	Available	10	1	4	5	Not Used in Prior Housing Element
205 W CANON PERDIDO ST	037-041-005		Commercial-High Density Residential	C-G	0.21	C - Retail - Consumer Goods & Services , 0	Available	12	1	5	6	Used in Prior Housing Element - Non-Vacant
817 DE LA VINA ST	037-041-007		Commercial-High Density Residential	C-G	0.34	R - Multi-Family Residence , 5	Available	15	1	8	6	Used in Prior Housing Element - Non-Vacant
815 DE LA VINA ST	037-041-008	BP	Commercial-High Density Residential	C-G	0.39	C - Office (non-Institutional) - Business, Profes* , 0	Pending Project	0	0	0	0	Yes - Same APN
809 DE LA VINA ST	037-041-009	BP	Commercial-High Density Residential	C-G	0.12	M - Construction Related Businesses , 3	Pending Project	31	0	0	31	No
208 W DE LA GUERRA ST	037-041-010	BP	Commercial-High Density Residential	C-G	0.17	R - Multi-Family Residence , 3	Pending Project	0	0	0	0	No
124 W DE LA GUERRA ST	037-042-010	CD	Commercial-High Density Residential	C-G	0.18	C - Car Service & Repair , 0	Available	10	3	2	5	Used in Prior Housing Element - Non-Vacant
812 DE LA VINA ST	037-042-015	CE	Commercial-High Density Residential	C-G	0.28	T - Parking Lot , 0	Available	16	6	3	7	Used in Prior Housing Element - Non-Vacant

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816 1/2 DE LA VINA ST	037-042-016	CE	Commercial-High Density Residential	C-G	0.23	R - Multi-Family Residence , 3	Available	10	3	2	5	Used in Prior Housing Element - Non-Vacant
800 BLK CHAPALA ST	037-042-029	CD	Commercial-High Density Residential	C-G	0.23	C - Office (non-Institutional) - Business, Profes* , 0	Available	13	4	3	6	Not Used in Prior Housing Element
102 W DE LA GUERRA ST	037-042-038	CD	Commercial-High Density Residential	C-G	0.59	C - Office , 0	Available	34	27	7	0	Not Used in Prior Housing Element
30 E CANON PERDIDO ST	037-052-006		Commercial-High Density Residential	C-G	0.36	T - Parking Lot , 0	Available	21	7	4	10	Used in Prior Housing Element - Non-Vacant
211 W DE LA GUERRA ST	037-081-028		High Density Residential	R-M	0.29	R - Multi-Family Residence , 4	Available	13	1	6	6	Not Used in Prior Housing Element
218 W ORTEGA ST	037-081-031		High Density Residential	R-MH	0.17	M - Warehousing and Storage , 0	Available	10	1	4	5	Not Used in Prior Housing Element
117 W DE LA GUERRA ST	037-082-003	BM	Commercial-High Density Residential	C-G	0.19	C - Commercial - Various , 0	Pending Project	0	0	0	0	No
701 CHAPALA ST	037-082-008		Commercial-High Density Residential	C-G	0.41	C - Commercial - Various , 0	Available	24	8	5	11	Used in Prior Housing Element - Non-Vacant
113 W DE LA GUERRA ST	037-082-027	BM	Commercial-High Density Residential	C-G	0.19	C - Retail - Consumer Goods & Services , 0	Pending Project	23	0	0	23	Yes - Same APN
304 W COTA ST A	037-113-021		High Density Residential	R-MH	0.68	R - Multi-Family Residence , 11	Available	28	22	6	0	Not Used in Prior Housing Element
615 DE LA VINA ST	037-121-010		High Density Residential	R-M	0.23	R - Multi-Family Residence , 2	Available	11	1	5	5	Not Used in Prior Housing Element

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233 W ORTEGA ST	037-121-020		High Density Residential	R-MH	0.30	R - Multi-Family Residence , 6	Available	11	1	5	5	Not Used in Prior Housing Element
630 CHAPALA ST	037-131-001	BN	Commercial-High Density Residential	M-C	0.38	C - Car Dealer , 0	Pending Project	39	0	4	35	Yes - Same APN
25 W ORTEGA ST	037-131-002	BN	Commercial-High Density Residential	M-C	0.21	C - Car Dealer , 0	Pending Project	0	0	0	0	Used in Prior Housing Element - Non-Vacant
0 BLK W COTA ST	037-131-012	BD	Commercial-High Density Residential	M-C	0.06	M - Warehousing and Storage , 0	Available	3	0	2	1	Used in Prior Housing Element - Non-Vacant
18 W COTA ST	037-131-013	BD	Commercial-High Density Residential	M-C	0.09	C - Car Service & Repair , 0	Available	5	1	1	3	Not Used in Prior Housing Element
22 W COTA ST	037-131-014	BD	Commercial-High Density Residential	M-C	0.03	M - Warehousing and Storage , 0	Available	1	0	0	1	Not Used in Prior Housing Element
24 W COTA ST	037-131-015	BD	Commercial-High Density Residential	M-C	0.03	M - Warehousing and Storage , 0	Available	1	0	0	1	Not Used in Prior Housing Element
26 W COTA ST	037-131-016	BD	Commercial-High Density Residential	M-C	0.03	M - Warehousing and Storage , 0	Available	1	0	0	1	Not Used in Prior Housing Element
28 W COTA ST	037-131-017	BD	Commercial-High Density Residential	M-C	0.03	M - Warehousing and Storage , 0	Available	1	0	0	1	Not Used in Prior Housing Element
	037-131-018	BD	Commercial-High Density Residential	M-C	0.02	M - Warehousing and Storage , 0	Available	1	0	0	1	Not Used in Prior Housing Element
500 BLK BATH ST	037-152-014	G	Commercial-Medium High Density Residential	C-R	0.18	T - Parking Lot , 0	Available	4	3	1	0	Used in Prior Housing Element - Non-Vacant

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316 W HALEY ST	037-152-022	G	Commercial-Medium High Density Residential	C-R	0.13	T - Parking Lot , 0	Available	2	2	0	0	Used in Prior Housing Element - Non-Vacant
523 BATH ST	037-152-025	G	Commercial-Medium High Density Residential	C-R	0.19	T - Parking Lot , 0	Available	4	3	1	0	Used in Prior Housing Element - Non-Vacant
527 ANACAPA ST	037-173-009		Commercial-High Density Residential	M-C	0.24	C - Car Wash , 0	Available	14	1	7	6	Used in Prior Housing Element - Non-Vacant
208 COTTAGE GROVE AVE	037-201-015		Commercial-High Density Residential	C-G	0.11	R - Single Family Residence , 1	Pending Project	6	0	0	6	Yes - Same APN
228 COTTAGE GROVE AVE	037-201-021		Commercial-Medium High Density Residential	C-R	0.14	MU - Commercial with Residential , 1	Pending Project	2	0	0	2	No
227 W HALEY ST	037-201-028		Commercial-High Density Residential	C-G	0.31	R - Multi-Family Residence , 2	Available	16	6	3	7	Not Used in Prior Housing Element
433 CHAPALA ST	037-203-004		Commercial-High Density Residential	C-G	0.31	C - Car Service & Repair , 0	Available	18	6	4	8	Used in Prior Housing Element - Non-Vacant
9 W HALEY ST	037-211-005	AH	Commercial-High Density Residential	M-C	0.20	M - Warehousing and Storage , 0	Available	11	4	2	5	Used in Prior Housing Element - Non-Vacant
423 STATE ST	037-211-012	AH	Commercial-High Density Residential	M-C	0.09	C - Bar or Drinking Place , 0	Available	5	1	1	3	Used in Prior Housing Element - Non-Vacant
428 CHAPALA ST	037-211-026		Commercial-High Density Residential	M-C	0.36	C - Full Service Restaurant , 0	Pending Project	27	2	2	23	Yes - Same APN
0 BLK E HALEY ST	037-212-002	AK	Commercial-High Density Residential	M-C	0.04	V - Vacant , 0	Available	2	0	0	2	Not Used in Prior Housing Element

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0 BLK E HALEY ST	037-212-003	AK	Commercial-High Density Residential	M-C	0.38	T - Parking Lot , 0	Available	22	8	4	10	Used in Prior Housing Element - Non-Vacant
18 E HALEY ST	037-212-004	AP	Commercial-High Density Residential	M-C	0.55	T - Parking Lot , 0	Available	32	26	6	0	Used in Prior Housing Element - Non-Vacant
425 ANACAPA ST	037-212-010	BC	Commercial-High Density Residential	M-C	0.20	T - Parking Lot , 0	Available	11	4	2	5	Used in Prior Housing Element - Non-Vacant
421 ANACAPA ST	037-212-011	BC	Commercial-High Density Residential	M-C	0.21	C - Car Service & Repair , 0	Available	12	4	2	6	Used in Prior Housing Element - Non-Vacant
417 ANACAPA ST	037-212-012	AP	Commercial-High Density Residential	M-C	0.24	C - Retail - Consumer Goods & Services , 0	Available	14	11	3	0	Used in Prior Housing Element - Non-Vacant
410 STATE ST	037-212-022	AX	Commercial-High Density Residential	M-C	0.46	C - Retail - Consumer Goods & Services , 0	Pending Project	78	0	8	70	No
416 STATE ST	037-212-023		Commercial-High Density Residential	M-C	0.23	C - Bar or Drinking Place , 0	Available	13	1	6	6	Used in Prior Housing Element - Non-Vacant
409 ANACAPA ST	037-212-030	AX	Commercial-High Density Residential	M-C	0.25	C - Retail - Consumer Goods & Services , 0	Pending Project	0	0	0	0	No
30 E HALEY ST	037-212-032	V	Commercial-High Density Residential	M-C	0.10	R - Single Family Residence , 1	Available	4	1	1	2	Used in Prior Housing Element - Non-Vacant
427 ANACAPA ST	037-212-033	BC	Commercial-High Density Residential	M-C	0.07	T - Parking Lot , 0	Available	4	1	1	2	Used in Prior Housing Element - Non-Vacant
24 E HALEY ST	037-212-034	V	Commercial-High Density Residential	M-C	0.26	C - Lodging , 0	Available	15	6	3	6	Not Used in Prior Housing Element

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27 E GUTIERREZ ST	037-212-035	AX	Commercial-High Density Residential	M-C	0.65	T - Parking Lot , 0	Pending Project	0	0	0	0	Yes - Same APN
305 LADERA ST	037-221-003		Medium High Density Residential	R-MH	0.25	R - Multi-Family Residence , 4	Pending Project	1	0	0	1	No
331 RANCHERIA ST	037-222-010		Medium High Density Residential	R-MH	0.16	R - Single Family Residence , 1	Pending Project	1	0	0	1	Yes - Same APN
304 RANCHERIA ST	037-222-032		Medium High Density Residential	R-MH	2.13	R - Multi-Family Residence , 28	Available	30	30	0	0	Not Used in Prior Housing Element
320 CASTILLO ST	037-232-014		Commercial-Medium High Density Residential	C-G	1.10	MU - Commercial with Residential , 1	Available	23	19	4	0	Used in Prior Housing Element - Non-Vacant
325 CHAPALA ST	037-245-004		Commercial-Medium High Density Residential	C-G	0.50	C - Office (non-Institutional) - Business, Profes* , 0	Available	10	1	4	5	Not Used in Prior Housing Element
300 BLK DE LA VINA ST	037-245-018		Commercial-Medium High Density Residential	C-G	0.50	V - Vacant , 0	Available	10	1	4	5	Not Used in Prior Housing Element
323 MOTOR WAY	037-251-003		Commercial-Medium High Density Residential	M-C	0.62	C - Commercial - Various , 0	Available	13	10	3	0	Used in Prior Housing Element - Non-Vacant
333 ANACAPA ST	037-254-005		Commercial-High Density Residential	M-C	0.18	C - Car Service & Repair , 0	Available	10	1	4	5	Used in Prior Housing Element - Non-Vacant
825 STATE ST	037-400-008		Commercial-High Density Residential	C-G	0.18	C - Retail - Consumer Goods & Services , 0	Available	10	1	4	5	Used in Prior Housing Element - Non-Vacant
821 STATE ST	037-400-009	AV	Commercial-High Density Residential	C-G	0.15	C - Commercial - Various , 0	Pending Project	14	3	1	10	No

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1427 STATE ST	039-071-008	CF	Commercial-High Density Residential	C-G	0.47	C - Retail - Consumer Goods & Services , 0	Available	27	10	5	12	Used in Prior Housing Element - Non-Vacant
1425 STATE ST	039-071-009	CF	Commercial-High Density Residential	C-G	0.20	C - Retail - Consumer Goods & Services , 0	Available	12	4	2	6	Used in Prior Housing Element - Non-Vacant
1401 STATE ST	039-071-013		Commercial-High Density Residential	C-G	0.46	T - Parking Lot , 0	Available	27	10	5	12	Used in Prior Housing Element - Non-Vacant
1400 BLK CHAPALA ST	039-071-023		Commercial-High Density Residential	C-G	0.26	T - Parking Lot , 0	Available	15	1	8	6	Not Used in Prior Housing Element
1400 BLK CHAPALA ST	039-071-028		Commercial-High Density Residential	C-G	0.23	T - Parking Lot , 0	Available	13	1	6	6	Used in Prior Housing Element - Non-Vacant
15 E SOLA ST	039-072-010	AL	Commercial-High Density Residential	C-G	0.17	I - Memorial Services (funeral homes, cemeteries) , 0	Available	10	8	2	0	Used in Prior Housing Element - Non-Vacant
17 E SOLA ST	039-072-018	AL	Commercial-High Density Residential	C-G	0.29	T - Parking Lot , 0	Available	17	13	4	0	Used in Prior Housing Element - Non-Vacant
1408 STATE ST	039-072-019	AL	Commercial-High Density Residential	C-G	0.34	T - Parking Lot , 0	Available	20	16	4	0	Used in Prior Housing Element - Non-Vacant
1424 STATE ST	039-072-020		Commercial-High Density Residential	C-G	1.66	C - Office (non-Institutional) - Business, Profes* , 0	Available	97	77	20	0	Not Used in Prior Housing Element
1329 SAN ANDRES ST	039-092-006		Commercial-Medium High Density Residential	C-R	0.58	C - Retail - Consumer Goods & Services , 0	Available	12	10	2	0	Used in Prior Housing Element - Non-Vacant
401 W SOLA ST	039-111-005	AY	High Density Residential	R-MH	0.12	R - Single Family Residence , 1	Available	6	1	3	2	Used in Prior Housing Element - Non-Vacant

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1329 CASTILLO ST	039-111-006	AY	High Density Residential	R-MH	0.09	R - Single Family Residence , 1	Available	4	0	2	2	Not Used in Prior Housing Element
1309 CASTILLO ST	039-111-010		High Density Residential	R-MH	0.15	R - Single Family Residence , 1	Pending Project	5	0	0	5	Yes - Same APN
319 W SOLA ST	039-112-004		High Density Residential	R-MH	0.23	R - Multi-Family Residence , 3	Available	10	1	4	5	Not Used in Prior Housing Element
1327 BATH ST	039-112-009	CG	High Density Residential	R-MH	0.27	C - Lodging , 0	Available	15	6	3	6	Not Used in Prior Housing Element
1319 BATH ST	039-112-010	CG	High Density Residential	R-MH	0.39	R - Multi-Family Residence , 7	Available	16	6	3	7	Not Used in Prior Housing Element
1314 CASTILLO ST	039-112-032		High Density Residential	R-MH	0.33	R - Multi-Family Residence , 5	Available	14	1	7	6	Not Used in Prior Housing Element
1333 DE LA VINA ST	039-121-007	CH	Commercial-High Density Residential	C-G	0.27	C - Retail - Consumer Goods & Services , 0	Available	15	6	3	6	Not Used in Prior Housing Element
1327 DE LA VINA ST	039-121-008	CH	Commercial-High Density Residential	C-G	0.20	C - Car Service & Repair , 0	Available	11	4	2	5	Used in Prior Housing Element - Non-Vacant
216 W VICTORIA ST	039-121-015		High Density Residential	R-M	0.71	R - Multi-Family Residence , 26	Available	15	12	3	0	Not Used in Prior Housing Element
1320 BATH ST	039-121-021		High Density Residential	R-MH	0.19	C - Lodging , 1	Available	10	1	4	5	Used in Prior Housing Element - Non-Vacant
1332 DE LA VINA ST	039-122-001		Commercial-High Density Residential	C-G	0.18	C - Office (non-Institutional) - Business, Profes* , 0	Available	10	1	4	5	Not Used in Prior Housing Element

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1301 CHAPALA ST	039-122-007		Commercial-High Density Residential	C-G	0.33	C - Car Service & Repair , 0	Available	19	7	4	8	Used in Prior Housing Element - Non-Vacant
110 W VICTORIA ST	039-122-008		Commercial-High Density Residential	C-G	0.33	C - Clubs (including gyms, health & fitness clubs* , 0	Available	19	7	4	8	Used in Prior Housing Element - Non-Vacant
1309 STATE ST A	039-131-010		Commercial-High Density Residential	C-G	0.06	C - Commercial - Various , 0	Pending Project	2	0	0	2	No
10 E SOLA ST	039-132-002	AA	Commercial-High Density Residential	C-G	0.11	T - Parking Lot , 0	Available	6	1	3	2	Used in Prior Housing Element - Non-Vacant
12 E SOLA ST	039-132-003	AA	Commercial-High Density Residential	C-G	0.12	T - Parking Lot , 0	Available	6	1	3	2	Used in Prior Housing Element - Non-Vacant
15 E VICTORIA ST	039-133-014		Commercial-High Density Residential	C-G	0.57	T - Parking Lot , 0	Available	33	26	7	0	Used in Prior Housing Element - Non-Vacant
1230 SAN ANDRES ST	039-151-002		Medium High Density Residential	R-M	0.26	R - Multi-Family Residence , 2	Pending Project	7	0	0	7	No
410 W ANAPAMU ST	039-161-016		High Density Residential	R-MH	1.70	R - Multi-Family Residence , 24	Available	76	61	15	0	Not Used in Prior Housing Element
1221 BATH ST	039-162-012		High Density Residential	R-MH	0.39	R - Multi-Family Residence , 9	Available	14	1	7	6	Not Used in Prior Housing Element
228 W ANAPAMU ST	039-171-016	AG	High Density Residential	R-MH	0.34	R - Multi-Family Residence , 13	Available	6	5	1	0	Not Used in Prior Housing Element
230 W ANAPAMU ST	039-171-017	AG	High Density Residential	R-MH	0.38	R - Multi-Family Residence , 5	Available	17	13	4	0	Not Used in Prior Housing Element

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1213 STATE ST	039-182-016		Commercial-High Density Residential	C-G	0.30	C - Commercial - Various , 0	Available	17	6	3	8	Not Used in Prior Housing Element
6 W ANAPAMU ST	039-182-019		Commercial-High Density Residential	C-G	0.21	C - Retail - Consumer Goods & Services , 0	Available	12	1	5	6	Used in Prior Housing Element - Non-Vacant
1115 DE LA VINA ST	039-221-012	CI	Commercial-High Density Residential	C-G	0.34	R - Multi-Family Residence , 8	Available	11	4	2	5	Used in Prior Housing Element - Non-Vacant
212 W FIGUEROA ST	039-221-017	CI	Commercial-High Density Residential	C-G	0.17	C - Medical Related Uses , 0	Available	10	3	2	5	Used in Prior Housing Element - Non-Vacant
220 W FIGUEROA ST	039-221-019		High Density Residential	R-MH	0.23	R - Single Family Residence , 2	Available	11	1	5	5	Not Used in Prior Housing Element
1118 BATH ST	039-221-026		High Density Residential	R-MH	0.34	R - Multi-Family Residence , 6	Available	13	1	6	6	Not Used in Prior Housing Element
1132 DE LA VINA ST	039-222-021		Commercial-High Density Residential	C-G	0.24	T - Parking Lot , 0	Available	14	1	7	6	Used in Prior Housing Element - Non-Vacant
115 W ANAPAMU ST	039-222-029		Commercial-High Density Residential	C-G	0.27	R - Group Quarters , 0	Pending Project	34	34	0	0	No
400 W CARRILLO ST	039-261-009		Commercial-Medium High Density Residential	C-G	1.09	T - Parking Lot , 0	Pending Project	63	0	30	33	No
1027 BATH ST	039-262-009		High Density Residential	R-MH	0.27	R - Single Family Residence , 1	Available	14	1	7	6	Used in Prior Housing Element - Non-Vacant
312 W CARRILLO ST	039-262-022	N	Commercial-High Density Residential	C-G	0.21	V - Vacant , 0	Available	12	4	2	6	Used in Two Consecutive Prior Housing Elements

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316 W CARRILLO ST	039-262-023	N	Commercial-High Density Residential	C-G	0.21	V - Vacant , 0	Available	12	4	2	6	Used in Two Consecutive Prior Housing Elements
340 W CARRILLO ST	039-262-036		Commercial-High Density Residential	C-G	0.36	C - Gasoline Service , 0	Available	21	7	4	10	Not Used in Prior Housing Element
226 W CARRILLO ST	039-271-014	A	Commercial-High Density Residential	C-G	0.14	T - Parking Lot , 0	Available	8	6	2	0	Used in Prior Housing Element - Non-Vacant
230 W CARRILLO ST	039-271-015	A	Commercial-High Density Residential	C-G	0.14	T - Parking Lot , 0	Available	8	6	2	0	Used in Prior Housing Element - Non-Vacant
228 W CARRILLO ST	039-271-017	A	Commercial-High Density Residential	C-G	0.06	T - Parking Lot , 0	Available	3	3	0	0	Used in Prior Housing Element - Non-Vacant
228 W CARRILLO ST	039-271-018	A	Commercial-High Density Residential	C-G	0.20	T - Parking Lot , 0	Available	11	9	2	0	Used in Prior Housing Element - Non-Vacant
133 W FIGUEROA ST	039-272-002	Y	Commercial-High Density Residential	C-G	0.26	C - Car Service & Repair , 0	Available	15	6	3	6	Used in Prior Housing Element - Non-Vacant
125 W FIGUEROA ST	039-272-003	Y	Commercial-High Density Residential	C-G	0.20	T - Parking Lot , 0	Available	12	4	2	6	Used in Prior Housing Element - Non-Vacant
119 W FIGUEROA ST	039-272-004	Y	Commercial-High Density Residential	C-G	0.22	T - Parking Lot , 0	Available	13	4	3	6	Used in Prior Housing Element - Non-Vacant
115 W FIGUEROA ST	039-272-005	Y	Commercial-High Density Residential	C-G	0.21	C - Office (non-Institutional) - Business, Profes* , 0	Available	12	4	2	6	Not Used in Prior Housing Element
101 W FIGUEROA ST	039-272-006	CJ	Commercial-High Density Residential	C-G	0.23	T - Parking Lot , 0	Available	13	4	3	6	Used in Prior Housing Element - Non-Vacant

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1000 BLK CHAPALA ST	039-272-007	CJ	Commercial-High Density Residential	C-G	0.18	T - Parking Lot , 0	Available	10	3	2	5	Used in Prior Housing Element - Non-Vacant
414 W CANON PERDIDO ST	039-301-006		Medium High Density Residential	R-MH	0.08	R - Single Family Residence , 1	Pending Project	2	0	0	2	No
923 CASTILLO ST	039-301-014		Medium High Density Residential	R-M	0.21	V - Vacant (non Open-Space) or Vacant Building , 0	Pending Project	3	0	0	3	No
303 W CARRILLO ST	039-302-008	BJ	Commercial-High Density Residential	C-G	0.22	C - Gasoline Service , 0	Available	13	4	3	6	Used in Prior Housing Element - Non-Vacant
925 BATH ST	039-302-009	BJ	Commercial-High Density Residential	C-G	0.13	T - Parking Lot , 0	Available	7	3	1	3	Used in Prior Housing Element - Non-Vacant
923 BATH ST	039-302-010	BJ	High Density Residential	R-M	0.36	C - Clubs (including gyms, health & fitness clubs* , 0	Available	21	7	4	10	Not Used in Prior Housing Element
914 CASTILLO ST	039-302-020		High Density Residential	R-MH	0.42	R - Multi-Family Residence , 14	Available	10	1	4	5	Not Used in Prior Housing Element
233 W CARRILLO ST	039-311-001	U	Commercial-High Density Residential	C-G	0.23	C - Retail - Consumer Goods & Services , 0	Available	13	4	3	6	Not Used in Prior Housing Element
923 ST VINCENT AVE	039-311-004	BA	Commercial-High Density Residential	C-G	0.25	C - Office (non-Institutional) - Business, Profes* , 0	Available	14	5	3	6	Not Used in Prior Housing Element
915 ST VINCENT AVE	039-311-005	BA	Commercial-High Density Residential	C-G	0.12	M - Warehousing and Storage , 0	Available	6	3	1	2	Used in Prior Housing Element - Non-Vacant
233 W CARRILLO ST	039-311-013	U	Commercial-High Density Residential	C-G	0.11	T - Parking Lot , 0	Available	6	3	1	2	Used in Prior Housing Element - Non-Vacant

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220 W CANON PERDIDO ST	039-311-016		Commercial-High Density Residential	C-G	0.35	MU - Commercial with Residential , 2	Available	18	6	4	8	Not Used in Prior Housing Element
921 DE LA VINA ST	039-312-004	B	Commercial-High Density Residential	C-G	0.12	C - Office (non-Institutional) - Business, Profes* , 0	Available	7	6	1	0	Not Used in Prior Housing Element
911 DE LA VINA ST	039-312-006	B	Commercial-High Density Residential	C-G	0.13	C - Commercial - Various , 0	Available	7	6	1	0	Used in Prior Housing Element - Non-Vacant
909 DE LA VINA ST	039-312-007	B	Commercial-High Density Residential	C-G	0.18	C - Retail - Consumer Goods & Services , 0	Available	10	3	2	5	Used in Prior Housing Element - Non-Vacant
920 ST VINCENT AVE	039-312-013	B	Commercial-High Density Residential	C-G	0.23	T - Parking Lot , 0	Available	13	10	3	0	Used in Prior Housing Element - Non-Vacant
ST VINCENT AVE	039-312-014	B	Commercial-High Density Residential	C-G	0.09	T - Parking Lot , 0	Available	5	4	1	0	Used in Prior Housing Element - Non-Vacant
910 ST VINCENT AVE	039-312-016	B	Commercial-High Density Residential	C-G	0.25	C - Office (non-Institutional) - Business, Profes* , 0	Available	14	5	3	6	Used in Prior Housing Element - Non-Vacant
932 DE LA VINA ST	039-313-001		Commercial-High Density Residential	C-G	0.35	C - Car Service & Repair , 0	Pending Project	22	0	2	20	Used in Prior Housing Element - Non-Vacant
101 W CARRILLO ST	039-313-006		Commercial-High Density Residential	C-G	0.24	C - Gasoline Service , 0	Available	13	1	6	6	Not Used in Prior Housing Element
901 CHAPALA ST	039-313-011	R	Commercial-High Density Residential	C-G	0.22	C - Full Service Restaurant , 0	Available	13	10	3	0	Used in Prior Housing Element - Non-Vacant
112 W CANON PERDIDO ST	039-313-012	R	Commercial-High Density Residential	C-G	0.46	C - Car Wash , 0	Available	26	21	5	0	Not Used in Prior Housing Element

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920 DE LA VINA ST	039-313-019	K	Commercial-High Density Residential	C-G	0.21	C - Office (non-Institutional) - Business, Profes* , 0	Available	12	4	2	6	Used in Prior Housing Element - Non-Vacant
118 W CANON PERDIDO ST	039-313-021	K	Commercial-High Density Residential	C-G	0.13	M - Construction Related Businesses , 0	Available	7	6	1	0	Used in Prior Housing Element - Non-Vacant
120 W CANON PERDIDO ST	039-313-025	K	Commercial-High Density Residential	C-G	0.38	MU - Commercial with Residential , 3	Available	19	16	3	0	Used in Prior Housing Element - Non-Vacant
912 DE LA VINA ST	039-313-026	K	Commercial-High Density Residential	C-G	0.31	T - Parking Lot , 0	Available	18	14	4	0	Used in Prior Housing Element - Non-Vacant
931 ANACAPA ST	039-322-047		Commercial-High Density Residential	C-G	0.33	C - Bank, Credit Union , 0	Available	19	7	4	8	Not Used in Prior Housing Element
720 W PEDREGOSA ST	043-122-016		Medium Density Residential	R-2	0.18	R - Single Family Residence , 1	Pending Project	1	0	0	1	No
1812 SAN PASCUAL ST	043-163-011		Medium High Density Residential	R-M	0.26	R - Multi-Family Residence , 2	Pending Project	4	0	0	4	No
1717 THOMAS AVE	043-193-008		Medium High Density Residential	R-M	0.17	R - Multi-Family Residence , 2	Pending Project	2	0	0	2	No
1501 SAN ANDRES ST	043-244-015		Commercial-Medium High Density Residential	C-R	1.00	C - Shopping Center , 0	Available	21	16	5	0	Used in Prior Housing Element - Non-Vacant
1519 SAN PASCUAL ST	043-251-008	BE	Medium High Density Residential	R-M	0.31	R - Multi-Family Residence , 3	Available	3	3	0	0	Not Used in Prior Housing Element
1513 SAN PASCUAL ST	043-251-009	BE	Medium High Density Residential	R-M	0.36	R - Multi-Family Residence , 3	Available	4	3	1	0	Not Used in Prior Housing Element

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1511 SAN PASCUAL ST	043-251-010	BE	Medium High Density Residential	R-M	0.30	R - Multi-Family Residence , 3	Available	3	3	0	0	Not Used in Prior Housing Element
1553 SHORELINE DR	045-173-043		Residential (Max 5 du/acre)	E-3/S-D-3	0.53	V - Vacant (non Open-Space) or Vacant Building , 0	Pending Project	1	0	0	1	No
3649 CAMPANIL DR	047-010-060		Low Density Residential (Max 1 du/acre)	RS-1A	3.42	V - Vacant (non Open-Space) or Vacant Building , 0	Pending Project	1	0	0	1	No
130 S HOPE AVE	051-010-007		Commercial-High Density Residential	C-G/USS	5.69	C - Shopping Center , 0	Available	335	68	84	183	Not Used in Prior Housing Element
3845 STATE ST	051-010-008		Commercial-High Density Residential,Commercial-Medium High Density Residential	C-G/USS	10.63	C - Retail - Consumer Goods & Services , 0	Available	525	104	131	290	Not Used in Prior Housing Element
3800 BLK STATE ST	051-010-012		Commercial-High Density Residential	C-G/USS	0.78	T - Parking Lot , 0	Available	45	8	11	26	Used in Prior Housing Element - Non-Vacant
3805 STATE ST	051-010-013		Commercial-High Density Residential	C-G/USS	8.72	C - Retail - Consumer Goods & Services , 0	Pending Project	685	39	17	629	Used in Prior Housing Element - Non-Vacant
110 S HOPE AVE	051-010-014		Commercial-High Density Residential	C-G/USS	5.26	C - Shopping Center , 0	Available	310	62	78	170	Not Used in Prior Housing Element
115 S LA CUMBRE RD	051-010-015		Commercial-High Density Residential	C-G/USS	0.68	C - Gasoline Service , 0	Available	39	32	7	0	Used in Prior Housing Element - Non-Vacant
55 S LA CUMBRE RD	051-022-028		Commercial-High Density Residential	C-G/USS	0.59	C - Commercial - Various , 0	Available	34	27	7	0	Used in Prior Housing Element - Non-Vacant
3889 LA CUMBRE PLAZA LN	051-022-034		Commercial-High Density Residential	C-G/USS	0.59	C - Retail - Consumer Goods & Services , 0	Available	34	27	7	0	Used in Prior Housing Element - Non-Vacant

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3883 LA CUMBRE PLAZA LN	051-022-036		Commercial-High Density Residential	C-G/USS	0.44	C - Bank, Credit Union , 0	Available	26	9	5	12	Not Used in Prior Housing Element
175 S LA CUMBRE RD	051-031-002		Commercial-Medium High Density Residential	C-G/USS	1.46	R - Multi-Family Residence , 36	Available	15	15	0	0	Not Used in Prior Housing Element
101 HITCHCOCK WAY	051-040-037	CK	Medium High Density Residential	R-M/USS	5.50	R - Multi-Family Residence , 103	Available	17	13	4	0	Not Used in Prior Housing Element
55 HITCHCOCK WAY	051-040-038		Office-Medium High Density Residential	O-R/USS	0.52	C - Office (non-Institutional) - Business, Profes* , 0	Available	11	9	2	0	Used in Prior Housing Element - Non-Vacant
41 HITCHCOCK WAY	051-040-044	CK	Office-Medium High Density Residential	O-R/USS	0.49	C - Office (non-Institutional) - Business, Profes* , 0	Available	10	3	2	5	Not Used in Prior Housing Element
23 S HOPE AVE	051-040-051		Commercial-High Density Residential	C-G/USS	1.30	C - Commercial - Various , 0	Available	76	61	15	0	Not Used in Prior Housing Element
3643 STATE ST	051-051-001		Commercial-Medium High Density Residential	C-R/USS	0.64	C - Lodging , 0	Available	14	11	3	0	Not Used in Prior Housing Element
3505 STATE ST	051-053-017		Commercial-Medium High Density Residential	C-R/USS	1.02	C - Lodging , 0	Available	22	18	4	0	Used in Prior Housing Element - Non-Vacant
3525 STATE ST	051-053-018		Commercial-Medium High Density Residential	C-R/USS	1.32	C - Lodging , 0	Available	29	23	6	0	Used in Prior Housing Element - Non-Vacant
3441 STATE ST	051-061-021		Commercial-Medium High Density Residential	C-R/USS	1.06	C - Shopping Center , 0	Available	23	19	4	0	Used in Prior Housing Element - Non-Vacant
3343 STATE ST	051-063-004		Commercial-Medium High Density Residential	C-R/USS	0.82	I - Other Government (Military, DMV, Post Office) , 0	Available	18	14	4	0	Used in Prior Housing Element - Non-Vacant

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3403 STATE ST	051-063-013		Commercial-Medium High Density Residential	C-R/USS	0.46	C - Retail - Consumer Goods & Services , 0	Available	10	1	4	5	Used in Prior Housing Element - Non-Vacant
3303 STATE ST	051-100-001	O	Commercial-Medium High Density Residential	C-R/USS	4.96	C - Shopping Center , 0	Available	46	37	9	0	Used in Prior Housing Element - Non-Vacant
3311 MCCAW AVE	051-100-002	O	Commercial-Medium High Density Residential	C-R/USS	4.69	C - Shopping Center , 0	Available	26	21	5	0	Used in Prior Housing Element - Non-Vacant
3055 DE LA VINA ST	051-112-004		Commercial-Medium High Density Residential	C-G/USS	0.56	C - Lodging , 0	Available	12	10	2	0	Not Used in Prior Housing Element
37 W CALLE LAURELES	051-122-008		Commercial-Medium High Density Residential	C-G/USS	0.37	C - Commercial - Various , 0	Pending Project	4	0	0	4	No
2973 STATE ST	051-122-011		Commercial-Medium High Density Residential	C-G/USS	1.59	C - Retail - Consumer Goods & Services , 0	Available	34	27	7	0	Used in Prior Housing Element - Non-Vacant
2824 STATE ST	051-132-011	AD	Medium High Density Residential	R-MH/USS	0.21	C - Lodging , 0	Available	4	3	1	0	Not Used in Prior Housing Element
2800 STATE ST	051-132-018	AD	Medium High Density Residential	R-MH/USS	0.35	C - Lodging , 0	Available	7	6	1	0	Not Used in Prior Housing Element
2701 DE LA VINA ST	051-213-017		Commercial-Medium High Density Residential	C-G/USS	0.57	C - Commercial - Various , 0	Available	12	10	2	0	Not Used in Prior Housing Element
2840 DE LA VINA ST	051-220-023		Commercial-Medium High Density Residential	C-R/USS	2.08	C - Shopping Center , 0	Available	45	36	9	0	Used in Prior Housing Element - Non-Vacant
2623 DE LA VINA ST	051-292-001		Commercial-Medium High Density Residential	C-G	0.67	C - Bank, Credit Union , 0	Available	14	11	3	0	Not Used in Prior Housing Element

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3790 STATE ST	053-300-025		Commercial-Medium High Density Residential	C-R/USS	1.11	C - Bank, Credit Union , 0	Available	24	19	5	0	Used in Prior Housing Element - Non-Vacant
3712 STATE ST	053-300-027		Commercial-Medium High Density Residential	C-R/USS	0.89	C - Office (non-Institutional) - Business, Profes* , 0	Available	19	16	3	0	Used in Prior Housing Element - Non-Vacant
3768 STATE ST	053-300-034		Commercial-Medium High Density Residential	C-R/USS	0.65	C - Bank, Credit Union , 0	Available	14	11	3	0	Not Used in Prior Housing Element
3614 STATE ST	053-311-035		Commercial-Medium High Density Residential	C-G/USS	0.73	C - Full Service Restaurant , 0	Available	16	13	3	0	Used in Prior Housing Element - Non-Vacant
3422 STATE ST	053-322-010	BL	Commercial-Medium High Density Residential	C-G/USS	0.33	C - Food sales (not grocery/supermarket) , 0	Available	7	6	1	0	Used in Prior Housing Element - Non-Vacant
3430 STATE ST	053-322-011	BL	Commercial-Medium High Density Residential	C-G/USS	0.34	C - Retail - Consumer Goods & Services , 0	Available	7	6	1	0	Used in Prior Housing Element - Non-Vacant
3304 STATE ST	053-324-007	S	Commercial-Medium High Density Residential	C-G/USS	0.35	C - Bank, Credit Union , 0	Available	7	6	1	0	Not Used in Prior Housing Element
3312 STATE ST	053-324-008	S	Commercial-Medium High Density Residential	C-G/USS	0.15	T - Parking Lot , 0	Available	3	3	0	0	Used in Prior Housing Element - Non-Vacant
3324 STATE ST	053-324-015	S	Commercial-Medium High Density Residential	C-G/USS	0.47	C - Office (non-Institutional) - Business, Profes* , 0	Available	10	3	2	5	Not Used in Prior Housing Element
3060 STATE ST	053-342-032	CL	Commercial-Medium High Density Residential	C-G/USS	0.47	C - Gasoline Service , 0	Available	10	3	2	5	Used in Prior Housing Element - Non-Vacant
3042 STATE ST	053-342-033	CL	Commercial-Medium High Density Residential	C-G/USS	0.57	C - Retail - Consumer Goods & Services , 0	Available	12	10	2	0	Not Used in Prior Housing Element

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2984 STATE ST	053-351-001	AW	Commercial-Medium High Density Residential	C-G/USS	0.31	C - Fast-Food Restaurant , 0	Available	6	5	1	0	Not Used in Prior Housing Element
2980 STATE ST	053-351-025	AW	Commercial-Medium High Density Residential	C-G/USS	0.33	C - Retail - Consumer Goods & Services , 0	Available	7	6	1	0	Not Used in Prior Housing Element
E CALLE LAURELES	055-160-051		Low Density Residential (Max 1 du/acre)	RS-1A	29.41	R - Single Family Residence , 1	Pending Project	1	0	0	1	No
691 N HOPE AVE	057-113-007		Low Density Residential (5 du/acre)	RS-7.5/USS	1.96	0	Pending Project	1	0	0	1	No
222 PESETAS LN	057-201-011	BI	Commercial-Medium High Density Residential	C-R/ACS/USS	0.62	C - Medical Related Uses , 0	Available	13	10	3	0	Not Used in Prior Housing Element
PESETAS LN and LA COLINA RD	057-201-012	BI	Commercial-Medium High Density Residential	C-R/ACS/USS	0.68	V - Vacant , 0	Available	15	12	3	0	Not Used in Prior Housing Element
4010 CALLE REAL	057-202-004		Commercial-Medium High Density Residential	C-R/USS	0.66	C - Shopping Center , 0	Available	14	11	3	0	Not Used in Prior Housing Element
3938 STATE ST	057-233-016	C	Commercial-Medium High Density Residential	C-G/USS	0.57	C - Office (non-Institutional) - Business, Profes* , 0	Available	12	10	2	0	Not Used in Prior Housing Element
3920 STATE ST	057-233-017		Commercial-Medium High Density Residential	C-G/USS	0.71	C - Retail - Consumer Goods & Services , 0	Available	15	12	3	0	Used in Prior Housing Element - Non-Vacant
3939 VIA LUCERO	057-233-028	C	Commercial-Medium High Density Residential	O-R/USS	0.50	T - Parking Lot , 0	Available	11	9	2	0	Used in Prior Housing Element - Non-Vacant
3940 STATE ST	057-233-029		Commercial-Medium High Density Residential	C-G/USS	0.62	C - Fast-Food Restaurant with Drive-Thru , 0	Available	13	10	3	0	Used in Prior Housing Element - Non-Vacant

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3944 STATE ST	057-233-031		Commercial-Medium High Density Residential	O-R/USS	0.58	C - Office (non-Institutional) - Business, Profes* , 0	Available	12	10	2	0	Not Used in Prior Housing Element
3866 STATE ST	057-240-047		Commercial-Medium High Density Residential	C-R/USS	0.90	C - Office (non-Institutional) - Business, Profes* , 0	Available	19	16	3	0	Not Used in Prior Housing Element
3850 STATE ST	057-240-048		Commercial-Medium High Density Residential	C-R/USS	2.00	C - Lodging , 0	Available	44	35	9	0	Used in Prior Housing Element - Non-Vacant
3840 STATE ST	057-240-049		Commercial-Medium High Density Residential	C-R/USS	1.71	C - Lodging , 0	Available	37	29	8	0	Used in Prior Housing Element - Non-Vacant
220 N LA CUMBRE RD	057-240-051		Office-Medium Density Residential	O-M/USS	1.24	C - Medical Related Uses , 0	Pending Project	48	48	0	0	Yes - Same APN
3802 STATE ST	057-240-055		Commercial-Medium High Density Residential	C-R/USS	1.75	C - Bank, Credit Union , 0	Available	38	30	8	0	Used in Prior Housing Element - Non-Vacant