

Appendix A

City Council Resolutions for Adoption and Amendments

1. Resolution No. 11-079 adopting the final updated General Plan, December 1, 2011
2. Resolution No. 12-030 approving a Revised 2011 Housing Element, May 22, 2012
3. Resolution No. 12-068 adopting the Historic Resources Element, October 2, 2012
4. Resolution No. 13-094 adopting the Safety Element, December 10, 2013
5. Resolution No. 15-013 approving the Housing Element update, February 10, 2015
6. Resolution No. 23-162 adopting the 2023-2031 Housing Element, December 14, 2023



City Council Resolution No. 11-079

[ADOPTING THE FINAL UPDATED GENERAL PLAN, DECEMBER 1, 2011]



RESOLUTION NO. 11-079

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA ADOPTING THE 2011 GENERAL PLAN UPDATE AND MAKING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, Government Code Section 65300 requires that the City of Santa Barbara adopt a comprehensive, long-term General Plan for the physical development of the City, and the 2011 City of Santa Barbara General Plan Update fulfills this requirement;

WHEREAS, in 1989, the City Council placed a non-residential growth limitation before City voters as ballot Measure E, which was approved and incorporated into the City Charter as Charter Section 1508, limiting non-residential growth to three million square feet until 2010;

WHEREAS, in 2005, the City Council initiated the *Plan Santa Barbara* process to update the Land Use and Housing elements of the General Plan to specifically address the sunset of Charter Section 1508, which regulates non-residential growth in the City and to reassess the City's capability to construct more than 40,005 housing units as specified by the Housing Element;

WHEREAS, *Plan Santa Barbara* is the planning process used to update the City's General Plan, including the Introductory Framework, Land Use Element and General Plan Map, and Housing Element, as well as incorporation of selected goals, policies and implementation actions into the remaining six adopted elements, including the Open Space, Parks and Recreation Element, Economy and Fiscal Health Element, Historic Resources Element, Environmental Resources Element, Circulation Element, and Public Services and Safety Element (these six elements will be further updated in the future). The updated General Plan elements are reorganized and integrated at a policy level into a cohesive united document;

WHEREAS, *the Plan Santa Barbara* process includes the following four phases: Phase 1) developing baseline information; Phase 2) conducting public outreach and initial policy development; Phase 3) preparing draft General Plan and Environmental Impact Report (EIR) documents, conducting formal public review, Planning Commission certification of the EIR and recommendations to City Council related to the Plan, and City Council adoption of the General Plan Update; and Phase 4) Implementation of the updated General Plan;

WHEREAS, the updated General Plan is intended to guide future residential and non-residential development through the year 2030, and the goals, policies and programs contained in the General Plan Update address the physical, economic and social development of the City and reflect the community's values of "living within our resources," becoming a more sustainable community, and preserving the existing community character;

WHEREAS, the updated General Plan identifies allowable land uses, densities and programs that support and assist the production of a variety of housing types, including needed affordable and workforce housing to meet the City's state mandated Regional Housing Needs Assessment (RHNA) allocation;

WHEREAS, the Housing Element of the updated General Plan complies with California Housing Element law requiring that local jurisdictions update the Housing Element every five years and submit

their updated element to the State Department of Housing and Community Development (HCD) for review;

WHEREAS, the public outreach and participation effort for the *Plan Santa Barbara* General Plan Update (GPU) took place between 2007 and 2011, and included 50 City Council and/or Planning Commission public hearings and work sessions, 12 community workshops, 14 Council Ad Hoc Subcommittee meetings, 23 Advisory Board meetings, approximately 40 grassroots meetings, an informational brochure mailed to 36,000 City households and businesses, a youth survey administered to eight local high schools, and a website;

WHEREAS, on January 15, 2009, a Notice of Preparation (NOP) was issued by the City noticing the intent to prepare a full-scope Program EIR. The NOP was circulated to interested agencies, groups and individuals for a public comment period of 30 days. The State of California Clearinghouse issued a project number for the *Plan Santa Barbara* General Plan Update EIR, SCH #2009011031;

WHEREAS, on January 29, 2009, the Planning Commission held a duly noticed EIR Scoping Hearing and received public comment from 10 speakers and Planning Commissioners related to the EIR scope of analysis. Thereafter, the Draft EIR scope of analysis was established by the City Environmental Analyst with consideration of the scoping comments;

WHEREAS, the Draft General Plan Update and Draft EIR were released on March 19, 2010 and underwent a 60-day public review and comment period ending on May 18, 2010, and on April 28, 2010, the Planning Commission held a duly noticed public hearing and received public comment from 22 speakers pertaining to the Draft EIR and Draft General Plan Update;

WHEREAS, written comments on the Draft EIR and the Draft General Plan Update were received from 15 public agencies, 16 community/public interest organizations, 45 individuals and six City commission and committee members. Volume III of the Final EIR contains written responses to the comments received on the Draft EIR and updated General Plan. The proposed responses to comments and public hearing notice were provided to public agencies that commented 10 days prior to the Final EIR certification;

WHEREAS, on June 22 and 23, 2010, the City Council and Planning Commission held duly noticed public hearings to discuss the Planning Commission's recommendations on key policies related to the final preparation of the *Plan Santa Barbara* General Plan Update and Draft EIR, and at the conclusion of the meeting Council requested a series of work sessions to provide additional detail on a number of important aspects associated with the General Plan Update, including but not limited to: an overview of the Proposed General Plan, Program EIR, Transportation Demand Management, and various policy directives for residential density, development and design policies, and growth management;

WHEREAS, during July and August 2010, the City Council held eight work sessions that involved detailed staff briefings related to the General Plan Update policy document, the Program EIR, Transportation Demand Management, Residential Density, Development and Design Policies, and Growth Management and Development Ordinance. On August 10, 2010, the City Council provided summary direction to the Planning Commission and staff on how to proceed with preparation of the final *Plan Santa Barbara* documents for review and final adoption;

WHEREAS, on September 29 and September 30, 2010, the Planning Commission held a duly noticed public hearing to consider certification of the Final EIR. Following a staff presentation, public comment from 18 speakers, and review and discussion of the information contained in the proposed Final EIR and General Plan Update, the Planning Commission unanimously voted to certify the Final

EIR dated September 2010 for the *Plan Santa Barbara* General Plan Update making findings pursuant to State CEQA Guidelines Section 15090 and City CEQA Guidelines Section II.2, and including clarifying additions and edits to the Final EIR as identified in Planning Commission Resolution No. 013-10;

WHEREAS, on September 30, 2010, following the certification of the Final EIR, the Planning Commission received a staff presentation and heard public comment from two additional speakers related to the General Plan Update. The Planning Commission formulated its recommendations regarding the adoption of the *Plan Santa Barbara* General Plan Update which was informed by the information contained in the Final EIR, and voted 6-1 to forward those recommendations to the City Council for consideration (Planning Commission Resolution No. 014-10);

WHEREAS, on October 26 and October 27, 2010, the City Council held duly noticed public hearings, received staff presentations, and heard public comment regarding the General Plan Update. After discussion of key issues and general agreement on the non-residential square foot limits as well as circulation policies, the remaining unresolved issues were continued to November 16, 2010 for further discussion and possible action;

WHEREAS, at the end of the October 27, 2010 City Council meeting, a three-member City Council Ad Hoc Subcommittee was formed to further discuss key issues, including higher residential density areas, the Rental/Employer overlay map boundary, and protection of historic resources;

WHEREAS, on November 3, November 11, and November 19, 2010, the Ad Hoc Subcommittee met to discuss the proposed General Plan Map and related densities, and the results of these discussions were forwarded to the City Council;

WHEREAS, on November 16 and November 23, 2010, the City Council held duly noticed hearings, received staff presentations, and heard public comment regarding the General Plan Update. After extended deliberations a motion to adopt the General Plan Update failed, and the City Council directed Staff and the Ad Hoc Subcommittee to continue work on key issues related to the General Plan Update;

WHEREAS, between January and June 2011, the Ad Hoc Subcommittee met 11 times to develop a set of recommended amendments to the September 2010 draft of the *Plan Santa Barbara* General Plan Update document. The majority of the Ad Hoc Subcommittee's effort focused on residential density and design, and detailed review of the Goals, Policies and Implementation Actions associated with each of the respective General Plan Elements;

WHEREAS, between March and August 2011, the City Council held six public hearings to discuss and consider the Ad Hoc Subcommittee recommended amendments to the draft *Plan Santa Barbara* General Plan Update;

WHEREAS, on June 28, 2011, the City Council authorized the preparation of the Historic Resources Element and the formation of the Historic Resources Element Task Force made up of members of the Historic Landmarks Commission, Planning Commission and community representatives;

WHEREAS, on August 2, 2011, the City Council received a presentation from the local chapter of the American Institute of Architects (AIA) regarding a Design Charrette conducted to help inform the City Council and public about what higher residential development might look like using the densities proposed by the General Plan Update;

WHEREAS, on September 8 and September 13, 2011, the City Council held duly noticed public hearings to consider the Ad Hoc Subcommittee recommended amendments to the Land Use, Housing and Circulation Elements, and to provide final direction to Staff on the *Plan Santa Barbara* General Plan Update document. The City Council directed Staff to revise the General Plan Update document to reflect the City Council majority and return with the Resolution and CEQA Findings for the General Plan Update and Final EIR: The City Council provided specific direction for the following key issues:

- Limit non-residential growth to 1.35 million square feet over the 20 year life of the General Plan, excluding Pending, Approved, Government buildings, Minor Additions and demolition and replacement of existing square footage on site as part of this square footage. The 1.35 million square feet shall be allocated to the following categories:
 - Small Additions 400,000 SF
 - Vacant 350,000 SF
 - Community Benefit 600,000 SF

- Implement the Average Unit-Size Density Incentive Program for an 8-year “trial basis” or until the construction of 250 residential units in the High Density areas, whichever occurs sooner. The incentive program is intended to encourage smaller, more affordable units through established unit sizes, and shall be allowed in selected areas of the City as shown on the City of Santa Barbara Average Unit-Size Density Incentive Program Map contained in the Land Use Element of the General Plan. If at the end of the 8-year trial, the Average Unit-Size Density Incentive Program is not extended or modified, the residential density shall revert back to the Variable Density standards in place in 2011 as shown on the attached City of Santa Barbara Variable Density Map (Exhibit A). The Average Unit-Size Density Incentive Program is composed of three density tiers:
 - Tier 1: Medium High Density (15-27 du/ac). The Medium High Density maintains existing densities with smaller unit sizes.
 - Tier 2: High Density (28-36 du/ac). The High Density encourages market rate housing with smaller unit sizes.
 - Tier 3: Priority Housing Overlay (49-63 du/ac). The Overlay encourages rental, employer sponsored and co-operative housing with smaller unit sizes.

- Eliminate the Tier 2 High Density (28-36 du/ac) from the Commercial-Manufacturing (C-M) Zone in order to encourage workforce housing and protect industrial uses in the zone. Tier 1 Medium Density (15-27 du/ac) and Tier 3 Priority Housing Overlay (49-63 du/ac) densities would be allowed in the C-M Zone.

- Require a minimum of one parking space per developed residential unit during the 8-year trial period for projects developed under the Average Unit-Size Density Incentive Program.

WHEREAS, an Addendum to the certified Final EIR dated November 7, 2011 (hereinafter “FEIR Addendum”) was prepared in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15164 provisions, and the Addendum documents final changes to the General Plan Update and minor associated impact changes that fall within the range of policy options, growth scenarios, and impacts studied in the Final EIR and do not raise new environmental issues;

WHEREAS, the Certified Final EIR document includes the following components: Volume I FEIR, Volume II Appendices, Volume III Public Comments and Responses, and FEIR Addendum;

WHEREAS, the *Plan Santa Barbara* General Plan Update policies have evolved over the course of the Plan development, the environmental review process, public input, and deliberations of the City

Planning Commission and City Council, all as anticipated and required by proper General Plan and CEQA processing. CEQA analysis of the final General Plan Update was documented with the certified FEIR Hybrid Alternative analysis together with the FEIR Addendum as the final Project being approved by City Council;

WHEREAS, the City Planner is the custodian of the record of proceedings for the General Plan Update and Final EIR, and the documents and other materials which constitute the record of proceedings for City actions related to the General Plan Update and Final EIR are located at the City of Santa Barbara Community Development Department, Planning Division, 630 Garden Street, Santa Barbara, California. Copies of these documents are available for public review during normal business hours upon request at the office of the City of Santa Barbara Community Development Department, Planning Division.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA:

I. California Environmental Quality Act (CEQA) Findings:

The City Council makes the following findings in accordance with the California Environmental Quality Act (CEQA), Public Resources Code (PRC) Section 21000 et seq.; the State CEQA Guidelines, California Code of Regulations (CCR) §§15090, 15091, 15,092, and 15093; and the City Guidelines for Implementation of the California Environmental Quality Act (City CEQA Guidelines), City Council Resolution No. 94-064, §II.2:

A. CEQA Findings for City Council Consideration and Certification of Final Environmental Impact Report (FEIR) for the *Plan Santa Barbara* General Plan Update (GPU), pursuant to CCR §15090 and City Guidelines §II.2.k

The FEIR for the GPU, as certified by the Planning Commission on September 30, 2010, was presented to the City Council together with the Addendum dated November 7, 2011, and the City Council has reviewed and considered the information contained in the certified FEIR and Addendum prior to adopting the GPU.

The City Council finds that the FEIR and Addendum have been completed in compliance with CEQA. The FEIR for the *Plan Santa Barbara* General Plan Update was prepared in accordance with applicable procedures and content requirements of the California Environmental Quality Act (CEQA), State CEQA Guidelines, and City of Santa Barbara CEQA Guidelines.

- An advertised Notice of Preparation for the EIR was issued January 15, 2009 for a 30-day agency and public comment period, and a Planning Commission public scoping hearing was held on January 29, 2009.
- The EIR documents have been prepared by a qualified team headed by AMEC Earth and Environmental, Inc., working under oversight of experienced City staff.
- The Draft EIR underwent a noticed 60-day public review and comment process March 19-May 18, 2010, including a noticed Planning Commission public hearing held April 28, 2010. Comments on the Draft EIR were received from 13 public agencies, 16 community/ public interest organizations, 40 individuals, and seven City commissions and committees.

- The Final EIR includes written responses to comments received on the Draft EIR and associated edits to the EIR analysis. Proposed responses to comments and hearing notice were provided to public agencies that commented on the Draft EIR ten days prior to the EIR certification hearing.
- The EIR analysis meets CEQA requirements for a General Plan Program EIR, and EIR standards of adequacy pursuant to CEQA Guidelines §15151.
- The Addendum to the FEIR addresses minor changes to the EIR analysis to reflect Final General Plan Update refinements in accordance with State CEQA Guidelines Section 15164 procedural and content requirements.

The City Council finds that the FEIR reflects the City Council's independent judgment and analysis.

B. CEQA Findings of Significant, Unavoidable Environmental Impacts of the *Plan SB GPU (Class I Impacts), Reduction of Impacts, and Infeasibility of Mitigation Measures and Alternatives, pursuant to PRC Section 21081 and CCR 15091*

The City Council makes the following findings identifying and explaining (1) potential Class I significant impacts that may result from growth in the City occurring to the year 2030 under the GPU based on analysis in the FEIR and FEIR Addendum, (2) measures incorporated into the GPU to lessen these impacts, and (3) economic, legal, social, technological and other considerations that make infeasible certain mitigation measures and alternatives identified in the FEIR to reduce these impacts, based on GPU analysis, public comment, and Council deliberations:

1. Transportation Class 1 Significant Impacts. The FEIR impact analysis of future development under the GPU identified a significant transportation impact associated with peak-hour vehicle traffic congestion, as follows:
 - Projecting future cumulative traffic changes citywide is difficult and based on many assumptions, estimates, and uncertainties. Many factors affecting future cumulative traffic in Santa Barbara are outside of the City's control, including growth in the State and surrounding jurisdictions, State and Federal decisions affecting highway improvements, decisions affecting rail and bus transport, technological changes, and travel decisions by individuals and businesses.
 - The City has undertaken an extensive effort to evaluate the potential contribution to future traffic due to the City GPU policies and associated future growth, including conducting citywide traffic counts, developing a citywide traffic model, and extensive research and analysis to document the effectiveness of traffic management strategies.
 - The FEIR identifies existing peak-hour traffic congestion at 13 intersections with levels of service that exceed the City criterion for defining impacted intersections (77% or greater traffic volume/roadway capacity).
 - The FEIR analysis of the original Project (initial draft *Plan SB GPU* policies) identified potentially significant peak-hour traffic impacts of an increase to 20 impacted intersections by the year 2030, with these impacts being substantially reduced through application of Mitigation Measure Trans-2 Reductions in Traffic

Demand (MM T-2) that would provide a robust expansion of Transportation Demand Management (TDM) programs, parking pricing, and alternative mode improvements for pedestrian, bicycle, and transit travel, but with a residual significant, unavoidable traffic impact.

- The FEIR analysis of the final GPU, as documented by the Hybrid Alternative and FEIR Addendum identifies potentially significant peak-hour traffic effects of 20-26 impacted intersections by the year 2030.
- Feasible changes to the initial project have been incorporated into the final GPU that will act to lessen peak-hour traffic congestion impacts, including the following: (1) reduction of the non-residential growth policy cap from 2.0 million square feet to the year 2030, to 1.35 million square feet for specified category uses, with excluded uses estimated by the FEIR at up to an additional 0.5 million square feet; and (2) incorporation of Mitigation Measure Trans-1, Intersection Level of Service and Arterial Congestion (MM T-1), for installation of signal or other improvements at specified intersections, and establishment of an intersection master plan for physical improvements at specified impacted intersections. The FEIR analysis, including Fehr & Peers and Nelson-Nygaard reports, demonstrates that reduction of non-residential growth would reduce the amount of increase in peak-hour work trip generation and associated congestion effects, and that the identified roadway and signal improvements would improve levels of service at specified intersections. Based on the FEIR analysis, these measures provide partial mitigation of identified traffic congestion impacts.
- The FEIR found that traffic congestion impacts could be further reduced to a substantial degree through application of MM T-2, but still with residual impacts after mitigation remaining at potentially significant and unavoidable levels (Class 1). The FEIR identifies all the EIR alternatives as resulting in some level of residual Class 1 significant traffic impact.

The City Council finds MM T-2, which would provide a robust expansion of TDM, parking pricing, and alternative mode improvements (and the equivalent policies analyzed under the Additional Housing Alternative), to be infeasible for economic, environmental, social, and other considerations, as follows:

- An up-front commitment to full implementation of MM T-2 measures does not represent the best City policy in the interest of the community and the objectives of the GPU to protect the local economy and community character, and to live within our resources.
- The revised Circulation Element policies included in the final GPU retain the full slate of traffic-reducing mitigation strategies envisioned by MM T-2 as measures for further consideration, but do not direct up front whether or to what extent they will be implemented. More information beyond the scope of a program EIR level analysis is needed to consider the effectiveness, design, and application of such traffic management strategies. The Santa Barbara community is also divided on whether these measures are advisable. The revised policies better recognize the uncertainties of the future over a 20-year period, and the importance of having community acceptance of such measures prior to implementation. The revised policies incorporate more flexibility on later determinations of the extent, timing,

phasing, and location of TDM implementation, and incorporate more process provisions to ensure the prerequisite support by community stakeholders. The policies rely on the adaptive management component of the GPU which will monitor traffic congestion to assist in determining if and when such measures will be considered.

- The retail economy of Downtown Santa Barbara is in a substantial downturn as evidenced by vacancy rates, sales tax levels, and unemployment rates. Downtown business organizations provided testimony that there would be negative effects to the Downtown merchants from MM T-2 strategies such as on-street parking pricing that could cause Downtown customers to do business, shop, dine, or vacation elsewhere. Any such effects providing a disincentive for visitors to the Downtown could also affect the vitality of the greater downtown cultural life, such as attendance at theaters, concerts, art exhibits, and other cultural events within the Downtown.
- Public testimony was also received expressing concerns that installation of parking meters may not be compatible with the community character of the historical Downtown or the City El Pueblo Viejo district, and that, after the long experience of free street parking in this City, implementation of parking meters would affect quality of life.
- Initial implementation of the MM T-2 programs would require City fiscal resources that are not currently available. The City is presently undergoing a substantial economic downturn, and it is unclear when recovery will occur or when implementation of the T-2 measures would become fiscally feasible.

Further, if the potential traffic effects identified in the EIR do gradually occur over the 20-year GPU horizon, the City could choose to implement these additional traffic management measures to avoid or reduce congestion impacts. As such, some level of T-2 implementation and mitigation may well occur. Because under CEQA provisions, this does not represent an “enforceable commitment,” full mitigation credit is therefore not appropriate for purposes of the EIR analysis and findings for the GPU. Therefore, based on the analysis in the FEIR and FEIR Addendum, future development under the final General Plan Update is found to result in a potentially significant and unavoidable (Class 1) effect on peak-hour traffic congestion.

2. Climate Change Class 1 Significant Impacts. The FEIR and FEIR Addendum analysis of future development under the *Plan SB* GPU identified a potentially significant climate change impact associated with increased greenhouse gas emissions citywide due to transportation fuel use and energy use in buildings, from an estimated existing level of 1.358 million metric tons/year of carbon dioxide (CO₂) equivalents to a level of 1.571 million metric tons per year by the year 2030, a level that is not consistent with State-adopted objectives for greenhouse gas reductions. The FEIR found that projected possible increases in greenhouse gases could be substantially reduced but not eliminated through application of MM T-2, with the residual impact remaining significant and unavoidable (Class 1).

For the reasons described above under Finding B.1, City Council finds MM T-2 for a robust expansion of TDM, parking pricing, and alternative mode improvements (and the equivalent policies analyzed under the Additional Housing Alternative) infeasible

for economic, environmental, social, and other considerations. Some level of MM T-2 implementation and mitigation may occur. In addition, recent State of California activities, such as establishing new fuel and auto emissions standards and an emissions cap-and-trade program, may result in lower greenhouse gas levels in Santa Barbara. However, at this time, future development under the final GPU is found to result in a potentially significant and unavoidable impact associated with climate change.

C. CEQA Findings of Potentially Significant Environmental Impacts of the *Plan Santa Barbara* General Plan Update that are Reduced to Less Than Significant Impacts with Mitigation (Class 2 Impacts), pursuant to PRC Section 21081 and CCR Section 15091

The City Council makes the following findings identifying and explaining potential significant impacts in the City to the year 2030 under the GPU that will be avoided or reduced to less than significant levels (Class 2) by measures incorporated into the GPU, based on analysis in the FEIR together with the FEIR Addendum:

1. Air Quality Class 2 Less Than Significant Impact. The FEIR identifies the potential for significant air quality effects associated with higher levels of diesel particulates in vehicle exhaust along Highway 101, which could temporarily affect potential development of future residential uses under the General Plan update on approximately 340 parcels within 250 feet of the highway before planned State regulations are implemented to reduce the effect. Policy language based on FEIR Mitigation Measure AQ-1 Highway 101 Setback has been incorporated into the GPU Environmental Resources Element to establish a temporary limitation to development of most new residential uses within 250 of Highway 101 until State regulations have been implemented to reduce diesel particulate effects, or the City otherwise determines that a project's particulate exposure level is sufficiently reduced. The final General Plan Map has also established land use designations that would not increase residential development potential within the highway buffer area. With inclusion of these policy measures in the final GPU, the FEIR and FEIR Addendum conclude that this significant air quality impact will be avoided and the residual impact will be less than significant.
2. Biological Resources Class 2 Less Than Significant Impacts. The FEIR identifies that gradual loss of native upland, creek/riparian, and coastal habitats and species associated with incremental development under the GPU could potentially be significant on a cumulative citywide basis by the year 2030, with existing policies and General Plan Update policies partially lessening the impact. Policy language reflecting FEIR mitigation measures has been added to the GPU Environmental Resources Element, including Mitigation Measure Bio-1 Upland Habitat and Species Protection (MM B-1), Bio-2 Creeks and Riparian Habitat and Species Protection (MM B-2), Bio-3 Coastal Habitat and Species Protection (MM B-3), and Vis-1 Open Space Protection and Restoration (MM V-1). The FEIR and FEIR Addendum conclude that with these measures included in the final GPU, the significant biological resource impacts will be avoided, and residual impacts will be less than significant.

3. Geological Conditions Class 2 Less Than Significant Impact. The analysis of geological conditions in the FEIR identifies a potentially significant impact from the effect of continuing sea cliff retreat on a small number of structures that could be developed or modified near coastal bluffs over the next 20 years under the GPU. FEIR Mitigation Measure Geo-1 Coastal Bluff Retreat (MM G-1) providing for update of bluff retreat review guidelines and establishment of a shoreline management plan has been incorporated into the GPU Public Services and Safety Element policies. With inclusion of these measures in the final GPU, the FEIR and FEIR Addendum conclude that the significant sea cliff retreat impact will be avoided and the residual impact will be less than significant.
4. Hazardous Materials Class 2 Less Than Significant Impact. The FEIR analysis of hazardous materials issues identifies a potentially significant impact of inadequate community hazardous waste collection facility capacity for the next twenty years. FEIR Mitigation Measure Haz-1 Household Hazardous Water Disposal Capacity (MM Hz-1), providing for City coordination with regional jurisdictions to establish additional facility capacity on the South Coast, has been included in the final GPU Public Services and Safety Element. The FEIR and FEIR Addendum conclude that inclusion of this measure in the final GPU will result in avoidance of the significant hazardous materials facility impact and a residual impact at a less than significant level.
5. Heritage Resources Class 2 Less Than Significant Impact. The analysis in the FEIR identifies a potentially significant impact to historic resources from gradual development over the next two decades under GPU land use policies. The GPU Historic Resources Element policies have been changed to include additional measures to protect historic resources, as identified in FEIR Mitigation Measures Her-1 Protection of Historic Buildings, Structures, and Districts (MM HR-1), including additional protections during construction adjacent to designated historic structures, and additional landmark and historic district programs, and additional development design requirements within buffer areas around designated resources and districts. The FEIR and FEIR Addendum analysis concludes that with inclusion of these policy measures in the final GPU, the significant impact on historic resources will be avoided and the residual impact will be less than significant.
6. Hydrology and Water Quality Class 2 Less Than Significant Impact. The FEIR extended range analysis identifies a potentially significant impact of increased flood hazards from sea level rise due to climate change. FEIR Mitigation Measure Hydro-1 Sea Level Rise (MM Hy-1) has been included in the final GPU Environmental Resources Element to provide for adaptive management for this potential effect as part of a shoreline management component of a climate action plan, and as a part of the groundwater management planning component of the Long Term Water Supply Plan. The FEIR and FEIR Addendum conclude that incorporation of these measures in the final GPU will avoid the significant long-range flooding impact, and the residual impact will be at a less than significant level.
7. Noise Class 2 Less Than Significant Impact. The analysis of noise impacts in the FEIR identified a potentially significant impact from a gradual expansion of the 60

and 65 dBA Ldn highway noise contours affecting existing residential areas, due to gradually increasing highway traffic levels. With application of FEIR Mitigation Measures T-2 for robust TDM to reduce traffic increases and Noise-1 Roadway Noise (MM N-1) to monitor freeway noise level changes and implement strategic localized noise attenuation measures such as barriers and structure retrofits as needed, the FEIR and FEIR Addendum conclude that this significant noise effect would be avoided and the residual noise effect would be less than significant (Class 2).

The N-1 measure for monitoring and mitigation has been incorporated into the GPU Public Services and Safety Element. However, for the reasons cited above under Finding B.1, City Council finds Mitigation Measure T-2 for a robust TDM expansion (and the equivalent policies analyzed under the Additional Housing Alternative) infeasible for economic, environmental, social, and other considerations, and an alternate policy has been included in the final GPU without the assured implementation commitment, which could result in somewhat greater traffic levels. Nevertheless, the N-1 mitigation would provide for monitoring of associated highway noise levels and mitigation as necessary, such that the potentially significant noise effect would be avoided and the residual noise effect would be less than significant (Class 2).

8. Open Space/ Visual Resources Class 2 Less Than Significant Impact. The FEIR identifies a potentially significant impact from gradual loss or fragmentation of important open space in the City and region as a result of incremental development citywide over the next two decades. The final GPU Open Space, Parks, and Recreation Element and Environmental Resources Element policies have incorporated FEIR Mitigation Measures Vis-1 Open Space Protection and Restoration (MM V-1) and Vis-2 Preservation of Regional Open Space (MM V-2) providing for planning and development policies to protect key contiguous open space in the City and region. With these measures incorporated into the final GPU, together with the biological resource mitigation measures for protection of habitats and creeks, the FEIR and FEIR Addendum conclude that these significant open space effects would be avoided and the residual impact would be less than significant.
9. Public Utilities/ Solid Waste Management Class 2 Less Than Significant Impact. The analysis of public utilities in the FEIR identifies a potentially significant impact of inadequate long-term facility capacity for solid waste disposal. FEIR Mitigation Measure PU-1 Solid Waste Management has been included in the final GPU Public Service and Safety Element to provide for continuation of City coordination with the County and other South Coast jurisdictions to establish additional long-term waste management facility capacity, and to provide for further City efforts toward increased diversion of solid waste from landfill disposal. The FEIR and FEIR Addendum conclude that with incorporation of these measures into the final GPU, the significant solid waste management impact will be avoided and the residual impact will be less than significant.

D. Findings of Less Than Significant (Class 3) Impacts of the Plan Santa Barbara General Plan Update.

The City Council makes the following finding identifying and explaining potential impacts in the City to the year 2030 under the GPU that will be less than significant (Class 3) due to existing City policies and programs and new policies and programs in the GPU, based on the FEIR and FEIR Addendum analysis:

Based on careful analysis of existing environmental conditions, extensive existing City policies and programs, and new General Plan Update policies addressing growth and the environment, the FEIR concluded that other impacts of the GPU and associated growth would be less than significant (Class 3), including those pertaining to: air quality (County Clean Air Plan consistency, construction emissions, residential uses within commercial/mixed use areas), biological resources (creek water quality, coastal resources, and urban trees), geological conditions (seismic, geologic and soil hazards), hazards (accident risks, electromagnetic fields, hazardous materials, wildfire hazards), heritage resources (archaeological and paleontological resources), hydrology and water quality (flooding, storm water run-off, creek, groundwater, coastal, and marine water quality), noise (airport, noise guideline change, mixed use noise issues), open space and visual resources (important scenic views, community character, lighting), public services (police, fire protection, parks and recreation, schools), water supply and other public utilities (wastewater, solid waste, power and communications), energy, jobs/housing balance, and socioeconomic effects.

The final General Plan also incorporates policies reflecting additional recommended measures (RM) identified in the EIR that further benefit reduced impacts associated with: air quality (EIR RM AQ-1/ GPU ER8 and ER8.1); native habitat and species protection (EIR RM Bio-1/ GPU ER11.2, EIR Bio-2/ GPU ER12.5, EIR Bio-3.a/ GPU ER12.2, EIR Bio-3.b/ GPU ER12.3 and ER12.3); coastal bluff retreat (EIR RM Geo-1/ GPU PS10.2); hazard risks (EIR RM Haz-1/ GPU PS9.2 and PS9.3, EIR RM Haz-2/ GPU PS9.4, EIR Haz-3/ GPU PS14 and PS15); flooding (EIR RM Hydr-1/ GPU ER17.1); water quality (EIR RM Hydr-2/ GPU ER15.3, ER15.4, and ER15.5); noise reduction (EIR RM Noise-1/ GPU26.5, RM Soc-1/ GPU ER27.3); protecting visual character (EIR RM Vis-2/ LG12, LG12.1, LG12.2a-d); parks and recreation (EIR RMServ-1/ GPU OP1.4); public facilities funding (EIR RM Serv-3/ GPU EF26); water supply (EIR PU-1/ GPU PS4, EIR PU-2/ GPU PS7.4); energy (EIR RM Energy-2/ GPU ER1.3); climate change (EIR Climate-3/ GPU ER5.2); and improving jobs/housing balance (EIR RM Pop-1b-d/ GPU EF22, H22.10, H11.18).

E. CEQA Findings of Infeasibility of Alternatives pursuant to PRC Section 21081 and CCR Section 15091

As a programmatic analysis of a citywide general plan update for a twenty-year planning period, the FEIR provides an comparative impact analysis for a range of growth scenarios and policy options under community consideration, and concludes that some of the alternatives could potentially lessen some environmental impacts. The City Council finds that specific economic, legal, social, technological and other considerations make the alternatives identified in the FEIR infeasible, based on the FEIR and FEIR Addendum analysis, public comment, and Council deliberations, as follows:

1. No Project/ Existing Policies Alternative. The FEIR evaluates the comparative environmental impacts that would result if the *Plan Santa Barbara* GPU policy amendments did not proceed and existing General Plan policies continued into the future, with associated growth assumptions of up to 2.2 million net square feet of non-residential development and up to 2,800 additional housing units by the year 2030, and with existing land use policies and no change to TDM and parking programs. The FEIR analysis identifies the overall greatest impacts associated with the No Project/Existing Policies Alternative among all the alternatives analyzed, notably with greater traffic impacts (from existing 13 to 26 impacted intersections), greater greenhouse gas impacts (1.62 million tons/year) and a worse jobs/housing balance (2.04 jobs/unit). The FEIR finds that impacts of the No Project/Existing Policies Alternative on local resources, hazards, services, and regional issues are similar in type and potentially greatest in extent, but could be mitigated.

The City Council finds that the No Project/Existing Policies Alternative is infeasible because it would not feasibly reduce impacts compared to the final GPU, and would not meet plan objectives as well as the final GPU.

2. Lower Growth Alternative. The Lower Growth Alternative evaluated in the FEIR assumes a policy set involving more growth limitations, with the intent to further protect and conserve community character, historic and visual resources, neighborhoods, natural resources, and facilities and services, with growth assumptions of up to one million net square feet of non-residential growth and 2,000 housing units to the year 2030, and with key policies including stronger building height and design standards, retention of current density provisions with reduced unit size provisions, and retention or increase of parking standards and no expansion of parking pricing programs.

The FEIR analysis finds that potential Class 1 traffic impacts (prior to mitigation) of the Lower Growth Alternative (18 impacted intersections) would be less than for the original *PlanSB* project or for the final GPU, with lower Class 1 greenhouse gas generation (1.58 tons/year), and improved jobs/housing balance (0.90 jobs/unit). The FEIR analysis identifies that other potentially significant impacts to local resources, hazards, services, and regional issues, would be similar in type and generally less in extent than for the *Plan SB* Project and Hybrid Alternative, and would also be mitigable to the same less-than-significant residual levels as the final GPU.

Many of the policy components contemplated in the Lower Growth Alternative policy set have been incorporated into the final GPU and evaluated as part of the FEIR Hybrid Alternative and FEIR Addendum assumptions for the final GPU, including stronger building height constraints and building design guidelines and more constrained areas for density incentives, to further protect historic and visual resources and community character and neighborhoods, as well as no reductions to parking requirements. As a result of these policy refinements, impacts of the final GPU would be lower and similar to the Lower Growth Alternative with respect to historic and visual resources and community character and neighborhoods.

The final GPU has been changed to incorporate a lower non-residential growth cap policy which partially addresses traffic, greenhouse gas, and jobs/housing issues, but

has not reduced it to the lower 1.0 million total non-residential limitation policy assumed for the Lower Growth Alternative.

Although the FEIR and FEIR Addendum analysis finds that the traffic and climate change impacts of the Lower Growth Alternative would be lower than for the final GPU, City Council finds that the specific non-residential and residential growth constraint policies of the Lower Growth Alternative make the alternative infeasible for economic, social, legal, and other considerations, as follows:

- The non-residential growth limitation policy of the Lower Growth Alternative for one million net square feet would not be economically feasible or advisable as the final GPU policy because, based on the cumulative square footage of non-residential pending and approved projects and square footage demolished but not rebuilt, as well as historic rates for minor and small additions throughout the City, a total non-residential growth limitation of one million square feet over twenty years would be too constraining to the ability of property owners and businesses to provide for some physical growth when needed to sustain economic vitality, and would therefore not meet the Plan objectives for promoting a strong, vibrant, and diverse economy, adequate stable long-term revenue base for essential services, and local jobs and employees.
 - The Lower Growth Alternative policy for limiting residential growth to 2,000 units over twenty years is not feasible for social, legal, and other considerations because (1) it would be inconsistent with the historic City policy not to limit residential growth; (2) there could be legal constraints with the ability to assure property rights to develop a reasonable use of the property; and (3) it would be inconsistent with Plan objectives as well as regional and State agency objectives to support and promote appropriate affordable work force housing to address issues of housing affordability, economic vitality, population diversity, jobs/housing balance, traffic, air quality, energy/climate change.
3. Additional Housing Alternative. Under the Additional Housing Alternative, the FEIR evaluates policies intended to further promote affordable housing toward addressing traffic congestion and air quality, jobs/housing imbalance, economic vitality, population diversity, and energy/climate change issues, with growth policies for up to one million net square feet of non-residential development and up to 4,300 additional housing units to the year 2030, and with key policies for greater density/ unit size incentives, retaining current building height limits, a strong expansion of transportation demand management (TDM), alternative mode, and parking pricing programs; relaxing second unit standards, reducing residential parking requirements, and streamlining housing permit processes.

The FEIR analysis identifies the lowest Class 1 traffic impact for the Additional Housing Alternative (from existing 13 to 14 impacted intersections), which results from the low non-residential growth limit together with strong TDM, alternative mode, and parking pricing programs, and also identifies lower Class 1 greenhouse gas generation (1.4 tons/year), as well as substantially better jobs/housing balance (0.41 jobs/unit). Other potentially significant impacts associated with local resources, hazards, and facilities and services would be similar in type, and potentially greater in

extent due to the substantial additional housing development, but also mitigable to the same less-than-significant residual levels as the final GPU.

The final GPU has been changed to incorporate a lower non-residential growth limitation to partially address traffic, greenhouse gas, and jobs/housing balance, but not to the lower level assumed in the Additional Housing Alternative.

While the FEIR and FEIR Addendum analysis finds the Additional Housing Alternative to result in lower traffic impacts than the final GPU, City Council finds that the specific non-residential growth constraint, robust TDM, alternative mode, and parking policies, and stronger housing incentive policies of the Additional Housing Alternative make the alternative infeasible for economic, social, legal, and other considerations, as follows:

- The non-residential growth limitation policy for one million net square feet under the Additional Housing Alternative would not be economically feasible or advisable as the GPU policy for the reasons specified under Finding F.2 for the Lower Growth Alternative.
 - The Additional Housing Alternative policy for providing a robust expansion of TDM, parking pricing, and alternative mode improvements (and equivalent T-2 mitigation measure) are infeasible for economic, environmental, social, and other considerations for the reasons specified above under Finding B.1.
 - Policies under the Additional Housing Alternative to maintain or raise building height limitations, and further increase the density range and extent of areas for higher density residential incentives would not adequately meet the GPU objectives for protecting historic resources and maintaining the City's visual character.
4. Original Plan SB GPU Project. The original *Plan Santa Barbara* General Plan Update project evaluated in the FEIR is based on the initial draft GPU policies (*Policy Preferences Report, 2009*), and includes a non-residential growth limitation policy allowing up to two million net square feet of non-residential development, assumption of up to 2,800 additional housing units, and policies for a moderate expansion of programs for TDM, parking pricing, and alternative mode improvements, and moderate density/unit size incentive programs to promote affordable workforce housing.

The FEIR analysis for the *PlanSB* GPU Project identifies the potential Class 1 significant impact (pre-mitigation) on traffic congestion to be 20 impacted intersections, with 2-3 intersections mitigable with MM T-1 for roadway/signal improvements, and substantial additional impact reduction from application of MM T-2 for robust expansion of programs for TDM, parking pricing, and alternative mode improvements, resulting in a lower residual Class 1 impact (post-mitigation) with many fewer impacted intersections. The FEIR analysis identifies greenhouse gas emissions at 1.62 tons/year and jobs/housing balance in approximate balance (1.44 jobs/unit). Other potentially significant impacts of the original *PlanSB* GPU Project associated with local resources, hazards, and facilities and services would be similar in type and extent with the final GPU, and also mitigable to less than significant levels.

The FEIR analysis identifies greater traffic impacts for the final GPU than would occur under the earlier *Plan SB* GPU project because the T-2 TDM mitigation would not be applied. City Council finds an upfront commitment to a robust expansion of TDM, parking pricing, and alternative mode improvements to be infeasible for economic, environmental, social, and other considerations for the reasons specified above under Finding B.1. City Council also finds the non-residential growth limitation of the original project to be too high and not providing for the right balance among the policy objectives for a strong economy, living within resources, and maintaining community character. As a result, City Council finds that the original *Plan SB* GPU project is infeasible and would not meet the Plan objectives as well as the final GPU.

5. Hybrid Alternative – The Hybrid Alternative evaluated in the FEIR incorporated policy components from the original GPU project, Lower Growth Alternative, and Additional Housing Alternative, and reflected changes to GPU policies based in part on initial City Council discussions and in part on City Planning Commission recommendations. This alternative assumes a non-residential growth limitation policy of up to one million net additional square feet, 2,800 additional dwelling units, higher density incentive provisions than the original *Plan SB* GPU but applied to more limited areas of the City, an additional 50% density incentive for rental and employer-provided housing, and a policy identifying a slate of TDM and other traffic-reducing strategies for consideration only rather than the moderate expansion of these programs identified in the original *Plan SB* GPU.

The FEIR and FEIR Addendum analysis finds that traffic, greenhouse gas, and jobs/housing impacts of the Hybrid Alternative would be somewhat greater than the original *Plan SB* project and slightly less than the final GPU project.

Most of the Hybrid Alternative policies have been incorporated into the final GPU with the exception of an adjustment to the non-residential policy to 1.35 million square feet, and adjustment to the General Plan Map to further reduce the area extent for higher density incentive designations.

The City Council finds the Hybrid Alternative to be infeasible for the following economic, social, and other considerations as follows:

- The non-residential growth limitation policy for one million net square feet under the Hybrid Alternative would not be economically feasible or advisable as the GPU policy for the reasons specified under Finding F.2 for the Lower Growth Alternative.
- The Hybrid Alternative density incentive policies with greater extent of areas for higher density residential than the final GPU would not adequately meet the GPU objectives for protecting historic resources and maintaining the City's visual character.

F. CEQA Statement of Overriding Considerations pursuant to PRC Section 21081 and CCR Section 15093

Based on the Final Program EIR for the *Plan Santa Barbara* General Plan Update together with the FEIR Addendum, the City Council identifies potentially significant and

unavoidable impacts associated with traffic and greenhouse gas generation, as identified in finding I.B above.

The California Environmental Quality Act (CEQA) requires decision-making agencies to balance the economic, legal, social, technological, and other benefits of a proposed plan, including region-wide and statewide environmental benefits, against its unavoidable environmental effects when determining whether and how to approve the plan. If the specific economic, legal, social, technological, or other benefits outweigh the unavoidable adverse environmental effects, then the adverse environmental effects may be deemed acceptable.

In accordance with Section 21081 of the California Environmental Quality Act and Section 15093 of the State CEQA Guidelines, after careful consideration of the environmental documents, staff reports, public testimony, Planning Commission recommendations, and other evidence contained in the administrative record, the City Council makes the following Statement of Overriding Considerations setting forth the specific overriding economic, legal, social, technological, environmental, and other benefits of the proposed General Plan Update that warrant approval of the Plan notwithstanding that all identified environmental impacts are not fully mitigated to insignificant levels. The remaining significant effects on the environment are deemed acceptable due to these findings:

1. Recognizing that there are trade-offs among various plan objectives, and differences of opinion within the Santa Barbara community as to the best balance of policies, and based on careful consideration of community input and Plan analysis, the City Council finds that the final General Plan Update (GPU) policies provide the best long-term balance of policies for meeting the plan objectives to accomplish the following:
 - Promote a strong economy and a stable long-term revenue base necessary for essential services and community enhancements, through land use policies that support business and employee needs, job opportunities, a variety of business sizes and types, educational opportunities, local businesses, green businesses, and tourism.
 - Protect and enhance the historic and visual resources of the City and the character of established neighborhoods and the City's Central Business District.
 - Live within our resources by balancing the amount, location, and type of development with available resources including water, energy, transportation capacity, and housing.
 - Extend and update growth management programs to effectively manage resources and protect community character while permitting high-priority beneficial development.
 - Support sustainable, pedestrian-scale in-fill development oriented to multiple transportation modes.
 - Increase the sustainability of City neighborhoods by promoting a sense of place with a focal community center and improved connectivity and access to daily necessities including limited commercial activity, transit, community services, and open spaces for gathering and recreation.

- Improve the balance between the number of jobs and the number of local housing opportunities, support local jobs and employees, and support economic and social diversity through land use policies that support housing affordability.
 - Promote reductions in energy consumption, use of fossil fuels, and the City’s contribution to global climate change through energy and green building policies, and creative land use patterns and transportation planning.
 - Protect and wisely use natural resources, minimize environmental hazards, and provide for present and future environmental, health, and service needs.
 - Maintain the unique character and quality of life of Santa Barbara as a desirable place to live, work, and visit, through policies supporting sustainable, well-designed development, social and economic diversity, and a healthy environment.
 - Strategically place new housing within or near commercial districts and adjoining neighborhoods for ease of access.
 - Improve the jobs-housing balance by improving the affordability of housing for all economic levels in the community.
 - Decrease reliance on the automobile and encourage active lifestyles through policies and improvements designed and intended to increase the safety, convenience, and integration of multiple transportation modes.
 - Provide adequate services and facilities for existing and future residents, and address the long-term effects of climate change on public services and facilities.
2. The GPU will allow for sufficient growth to continue economic benefits, while not unnecessarily exacerbating the jobs/housing imbalance and associated traffic effects.
 3. The GPU maintains community character with less density around City historic resources, which will also benefit the tourist economy. The GPU provides for additional tools for preservation of the City’s historic resources, including a new Historic Resources Element.
 4. The GPU Adaptive Management Program component is designed to allow for policy adjustments over time based on clear objectives and regular monitoring.
 5. The GPU provides for an emphasis on “community benefit” projects, including affordable housing.
 6. The GPU policies lowering of the non-residential growth cap and the provision of unit size/density incentives for affordable workforce housing benefit the South Coast region with respect to improvement of the jobs/housing imbalance and managing traffic and greenhouse gas generation.
 7. The GPU maintains and increases opportunities and choice of travel modes, to benefit management of peak-hour vehicle traffic congestion.
 8. The GPU promotes public health through policies such as Sustainable Neighborhood Plans, location of mixed-use are housing, and support for alternative travel mode improvements for walking and biking.

9. The GPU maintains and enhances the City's role in regional partnerships with other governmental agencies and community groups.
10. The GPU supports neighborhood grassroots planning and establishes a sustainability framework for the General Plan.

G. Findings for the Fish & Game Code pursuant to PRC Section 21089 (b) and Fish & Game Code Section 711.4

An Environmental Impact Report has been prepared by the City of Santa Barbara, which has evaluated the potential for the *Plan Santa Barbara* General Plan Update to result in adverse impacts on wildlife resources. For this purpose, wildlife is defined as "all wild animals, birds, plants, fish, amphibians, and related ecological communities, including habitat upon which the wildlife depends for its continued viability." The General Plan Update has the potential to result in adverse effects on upland, creek/riparian, and coastal habitats and associated species. Mitigation measures have been incorporated into the Plan such that potential impacts will be less than significant. The General Plan Update project does not qualify for a waiver and is subject to payment of the California Department of Fish and Game fee.

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA:

II. Adoption of 2011 General Plan Update

The City Council of the City of Santa Barbara adopts the final 2011 *Plan Santa Barbara* General Plan Update, making the following findings:

A. Charter Finding

The goals and policies of the General Plan Update meet the intent of Charter Section 1507, "living within our resource limits". Policies included in the Update are designed to protect and preserve physical and natural resources, as well as to manage residential and commercial development so as not to exceed public services or resource capacities.

B. General Plan Findings

The General Plan Update has been prepared in accordance with Chapter 3, Articles 5 and 6 of the State of California Government Code. In compliance with Government Code Section 65300 et seq., the updated General Plan is a comprehensive, long-term plan for the physical development of the City. The Land Use Element designates the general distribution, location, and extent of the uses of land for residential, commercial, industrial, institutional, and open space as required by Section 65302(a) of the Government Code. The updated Housing Element continues the City's commitment to provide affordable housing opportunities for all segments of the community and has been prepared in accordance with State law commencing with Government Code Section 65580. The General Plan and its elements are intended to function as integrated, internally consistent, and compatible statements of goals, policies and implementation actions pursuant to Section 65300.5 of the Government Code.

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA:

III. Adoption of Mitigation Monitoring and Reporting Program for the General Plan Update pursuant to PCR Section 21081.6 and CCR Section 15097

Mitigation measures have been imposed and made enforceable by incorporation into the approved General Plan Update. The City Council hereby adopts the mitigation monitoring and reporting program (MMRP) for the adopted General Plan Update provided in Attachment 2 of the Council Agenda Report for December 1, 2011.

PLANSB RESOLUTION EXHIBIT

City of Santa Barbara Variable Density Map



Map prepared by City of Santa Barbara, Planning Division, Nov. 2011.
Note: Southern City limits extend into the Santa Barbara Channel. See Official Annotation Map for official city limit boundary.

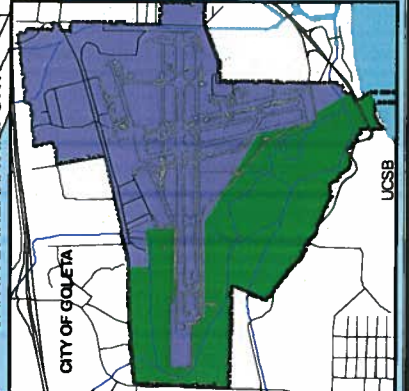
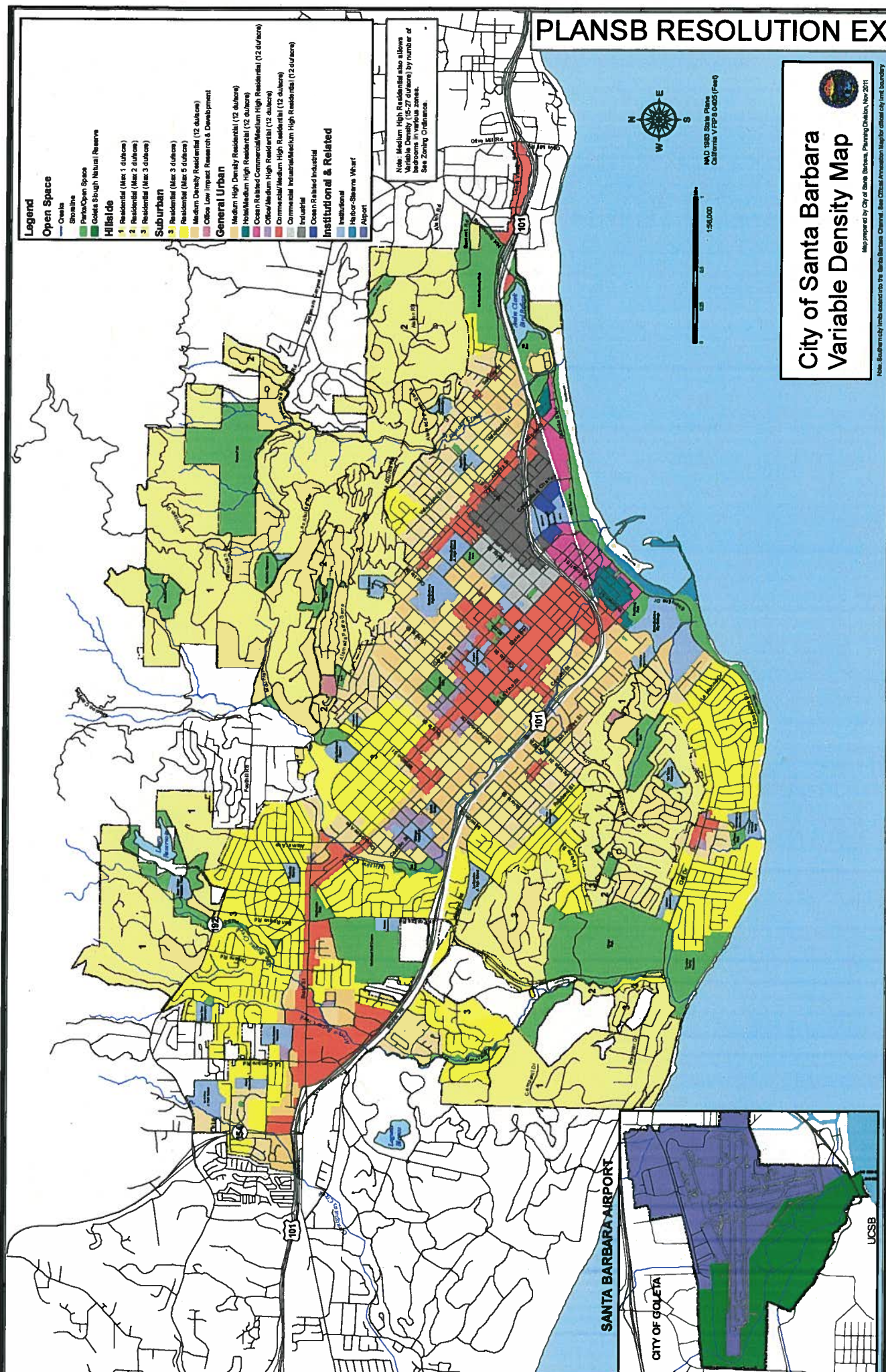
- Legend**
- Open Space**
 - Coastline
 - Shoreline
 - Park/Open Space
 - Coastal Slope/Natural Reserve
 - Hillside**
 - 1 Residential (Min 1 du/acre)
 - 2 Residential (Min 2 du/acre)
 - 3 Residential (Min 3 du/acre)
 - Suburban**
 - 3 Residential (Min 3 du/acre)
 - Residential (Min 3 du/acre)
 - Medium Density Residential (12 du/acre)
 - Office Low Impact Research & Development
 - General Urban**
 - Medium High Density Residential (12 du/acre)
 - High/Medium High Residential (12 du/acre)
 - Open Retail Commercial/Medium High Residential (12 du/acre)
 - Office/Medium High Residential (12 du/acre)
 - Commercial/Medium High Residential (12 du/acre)
 - Industrial
 - Open Retail Industrial
 - Institutional & Related**
 - Institutional
 - Harbor/Steamer Wharf
 - Airport

Note: Medium High Residential also allows Medium Density (15-27 du/acre) by number of bedrooms in various zones. See Zoning Ordinance.



1:50,000

MAD 1983 State Plane California V.P.P. 8 0485 (Feet)



RESOLUTION NO. 11-079

STATE OF CALIFORNIA)
)
COUNTY OF SANTA BARBARA) ss.
)
CITY OF SANTA BARBARA)

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Santa Barbara at a meeting held on December 1, 2011, by the following roll call vote:

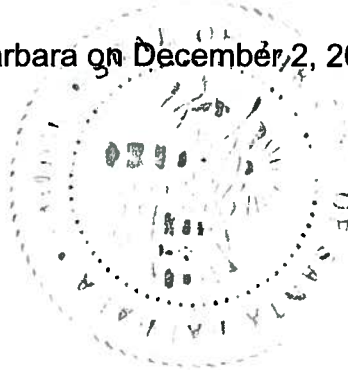
AYES: Councilmembers Dale Francisco, Frank Hotchkiss, Grant House, Randy Rowse, Michael Self, Bendy White; Mayor Helene Schneider

NOES: None

ABSENT: None

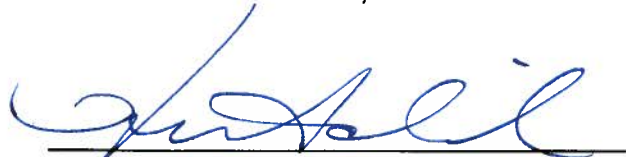
ABSTENTIONS: None

IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on December 2, 2011.




Cynthia M. Rodriguez, CMC
City Clerk Services Manager

I HEREBY APPROVE the foregoing resolution on December 2, 2011.



Helene Schneider
Mayor

City Council Resolution No. 12-030

[APPROVING A REVISED 2011 HOUSING ELEMENT, MAY 22, 2012]



RESOLUTION NO. 12-030

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING A REVISED 2011 GENERAL PLAN HOUSING ELEMENT INCORPORATING REVISIONS TO THE NEEDS ASSESSMENT, CONSTRAINTS, AND SUITABLE SITES INVENTORY CHAPTERS AS REQUESTED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

WHEREAS, California Housing Element Law requires local jurisdictions to update the Housing Element of the General Plan every five years and submit documents to the California Department of Housing and Community Development (HCD) for review;

WHEREAS, on December 1, 2011, the City Council adopted the 2011 General Plan Update, including the Housing Element (Council Resolution No. 11-079);

WHEREAS, on January 24, 2012, the adopted Housing Element was submitted to HCD for final review and certification;

WHEREAS, on April 23, 2012, City and HCD Staff held a telephone conference to help facilitate HCD's review of the Housing Element;

WHEREAS, on April 24 and 25, 2012, City Staff submitted minor technical revisions to provide further clarification to the Needs Assessment, Constraints, and Suitable Sites chapters of the Housing Element;

WHEREAS, on April 26, 2012, HCD sent a letter stating that the information submitted addressed statutory requirements and that the 2011 Housing Element, including the minor technical revisions was found to be in compliance with State housing element law; and

WHEREAS, on May 22, 2012, the City Council reviewed and considered the correspondence from HCD dated April 26, 2012, and minor technical clarifications required by HCD to meet State housing element law.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA THAT a Revised 2011 General Plan Housing Element of the City of Santa Barbara incorporating minor technical clarifications to the Needs Assessment, Constraints, and Suitable Sites Inventory chapters, as amended in the attached Exhibit, is hereby approved.

Housing Needs Assessment

**Table H-41: Remaining Housing Need
(2007-2014)**

Income Groups	A	B	A-B
	New Construction Need	Units Built, Under Construction or Approved	Remaining Need
Very Low	1009	145	864
Low	746	51	695
Moderate	746	8	738
Above Moderate	1887	455	1,432
Total Units	4,388	659	3,729

Source: SBCAG Regional Housing Needs Plan 2008, City of Santa Barbara 2009

Progress in Meeting the Regional Housing Needs

Between January 2007 and September 2011 approximately 327 residential units were constructed. Of these units, 100 units were affordable to very low income households, 35 units to low income households, 7 units to moderate income households, and the remaining 185 units to above moderate income households (Table H-42).

**Table H-42: Housing Units Constructed
(2007 – 2011)**

<u>Income Groups</u>	<u>Units Constructed</u>
<u>Very low</u>	<u>100</u>
<u>Low</u>	<u>35</u>
<u>Moderate</u>	<u>7</u>
<u>Above Moderate</u>	<u>185</u>
<u>Total Units</u>	<u>327</u>

Source: City of Santa Barbara 2011

The units identified in Table H-42 were assigned to income group categories based on the affordability requirements outlined in the City’s Affordable Housing Policies and Procedures Handbook. The affordability requirements relate to the very low, low, moderate, middle, and upper-middle income categories which are based on various percentages of the Area Median Income (AMI) established by the U.S. Department of Housing and Urban Development as shown in Table H-43.

**Table H-43: Income Categories
(2007 – 2011)**

Income Groups	Percentage of Area Median
<u>Very low Income</u>	<u>50% or below</u>
<u>Low Income</u>	<u>>50% - 80%</u>
<u>Moderate Income</u>	<u>>80% - 120%</u>
<u>Above Moderate Income *</u>	<u>>120%</u>
<i>Source: City of Santa Barbara 2011</i>	
<i>*Price-restricted middle and upper-middle income units are included in the Above Moderate Income category</i>	

Affordable rents and sale prices are based on the target income for the income category which the unit is meant to serve. For example, low income rentals are generally targeted to households with income at 60 percent of the AMI; moderate income condominiums are targeted to 100 percent of the AMI; middle income condominiums are targeted to 120 percent of the AMI, and upper-middle income condominiums are targeted to 160 percent of the AMI.

The very low, low, moderate, and some of the above moderate income units identified in Table H-42 are priced controlled by means of a recorded affordability covenant executed by the property owner and City to assure conformance with the City's affordability requirements. The City requires every owner of rent-restricted units to file reports annually and upon each change in occupancy to ensure compliance with the recorded affordability conditions. Additionally, price-restricted ownership units are required to record an affordability covenant to assure long-term affordability of the unit, thus remaining affordable to subsequent owners. Affordability periods are typically 45 years and "roll" upon resale to a maximum affordability period of 90 years.

Constraints

The typical processing time for a single family unit is 3-4 months. This time frame includes approximately 3 meetings with the designated design review board. A typical multi-family unit project (rental) would take approximately 5-6 months and include 4-5 meetings with the designated design review board. Again the overall processing time is dependent on the time the applicant takes to complete materials and working drawings.

The City recognizes the affect that process time can have on development costs. Because of holding costs and inflation, the longer the approval process takes, the higher the cost to develop the project. Implementation Actions H16.1 through H16.9 are included to expedite the development review process for residential infill and affordable housing projects. To the extent possible, the City facilitates and expedites affordable housing projects. Affordable housing projects are given priority on development review agendas and receive expedited plan check reviews in an effort to reduce cost and time for such projects.

Building Codes and Enforcement

In addition to land use controls, building codes could potentially affect the cost of housing. The City has adopted and enforces the California Building, Plumbing, Mechanical and Electrical codes, which ensure that all housing units are built to specified standards. These codes are substantially determined by technically qualified professional groups and adopted by most cities and the State of California. The California Building Code was amended in 2004 to change minimum size requirements for affordable efficiency units from 400 to 220 square feet. This change to the code allowed the construction of 62 SRO units for very low-income homeless and nearly homeless individuals.

In addition, the City has adopted and enforces the California Historic Building Code, which allows some flexibility in the standards for registered historical landmarks. These standards do not significantly increase construction costs.

Code enforcement is conducted by the City to address code violations and is initiated on a complaint received basis throughout the City. In addition to inspecting and notifying residents of existing code violations, the City also provides information regarding the Housing Rehabilitation Loan Program. Building code and enforcement activities are not considered a constraint to housing development, as they contain regulations necessary to protect the public, health safety and welfare and do not interfere with the City's ability to produce housing.

Site Improvements

Site improvements typically occur in conjunction with the development of residential parcels. Through the completion of a development application, various municipal departments (public works, fire, building and safety), county agencies (flood control) and utility companies (gas, electricity) review the residential development for conformity with development standards. Fees such as school fees are exacted just prior to the issuance of the building permit.

On-Site

The Transportation Division utilizes standards for parking design to determine adequacy of parking layouts. The City adopted these standards in order to provide adequate space for parking and access for the users of the parking facilities. Projects that do not meet the standards must apply for a Zoning Ordinance modification of the requirement, which can add time and cost to a project.

Parking requirement reductions are allowed in certain circumstances to assist with the production of housing. For example, a development with 100 percent rental units for very low- or low-income households is allowed a reduced parking requirement of one uncovered space per unit. The requirement for senior housing is one uncovered parking space per unit, with one-half uncovered space per unit allowed if the project is for low-income seniors. Community care facilities also require only one parking space per unit.

Suitable Sites Inventory

Additionally, in an effort to help the City Council and residents visualize higher density residential development, a design charrette was held in July 2011. Local architects, designers, landscape architects, developers, and land use planners designed a number of prototype housing projects using selected opportunity sites. Among the objectives of the charrette was to draft well designed residential projects that maximize economically viable “workforce” housing.

This exercise revealed that efficient use of land is important. Contiguous opportunity sites were combined to accommodate residential development. The practice of consolidating smaller parcels is regularly used to provide adequate area for development. The opportunity sites ranged between 0.05 acres (2,000 square feet) and 0.69 acres (30,000 square feet), and when combined the project sites varied in size, up to a maximum of 1.54 acres (67,000 square feet).

All the prototype housing projects were designed to accommodate the maximum density allowed by the High Density incentive program (36 units/acre) or the Priority Housing Overlay (63 units/acre) under the Average Unit-Size Density Incentive Program. The design charrette demonstrated that smaller opportunity sites can realistically contribute to the production of higher density residential development, particularly new affordable multi-family rental and ownership housing.

[Past residential development trends demonstrate that smaller opportunity sites can be developed with multi-family rental and ownership housing. Smaller lot development is generally more compatible with existing neighborhood development patterns, and therefore more likely to succeed.](#)

[Merging of adjoining parcels to acquire sufficient land area as well as allowing reduced development standard requirements, often play a part in providing affordable rental and ownership housing opportunities. It is not uncommon for developers to propose the merging of several contiguous parcels in order to accommodate their development. This practice allows smaller opportunity sites to be joined together, thus contributing to the overall lot area for the project. In addition, development standard incentives such as lot area and parking modifications are typically granted to facilitate the construction of affordable housing units. Lot Area modifications allow housing projects to exceed density standards provided that the over-density units are offered to households qualifying for affordable rents or purchase prices.](#)

[Parking reductions are allowed for projects that are 100 percent rental and affordable to very low and low income households. Reduced parking is also allowed for housing units intended for senior and disabled households. Further, the City permits reduced parking in certain mixed use developments and/or projects located in the City’s Central Business District.](#)

[The Housing Element includes Policy H10 that supports residential development on vacant infill sites, as well as the redevelopment of residentially and commercially zoned opportunity sites with residential uses. In addition, Implementation Actions H11.7 and H11.8 specifically address the development of underutilized and smaller opportunity sites. Implementation Action H11.19 was added to encourage the consolidation of underutilized and small parcels for the development of affordable housing.](#)

The following developed sites demonstrate that smaller lots can realistically accommodate new residential development. These residential developments were facilitated by merging parcels and/or receiving development standard incentives:

- 315 W. Carrillo (El Carrillo) – Three lots were merged for a total lot area of 21,740 square feet. The site is developed with 61 efficiency rental studios affordable to low income households and one manager’s unit. This development received a lot area, unit size, setback, and parking modification to achieve a residential density of 124 units per acre.
- 335 W. Carrillo Street (Casa de Las Fuentes) – Two adjacent lots with a combined lot area of 33,750 square feet were merged to develop 42 rental units affordable to low and moderate income households. This development received a setback and guest parking modification to accommodate the residential density of 54 units per acre.
- 416 E. Cota Street (Artisan Court) – Three lots were merged for a total lot area of 39,603 square feet. The site is developed with 55 studio apartments affordable to very low income households and one manager’s unit. This development received a lot area, setback and parking modification to facilitate the residential density of 62 units per acre.
- 617 Garden Street (Building Hope) – Fifty-one rental apartment units affordable to very low income households developed on a 39,444 square foot site. This mixed use project received a lot area and parking modification to accommodate the residential density of 56 units per acre.
- 712 Chapala Street (Paseo Chapala) – Two lots were merged for a total lot area of 38,250 square feet. This site is developed with a mixed use project consisting of 29 for purchase condominiums (21 market rate, 3 middle income, and 5 moderate income units) and received an open space and parking modification to accommodate the residential density of 33 units per acre.
- 121 W. De la Guerra – Fourteen for sale condominiums (11 market rate and 3 middle income units) are developed on this 22,500 square foot site. This development received a lot area and open space modification to accommodate the residential density of 27 units per acre.
- 328 Chapala Street (Chapala Lofts) – Seventeen for sale residential condominiums (14 market rate and 3 moderate income units) are developed on a 25,000 square foot site. This development received a lot area modification to accommodate the residential density of 28 units per acre.

Suitable Opportunity Sites

Following the analysis of residential projects in the pipeline, the City assessed the commercial and multi-family zones for opportunity sites or those parcels determined to be feasible and desirable for residential redevelopment within this planning period. Increased housing development in and around the City’s Downtown area and along transportation corridors is encouraged by the General Plan. In the mid-1990’s, the City purposefully restricted commercial development to 3 million square feet (through December 31, 2009) and encouraged residential development on commercial properties to improve the jobs/housing imbalance. As evidenced by the City’s development trends for the past 20 years, the restriction of non-residential square footage has been successful in producing additional housing units.

Given the market and development trends illustrated by the pipeline projects, residential development in commercial zones has increased. This is consistent with the goals and policies established in the City’s Land Use and Circulation Elements as well as the historical pattern of development targeting higher density development in the Downtown area near jobs, transit and recreation / cultural activities.

Unlike many other cities in the State of California, the City of Santa Barbara has a long established practice of allowing and encouraging residential development in commercial zones. Residential development is allowed throughout the City, except in the relatively small industrial area of the City (less than 1 percent of the total land area) and in portions of the City's Coastal Zone as dictated by Coastal Act land use priorities.

Residential development is allowed in most commercial zones at densities ranging from 28-36 du/acre. In addition, a Priority Housing Overlay meant to encourage affordable rental, employer and co-operative housing would allow densities from 49-63 du/acre. These densities are intended to promote small, more affordable units that provide affordable housing opportunities for the community, particularly the City's local workforce. The smaller the average size of the unit, the greater the density allowance, up to a maximum 36 du/acre (63 du/acre with the Priority Housing Overlay) in most commercial zones. Likewise, in the R-3/R-4 multi-family zones, densities ranging from 15-27 du/acre are permitted based on average unit size. This approach is designed to discourage the proliferation of large, luxurious and costly units, while concentrating densities in the most sustainable locations (e.g., near transit, access to commercial services, access to parks and open space, etc.).

RESOLUTION NO. 12-030

STATE OF CALIFORNIA)
)
COUNTY OF SANTA BARBARA) ss.
)
CITY OF SANTA BARBARA)

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Santa Barbara at a meeting held on May 22, 2012, by the following roll call vote:

AYES: Councilmembers Dale Francisco, Frank Hotchkiss; Grant House, Cathy Murillo, Randy Rowse; Bendy White; Mayor Helene Schneider

NOES: None

ABSENT: None

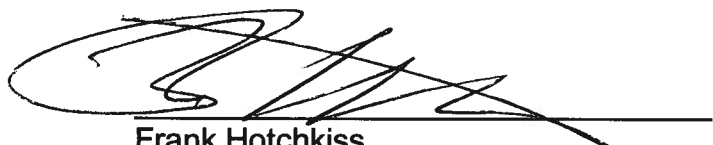
ABSTENTIONS: None

IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on May 23, 2012.




Gwen Peirce, CMC
City Clerk Services Manager

I HEREBY APPROVE the foregoing resolution on May 23, 2012.


Frank Hotchkiss
Mayor Pro Tempore

City Council Resolution No. 12-068

[ADOPTING THE HISTORIC RESOURCES ELEMENT, OCTOBER 2, 2012]



RESOLUTION NO. 12-068

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SANTA BARBARA ADOPTING THE HISTORIC
RESOURCES ELEMENT

WHEREAS, Government Code Section 65300 requires that the City of Santa Barbara adopt a comprehensive, long-term General Plan for the physical development of the City, and the proposed Historic Resources Element (HRE) contributes to this requirement, constituting an optional but important Element of the General Plan;

WHEREAS, on June 28, 2011, the City Council authorized the preparation of the Historic Resources Element and the formation of the Historic Resources Element Task Force made up of members of the Historic Landmarks Commission, Planning Commission and community representatives;

WHEREAS the HRE Task Force has met 22 times and recommends the attached HRE for adoption;

WHEREAS the Historic Landmarks Commission and Planning Commission have both reviewed the proposed HRE and recommend it for adoption;

WHEREAS, the proposed HRE is consistent with the recently updated General Plan's intentions to guide future residential and non-residential development through the year 2030, and the goals, policies and programs contained in the General Plan Update address the physical, economic and social development of the City and reflect the community's values of "living within our resources," becoming a more sustainable community, and preserving and enhancing the existing community character;

WHEREAS, a Program Environmental Impact Report (EIR) was certified for the 2011 General Plan Update, and an EIR Addendum for the proposed HRE has been prepared and documents that there are no changes in environmental impacts expected as a result from adoption of the HRE; and

WHEREAS, the City Planner is the custodian of the record of proceedings for the General Plan Update, Final EIR, the HRE Addendum, and the documents and other materials which constitute the record of proceedings for City actions related to the General Plan Update and Final EIR are located at the City of Santa Barbara Community Development Department, Planning Division, 630 Garden Street, Santa Barbara, California. Copies of these documents are available for public review during normal business hours upon request at the office of the City of Santa Barbara Community Development Department, Planning Division.

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF SANTA BARBARA FINDS AND ACTS AS FOLLOWS:

I. California Environmental Quality Act (CEQA) Findings:

A. CEQA Findings for City Council Consideration of Certified Final Program Environmental Impact Report (FEIR) and FEIR Addendum for the Historic Resources Element (FEIR HRE Addendum), pursuant to CCR §15090 and City Guidelines §II.2.k.

The FEIR HRE Addendum dated July 3, 2012 for the HRE, together with the certified FEIR for the GPU, were presented to the City Council, and the City Council has reviewed and considered the information contained in the certified FEIR and FEIR HRE Addendum prior to adopting the HRE. This CEQA documentation for the HRE reflects the Lead Agency's independent judgment and analysis.

B. CEQA Findings for Use of Certified Final Program Environmental Impact Report (FEIR) and Addendum to the FEIR dated June 18, 2012 (FEIR HRE Addendum) for Environmental Review of the HRE, pursuant to CEQA Guidelines 15183 and 15164.

An EIR was certified by the City Council for the adoption of the *Plan Santa Barbara* General Plan Update (GPU). The June 18, 2012 HRE Addendum documents that there would be no changes to the impacts of the General Plan Update as a result of the inclusion of the proposed HRE in the General Plan. The HRE is consistent with the GPU and within the scope of analysis of the GPU Program FEIR. Therefore, the adoption of the HRE qualifies for the exemption under CEQA Guideline Section 15183. The FEIR provided a comprehensive programmatic citywide analysis of the effects of citywide growth under the GPU policies on the City environment. The HRE will result in no new environmental issues and no new significant impacts beyond the impacts identified in the FEIR, nor a substantial increase in impacts or the severity of identified in the FEIR. None of the conditions described in CEQA Guideline Section 15162 calling for the preparation of a subsequent EIR have occurred.

C. Council Resolutions 11-079 and 12-065 findings per PRC Section 21081 and CCR 15091 apply to this action.

Findings regarding Class 1 impacts, Class 2 impacts, overriding considerations, and explanation of infeasibility of mitigation measures and alternatives all remain applicable for this HRE adoption and are incorporated herein by reference.

D. Findings for the Fish & Game Code pursuant to PRC Section 21089 (b) and Fish & Game Code Section 711.4

An Environmental Impact Report has been prepared by the City of Santa Barbara, which has evaluated the potential for the *Plan Santa Barbara* General Plan Update to result in adverse impacts on wildlife resources. For this purpose, wildlife is defined as “all wild animals, birds, plants, fish, amphibians, and related ecological communities, including habitat upon which the wildlife depends for its continued viability.” The General Plan Update has the potential to result in adverse effects on upland, creek/riparian, and coastal habitats and associated species. Mitigation measures have been incorporated into the Plan such that potential impacts will be less than significant. The General Plan Update project does not qualify for a waiver and is subject to payment of the California Department of Fish and Game fee.

E. Adoption of Mitigation Monitoring and Reporting Program for the HRE pursuant to PCR Section 21081.6 and CCR Section 15097.

Mitigation measures from the GPU have been imposed and made enforceable by incorporation in the HRE. The City Council hereby adopts the previously-adopted mitigation monitoring and reporting program (MMRP) for the adopted General Plan Update as the MMRP for the HRE, as provided in FEIR Volume I Section 23.

II. Adoption of Historic Resources Element

The City Council of the City of Santa Barbara adopts the Historic Resources Element, making the following revisions and findings:

A. Revisions

Revise eight HRE items to read as follows, replacement or new text indicated with underlined format, deleted text indicated with strike-out and one item to be removed entirely (HR2.8), resulting in renumber of the following three subsequent items:

HR1.5 Protect archaeological resources from potential damage or destruction.

- a. In the environmental review process, any proposed project which is in an area indicated on the map as “sensitive” shall receive further study to determine if archaeological resources are present and in jeopardy. Consider notification/consultation of most likely descendants of Barbareño Chumash whose names appear on the City of Santa Barbara archaeological monitors list.

HR2 Ensure respectful and compatible development. Seek to ensure that all development within the City respects rather than detracts from individual historic and archaeological resources as well as the neighborhood and the overall historical character of the city. Assure compatibility of development, and respect for the historical context of historical resources, and consideration of sustainable design alternatives where compatible.

HR2.7 Secure permanent protection. Continue to adopt measures such as establishment of Historic Districts, ~~density reduction,~~ architectural compatibility, stepping back of buildings within buffer areas, ~~reduced building heights,~~ and other development standards.

~~**HR2.8 Reduce densities.** The Commercial Medium/High Density land use designation shall be the maximum intensity designation permitted in those areas within 100 feet of historic resources. Flexibility to allow increased density for rental and employer housing shall be considered on a case-by-case basis but only if consistent with historic resource preservation goals of the city.~~

HR2.10 Employ historic resource buffers. Use the following measures to establish buffer zones to further protect historic resources:

- a. Require that all parcels within 100 feet of a historic resource be identified and flagged for scrutiny for impacts on those resources, prior to approval of any development application.
- b. All development proposed within 250 feet of historic adobe structures, El Presidio de Santa Barbara State Historic Park and areas inclusive of the original footprint of the Presidio and other City Landmarks to be selected may be subject to measures for additional protection. Such protection may require adjustments in height, bulk, size, and setbacks.
- ~~c. Establish buffers with priority focus on properties near historic and landmark districts.~~

HR9.5 Improve awareness. Encourage and participate in partnerships between the City, developers, landowners and representation from most likely descendants of Barbareño Chumash; and local Native American associations and individuals to increase the visibility of Chumash history and culture by:

- a. Supporting public displays of Chumash arts, culture and history,
- b. Encouraging the incorporation of elements from Chumash art and culture into public and private development,
- c. Supporting the creation of a permanent Chumash archaeological museum and interpretive center in addition to those of the Santa Barbara Natural History Museum.

B. Charter Finding

The goals and policies of this HRE General Plan Update meet the intent of Charter Section 1507, "living within our resource limits". Policies included are designed to protect and preserve physical and natural resources.

C. General Plan Findings

The HRE has been prepared in accordance with Title 7, Planning and Land Use, Division 1, Chapter 3, Articles 5 and 6 of the State of California Government Code.

RESOLUTION NO. 12-068

STATE OF CALIFORNIA)
)
COUNTY OF SANTA BARBARA) ss.
)
CITY OF SANTA BARBARA)

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Santa Barbara at a meeting held on October 2, 2012, by the following roll call vote:

- AYES: Councilmembers Dale Francisco, Frank Hotchkiss, Grant House, Cathy Murillo, Randy Rowse, Bendy White; Mayor Helene Schneider

- NOES: None

- ABSENT: None

- ABSTENTIONS: None


IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on October 3, 2012.





Gwen Peirce, CMC
City Clerk Services Manager

I HEREBY APPROVE the foregoing resolution on October 3, 2012.



Helene Schneider
Mayor

City Council Resolution No. 13-094

[ADOPTING THE SAFETY ELEMENT, DECEMBER 10, 2013]



RESOLUTION NO. 13-094

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SANTA BARBARA ADOPTING THE 2013 SAFETY
ELEMENT UPDATE TO THE GENERAL PLAN AND
MAKING ENVIRONMENTAL FINDINGS PURSUANT TO
THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, Government Code Section 65300 requires that the City of Santa Barbara adopt a comprehensive, long-term General Plan for the physical development of the City, including a Safety Element;

WHEREAS, the City's Safety Element of the General Plan has not been comprehensively updated since the original adoption in 1979;

WHEREAS, in 2010-2011, the City applied for and received Disaster Recovery Initiative (DRI) funds to prepare the Safety Element Update;

WHEREAS, on July 7, 2011, the City Planning Commission reviewed the scope of work for the Safety Element Update;

WHEREAS, on May 22, 2012, the City Council directed staff to enter into a contract with Rodriguez Consulting Inc., to assist the City in preparing the Safety Element Update;

WHEREAS, on May 6, 2013, a draft Safety Element was released for a 30-day public review period ending June 6, 2013;

WHEREAS, on May 23, 2013, the City Planning Commission held a duly noticed public hearing on the draft Safety Element, received public comment and commented on the draft element;

WHEREAS, on September 12, 2013, a revised Safety Element was released for public review;

WHEREAS, on September 19, 2013, the Planning Commission held a duly noticed public hearing to review comments and responses, the revised Safety Element and errata sheet, made two additions to the Errata Sheet, and unanimously recommended that City Council adopt the 2013 Safety Element Update;

WHEREAS, a Final Program Environmental Impact Report (EIR) was certified for the 2011 General Plan Update, and EIR Addenda were prepared and considered by City Council as part of adoption of the final 2011 General Plan (12-1-11), Climate Action Plan (9-18-12), and Historic Resources Element (10-2-12);

WHEREAS, an EIR Addendum dated April 30, 2013 for the 2013 Safety Element Update has been prepared and documents that the update would result in no

substantial changes in environmental impacts previously identified in the Program EIR for the 2011 General Plan Update;

WHEREAS, on November 12, 2013 the City Council held a duly noticed public hearing to consider adopting the Safety Element Update;

WHEREAS, two comment letters were received for the meeting and Council directed Staff to continue the item to the December 10, 2013 Council meeting to give staff time to consider the comment letters;

WHEREAS, based upon the comment letters and public testimony, staff responses provided in the Council Agenda Report and the discussion at the Council meetings of November 12, 2013 and December 10, 2013, the following revisions have been incorporated into the proposed Safety Element:

1. Add the following clarifying language to SEU Policy S25 on page 60 (as shown below in underline):

S25. Structural Setback from the Bluff Edge for Slope Stability. Bluff edge setbacks shall be adequate to address long-term erosion and slope stability issues. The required development setback from the bluff edge shall be determined in accordance with the Coastal Act, the associated California Code of Regulations provisions [such as Regulation §13577(h)], (The "Coastal Commission Guidelines,") and by an analysis that includes the most recent methodology used by California Coastal Commission staff. For example, methodologies include the California Coastal Commission memorandum entitled "Establishing Development Setbacks From Coastal Bluffs" (2003), provided in Appendix B of the Safety Element Technical Background Report. Factors to be considered include determining bluff edge, slope stability/ factor of safety and long-term bluff retreat both generally and on a case by case basis. Modifications to the prescribed setback calculation methodology and setbacks may be approved by the City to reflect site-specific geological conditions.

and

2. Add the following clarifying language to the SEU Coastal Bluff Retreat description on page 27 (as shown below in underline):

Coastal bluff retreat is an erosion- and landslide-related hazard that affects the bluffs located along the City's coast. In the Safety Element, the terms "sea cliff," "cliff," and "bluff" are used to describe the topographic feature located between the beach and the adjacent upland area. Typically, however, "cliff" or "bluff face" is used to describe the vertical or sloping area, and "bluff top" is used to describe the upland area landward of the coastal bluff edge. The "bluff edge" is the location from which bluff top setbacks are measured. The sloping cliff and adjacent upland area are collectively referred to as the "coastal bluff."

3. Add the following additional text to the Safety Element Technical Appendix A, Defensible Space Requirements (page 157) to provide additional important information about the City's defensible space requirements (as shown below in underline):

The City of Santa Barbara takes a comprehensive approach to wildland mitigation measures in the wildland urban interface areas, particularly in the Foothill and Extreme Foothill zones, through a combination of public education, road clearance, vegetation management projects and defensible space.

State law, under Public Resources Code (PRC) section 4291, requires homeowners in high fire hazard areas to thin flammable vegetation up to 100 feet around structures in two zones to provide "defensible space." The City adopts and amends the California Fire Code by local ordinance and in that document establishes greater distance for defensible space than the PRC. The adopting ordinance is based upon local climatic, topographical and geological findings that allow for more stringent requirements than are applied at the state level. Chapter 49 of that code contains 37 local amendments, 11 of which amend the defensible space Chapter 4907.

Section 4907.2 addresses distance requirements, including 150 feet throughout the extreme Foothill Zone. Additional clearance requirements may extend the required clearance up to 300 feet, depending on slope, under Section 4907.7. This gives the Fire Code Official discretion based on individual circumstances. In addition, sections are added that address chimney clearance, overhanging trees, vines and climbing ornamentals, roof debris and fire safe landscaping. Vegetated roofs – also known as "green roofs", are not allowed in the high fire hazard areas of the City, and that section was added based on defensible space concerns. These extraordinary measures, based in part on the Santa Barbara Wildland Fire Plan, balance the fire safety aspects of the wildland urban interface with the protection of biological resources and geological concerns such as erosion control.

4. Add a new Implementation Action (S12.2) under SEU Policy S12 Ground Shaking on page 58 of the Safety Element (as shown below in underline):

S12.2 Conduct a citywide inventory of soft-story buildings. These are buildings that were constructed prior to modern seismic safety building codes and that have inadequate seismic support on the ground floor.

WHEREAS, the City Planner is the custodian of the records of proceedings for the 2011 General Plan Update, Final Program EIR for the General Plan Update and EIR Addenda, and the 2013 General Plan Safety Element Update. The documents and other materials which constitute the records of proceedings for these City actions are located at the City of Santa Barbara Community Development Department, Planning Division, 630 Garden Street, Santa Barbara, California. Copies of these documents are available for public review during normal business hours upon request at the City Planning Division office.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA AS FOLLOWS:

I. Adoption of 2013 Safety Element Update and Findings

The City Council hereby adopts the 2013 General Plan Safety Element Update, including the revisions discussed above, making the following findings:

A. Charter Finding

The 2013 General Plan Map amendments meet the intent of Charter Section 1507, "living within our resource limits". The adoption of the 2013 Safety Element Update will not cause public services or resource capacities to be exceeded.

B. California Environmental Quality Act (CEQA) Findings:

1. CEQA Findings for City Council Consideration of Certified Final General Plan Program Environmental Impact Report (EIR) and EIR Addendum pursuant to CCR §§15090 and 15162.

The FEIR Addendum dated April 30, 2013 for the 2013 General Plan Safety Element Update together with the certified FEIR for the 2011 General Plan, were presented to the City Council, and the City Council has reviewed and considered the information contained therein prior to adopting the Safety Element Update. This CEQA documentation for the Safety Element Update constitutes adequate environmental review under CEQA and reflects the Lead Agency's independent judgment and analysis.

2. CEQA Findings for Use of Certified Final General Plan Program Environmental Impact Report (EIR) and EIR Addendum, pursuant to CEQA Guidelines §§ 15162, and 15164.

The 2013 General Plan Safety Element Update is consistent with and implements the 2011 General Plan policies, and is within the comprehensive scope of analysis of the Program EIR and Addenda for the 2011 General Plan update and 2012 Climate Plan.

The EIR Addendum dated April 30, 2013 documents that the 2013 Safety Element Update would not result in new environmental issues, circumstances, or information, additional significant environmental impacts beyond those identified in the General Plan Program EIR, a substantial increase in the severity of impacts identified in the EIR, or new mitigation measures. None of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR is applicable.

3. Council Resolutions 11-079 and 12-065 Findings per PRC Section 21081 and CCR 15091 Apply to this Action.

Findings regarding Class I significant impacts, Class 2 mitigated impacts, overriding considerations, and infeasibility of some mitigation measures and alternatives all remain applicable for adoption of the 2013 General Plan Safety Element Update and are incorporated herein by reference.

4. Findings for the Fish & Game Code pursuant to PRC Section 21089 (b) and Fish & Game Code Sections 711.4 and 753.5.

The General Plan Program EIR evaluated the potential for the 2011 General Plan to result in adverse impacts on wildlife resources. For this purpose, wildlife is defined as "all wild animals, birds, plants, fish, amphibians, and related ecological communities, including habitat upon which the wildlife depends for its continued viability." The General Plan has the potential to result in adverse but not significant effects on upland, creek/riparian, and coastal habitats and associated species. Mitigation measures have been incorporated into the General Plan such that potential impacts will be less than significant.

As documented in the EIR Addendum dated April 30, 2013, the 2013 General Plan Safety Element Update will implement the 2011 General Plan policies and would not result in additional environmental effects beyond those identified in the EIR... Pursuant to the Fish and Game Code Section 753.5 (e) (3), only one fee is required when an existing certified EIR is used for multiple project approvals that would result in no additional effect to fish and wildlife. Because the City paid the fee for the 2011 General Plan, no fee is required with the current implementing amendment for adoption of the Safety Element Update.

II. This Resolution shall become effective upon Council adoption.

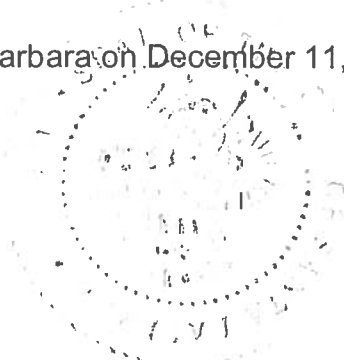
RESOLUTION NO. 13-094

STATE OF CALIFORNIA)
)
COUNTY OF SANTA BARBARA) ss.
)
CITY OF SANTA BARBARA)

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Santa Barbara at a meeting held on December 10, 2013, by the following roll call vote:

- AYES: Councilmembers Dale Francisco, Grant House, Cathy Murillo, Bendy White; Mayor Helene Schneider
- NOES: None
- ABSENT: Councilmembers Frank Hotchkiss, Randy Rowse
- ABSTENTIONS: None

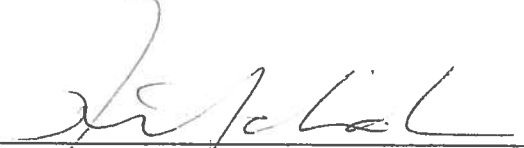
IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on December 11, 2013.





Gwen Peirce, CMC
City Clerk Services Manager

I HEREBY APPROVE the foregoing resolution on December 11, 2013.



Helene Schneider
Mayor

City Council Resolution No. 15-013

[APPROVING THE HOUSING ELEMENT UPDATE, FEBRUARY 10, 2015]



RESOLUTION NO. 15-013

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA APPROVING THE 2015 GENERAL PLAN HOUSING ELEMENT UPDATE INCORPORATING REVISIONS REQUESTED BY THE PLANNING COMMISSION AND CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND MAKING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, California Housing Element Law requires local jurisdictions to update the Housing Element of the General Plan periodically and submit documents to the California Department of Housing and Community Development (HCD) for review and certification;

WHEREAS, Senate Bill 375, adopted by the State Legislature in 2008, established an eight-year update cycle for Housing Elements concurrent with every other update to the Regional Transportation Plan;

WHEREAS, to comply with the new statutory due date for the fifth-cycle Housing Element Update, the City was required to prepare and adopt an updated 2015 Housing Element no later 120 days from the statutory deadline of February 15, 2015;

WHEREAS, ON May 8, 2014, the Planning Commission held a duly noticed public hearing to initiate a General Plan Amendment to update the Housing Element in accordance with State housing element law;

WHEREAS, on June 11, 2014, the City entered into an agreement with J.H. Douglas & Associates to assist the City in preparing the 2015 Housing Element Update;

WHEREAS, on October 22, 2014, the City held a community workshop related to the Draft 2015 Housing Element, which included an open house, a presentation and public comment;

WHEREAS, on October 23, 2014, the Planning Commission held a duly noticed public hearing to consider the Draft 2015 Housing element Update, receive public comment and unanimously recommended that Council adopt the 2015 Housing Element Update as revised;

WHEREAS, a Final Program Environmental Impact Report (EIR) was certified for the 2011 General Plan Update and EIR Addenda were prepared and considered by City Council as part of adoption for the final 2011 General Plan (12-1-11), Climate Action Plan (9-18-12), Historic Resources Element (10-2-12), and Safety Element Update (12-11-13);

WHEREAS, an Addendum to the 2011 Program EIR dated October 14, 2014, was prepared for the 2015 Housing Element Update documenting that the update would result in no substantial changes in environmental impacts previously identified in the Program EIR for the 2011 General Plan Update;

WHEREAS, on November 5, 2014, the Draft 2015 Housing Element Update was submitted to HCD for their required 60-day review;

WHEREAS, on December 12, 2014, City Staff, City Consultant John Douglas and HCD Staff held a telephone conference to help facilitate HCD's review of the Draft 2015 Housing Element;

WHEREAS, on December 16, 2014, City Staff submitted to HCD minor technical revisions to provide further clarification to the Needs Assessment and Eight-Year Work Program of the Housing Element;

WHEREAS, on December 24, 2014, HCD sent a letter stating that the revisions submitted by City Staff addressed statutory requirements and that the 2015 Housing Element Update including the minor technical revisions was found to be in compliance with State housing element law;

WHEREAS, on February 10, 2015, the City Council reviewed and considered the revisions recommended by the Planning Commission and minor technical clarifications required by HCD, as well as the correspondence from HCD dated December 24, 2014, stating the City's 2015 Housing Element Update meets the statutory requirements of State housing element law

WHEREAS, the City Planner is the custodian of the record of proceedings for the 2011 General Plan Update, Final Program EIR for the General Plan Update and EIR Addenda, and 2015 Housing Element Update. The documents and other materials which constitute the record of proceedings for these City actions are located at the City of Santa Barbara Community Development Department, Planning Division, 630 Garden Street, Santa Barbara, California. Copies of these documents are available for public review during normal business hours upon request at the City Planning Division office.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA THAT AS FOLLOWS:

I. Adoption of the 2015 Housing Element Update and Findings

The City Council hereby adopts the 2015 General Plan Housing Element Update attached hereto as Exhibit A making the following findings:

A. Charter Finding

The goals, policies, and implementation actions of the 2015 Housing Element Update meet the intent of Charter Section 1507, "living within our resource limits." Policies and programs included in the 2015 Housing Element Update are designed to protect, preserve and manage residential development so as not to exceed public services or resource capacities.

B. California Environmental Quality Act (CEQA) Findings

1. CEQA Findings for City Council Consideration of Certified Final General Plan Program Environmental Impact Report (EIR) and EIR Addendum pursuant to CCR §§15090 and 15162.

The FEIR Addendum dated October 14, 2014, for the 2015 Housing Element Update together with the certified FEIR for the 2011 General Plan, were made available to the City Council, and the City Council has reviewed and considered the information contained therein prior to adopting the 2015 Housing Element Update. The CEQA documentation for the 2015 Housing Element Update constitutes adequate environmental review under CEQA and reflects the Lead Agency's independent judgment and analysis.

2. CEQA Findings for use of Certified Final General Plan Program Environmental Impact Report (EIR) and EIR Addendum, pursuant to CEQA Guidelines §§15162 and 15164.

The 2015 Housing Element Update is consistent with and implements the 2011 General Plan policies, and is within the comprehensive scope of analysis of the Program EIR and Addenda for the 2011 General Plan and 2015 Housing Element Update.

The EIR Addendum dated October 14, 2014, documents that the 2015 Housing Element Update would not result in new environmental issues, circumstances, or information, additional significant environmental impacts beyond those identified in the General Plan Program EIR, a substantial increase in the severity of impacts identified in the EIR, or new mitigation measures. None of the conditions described in CEQA Guidelines §15162 calling for the preparation of a subsequent EIR is applicable.

3. Council Resolution 11-079 and 12—65 Findings per PRC §21082 and CCR §15091 apply to this action.

Findings regarding Class 1 significant impacts, Class 2 mitigation impacts, overriding considerations, and infeasibility of some mitigation measures and alternatives all remain applicable for adoption of the 2015 Housing Element Update and are incorporated herein by reference.

4. Findings for the Fish & Game Code pursuant to PRC §21089(b) and Fish & Game Code §§711.4 and 753.5.

The General Plan Program EIR evaluated the potential for the 2011 General Plan to result in adverse impacts on wildlife resources. For this purpose, wildlife is defined as “all wild animals, birds, plants, fish, amphibians, and related ecological communities, including habitat upon which the wildlife depends for its continued viability.” The General Plan has the potential to result in adverse but not significant effects on upland, creek/riparian, and coastal habitats and associated species. Mitigation measures have been incorporated into the General Plan such that potential impacts will be less than significant.

As documented in the EIR Addendum dated October 14, 2014, the 2015 Housing Element Update will implement the 2011 General Plan policies and would not result in additional environmental effects beyond those identified in the EIR. Pursuant to the Fish and Game Code §753.5(e)(3), only one fee is required when an existing certified EIR is used in multiple project approvals that would result in no additional effects to fish and wildlife. Because the City paid the fee for the 2011 General Plan, no fee is required with the current implementing amendment

II. This Resolution shall become effective upon Council adoption.

RESOLUTION NO. 15-013

STATE OF CALIFORNIA)
)
COUNTY OF SANTA BARBARA) ss.
)
CITY OF SANTA BARBARA)

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Santa Barbara at a meeting held on February 10, 2015 by the following roll call vote:

AYES: Councilmembers Dale Francisco, Frank Hotchkiss, Gregg Hart, Cathy Murillo, Randy Rowse, Bendy White, Mayor Helene Schneider

NOES: None

ABSENT: None

ABSTENTIONS: None

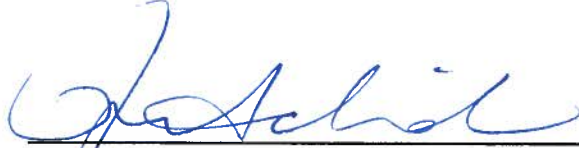
IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on February 11, 2015.





Gwen Peirce, CMC
City Clerk Services Manager

I HEREBY APPROVE the foregoing resolution on February 11, 2015.



Helene Schneider
Mayor

City Council Resolution No. 23-162

[ADOPTING THE 2023-2031 HOUSING ELEMENT, DECEMBER 14, 2023]

RESOLUTION NO. 23-162

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA ADOPTING THE 2023-2031 HOUSING ELEMENT WITH PROPOSED REVISIONS AS AN AMENDMENT TO THE GENERAL PLAN AND DETERMINING THAT THE HOUSING ELEMENT AMENDMENT IS EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3).

WHEREAS, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City of Santa Barbara regional housing need allocation (RHNA) of 8,001 housing units;

WHEREAS, the City has prepared the 2023-2031 Housing Element (the Housing Element) in compliance with State Housing Element Law and has identified sites that can accommodate housing units meeting the City's RHNA;

WHEREAS, on March 29, 2022, the City conducted a duly and properly noticed public hearing to initiate the 2023-2031 Housing Element as a General Plan amendment as provided in Government Code Section 65350 et. Seq.;

WHEREAS, as provided in Government Code sections 65352 – 65352.5 the City mailed a public notice to all California Native American tribes provided by the Native American Heritage Commission and to other entities listed and no California Native American tribe requested consultation;

WHEREAS, on April 28, 2022, the City Council and Planning Commission held a duly noticed joint public hearing to provide input on the Housing Element Update goals;

WHEREAS, on May 17, 2022, the City Council held a duly noticed public hearing to consider and adopt 2023-2031 Housing Element goals;

WHEREAS, the City conducted extensive community outreach over the last two years including one joint workshop with Santa Barbara County and the cities of Goleta and Carpinteria; at least 10 public workshops before the Youth Advisory Council, Access Advisory Committee, Single Family Design Board, Historic Landmarks Commission, Architectural Board of Review, and Planning Commission; and multiple presentations before nonprofit organizations and other groups interested in housing issues;

WHEREAS, in accordance with Government Code Section 65585 (b), on July 5, 2022, the City posted the draft Housing Element and requested public comment for a 30-day review period, and on August 19, 2022, after responding to public comments, the City submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for its review;

WHEREAS, on July 14, 2022, the Planning Commission held a duly noticed public hearing to provide input on the Draft Housing Element;

WHEREAS, on July 26, 2022, the City Council held a duly noticed public hearing to provide input on the Draft Housing Element;

WHEREAS, on November 16, 2022, the City received a letter from HCD finding that the Draft Housing Element addresses many statutory requirements; however, revisions are necessary to comply with State Housing Law;

WHEREAS, on April 10, 2023, the City published a Revised Draft Housing Element responding to HCD's findings and requested public comment for a 10-day review period, and on April 18, 2023, after responding to public comments, the City submitted the Revised Draft Housing Element to HCD for its review;

WHEREAS, on June 1, 2023, the Planning Commission held a duly noticed public hearing to provide input on the Revised Draft Housing Element;

WHEREAS, on June 16, 2023, the City received a letter from HCD finding that the Revised Draft Housing Element addresses many statutory requirements, however further revisions were needed to comply with State Housing Law;

WHEREAS, from July to October 2023, the City periodically met with HCD to discuss revisions necessary to find the Housing Element in substantial compliance and submitted interim draft revisions for HCD's initial approval;

WHEREAS, on October 20, 2023, the City published the Adoption Draft Housing Element responding to HCD's findings and requested public comment for a seven-day review period, and on October 31, 2023, after reviewing and responding to public comments, the City submitted the October 20, 2023 Adoption Draft Housing Element to HCD for its review;

WHEREAS, on November 16, 2023, the Planning Commission held a duly noticed public hearing and recommended that the City Council adopt the Housing Element;

WHEREAS, on November 16, 2023, the City received a letter from HCD stating that the draft Housing Element is in substantial compliance with State Housing Element Law, and will comply with State Housing Element Law when it is adopted;

WHEREAS, the City published the final draft Housing Element (determined to be in substantial compliance by HCD) on the City website and requested public comment on the final draft; and

WHEREAS, the 2023-2031 Housing Element land inventory relies on nonvacant sites to accommodate more than 50 percent of the housing needs for lower-income households, which triggers requirements under Government Code § 65583.2 (g)(2) to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period;

WHEREAS, the City Council finds that based on the factors and substantial evidence in the record presented below and in the analysis in the Neighborhood Sites Opportunities Areas in Appendix G of the Housing Element, that the existing uses on sites identified in Appendix G: Suitable Sites Inventory will not impede residential development;

WHEREAS, on December 12, 2023, the City Council conducted a duly noticed public hearing to take public testimony and consider this Resolution regarding the proposed Housing Element, reviewed the Housing Element and all pertinent maps, documents and exhibits, including HCD's findings: and

WHEREAS, the City Planner is the custodian of the records of proceedings for the 2023-2031 Housing Element. The documents and other materials which constitute the records of proceedings for these City actions are located at the City of Santa Barbara Community Development Department, Planning Division, 630 Garden Street, Santa Barbara, California. Copies of these documents are available for public review during normal business hours upon request at the City Planning Division office.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated by reference into this action.

SECTION 2. After full consideration of the entire public record, the Council finds that the draft Housing Element substantially complies with Housing Element Law, as provided in Government Code 65580 et seq., and contains all provisions required by State Housing Element Law and the comments provided by HCD.

SECTION 3. The goals, policies, and programs of the 2023-2031 Housing Element meets the intent of Charter Section 1507, "living within our resource limits". Adoption of the 2023-2031 Housing Element will not cause public services or resource capacities to be exceeded.

SECTION 4. The City Council finds that based on the factors and substantial evidence in the record presented below and in the analysis in the Neighborhood Sites Opportunities Areas in Appendix G of the draft Housing Element, that the existing uses on sites identified in Appendix G: Suitable Sites Inventory will not impede residential development. The factors include but are not limited to:

- a) The City's track record of approving residential and mixed-use development on nonvacant sites as described in Chapter 4, Nonvacant Sites Development section.
- b) Existing uses on many sites include older structures that show signs of deferred maintenance.
- c) Existing buildings have relatively low site coverage that would allow residential development without necessarily requiring demolition of existing buildings.
- d) Existing sites have low building to improvement value or low building to land value.
- e) Existing commercial spaces on some sites are currently vacant and the City is unaware of existing leases or other private constraints that would prevent residential development of underutilized sites during the planning period.
- f) The sites are in close proximity to schools, jobs, active transportation, and parks.
- g) There are no identified conditions that would preclude or impact housing development (i.e., shape, easements, contamination, significant biological resources or hazards).

SECTION 5. The 2023-2031 Housing Element is exempt from the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code Sections 21000 et seq.), pursuant to the "common sense exemption" (14 Cal. Code Regs. Section 15061 (b)(3)), because it can be seen with certainty that there is no possibility that the 2023-2031 Housing Element may have a significant effect on the environment because it does not approve any development project or other physical change to the environment. Rather, the 2023-2031 Housing Element is a document that sets forth the City's policies to plan for the City's regional housing needs allocation. Approval of any subsequent zoning amendments or housing development projects in accordance with the policies set forth in the 2023-2031 Housing Element will comply with CEQA.

SECTION 6. The City Council hereby adopts the 2023-2031 Housing Element with proposed revisions, as set forth in Exhibit A attached hereto and incorporated by reference.

SECTION 7. The General Plan is amended to repeal the General Plan 2015 Housing Element and General Plan Appendices E: 2007-2014 Housing Element Evaluation Table, F: Zoning Information and Fees; G: 2015 Housing Element Five-Year Work Program; and H: Available Land Inventory Table and Map in its entirety.

SECTION 8. The General Plan is further amended to add this resolution to "Appendix A: City Council Resolutions" to add City Council Resolution for Adoption of the 2023-2031 Housing Element."

SECTION 9. The Community Development Director or designee is hereby directed to file all necessary material with the Department of Housing and Community Development for the Department to find that the Housing Element is in conformance with State Housing Element Law and is further directed and authorized to make all non-substantive changes to the Housing Element to make it internally consistent or to address any non-substantive changes or amendments requested by the Department to achieve certification.

Exhibit A: 2023-2031 Housing Element

Exhibit A

2023-2031 Housing Element

HOUSING ELEMENT

2023–2031

6th Cycle

Adopted by City Council

December 12, 2023

Resolution No.



City of
**SANTA BARBARA
PLANNING**

City of Santa Barbara Mayor

Mayor Randy Rowse

City of Santa Barbara City Council Members

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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

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Elizabeth Stotts, Program Analyst

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Lucille Boss

Donald DeLuccio

Gabriel Escobedo, Chair (former)

Jay D. Higgins (former)

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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	LHMP- Local Hazard Mitigation Plan
ACS - American Community Survey	LMI - Low/Moderate Income
ACT - Alliance for Community Transformation	LMIHAF – Low and Moderate Income Housing Asset Fund
ADA - Americans with Disabilities Act of 1990	LUP – Land Use Plan
ADU - Accessory Dwelling Unit	MPO - Metropolitan Planning Organization
AFFH - Affirmatively Furthering Fair Housing	MTD - Metropolitan Transit District
AH - Affordable Housing	OEHHA - Office of Environmental Health Hazard Assessment
AI - Analysis of Impediments to Fair Housing Choice	PATH – People Assisting the Homeless
AMI - Area Median Income	PIT - Point in Time
AUD - Average Unit Size Density Incentive	RCAA - Racially Concentrated Areas of Affluence
CalHFA – California Housing Finance Agency	RDA - Redevelopment Agency
CDBG - Community Development Block Grant	R/ECAP - Racially or Ethnically Concentrated Area of Poverty
CHAS - Comprehensive Housing Affordability Strategy	RGF - Regional Growth Forecast
City - City of Santa Barbara	RHMP - Rental Housing Mediation Program
COPA - Community Opportunity to Purchase Act	RHNA - Regional Housing Needs Allocation
County - County of Santa Barbara	RTP - Regional Transportation Plan
CUP - Conditional Use Permit	SB - Senate Bill
DDS - Department of Developmental Services	SBCAG - Santa Barbara County Association of Governments
DOF - Department of Finance	SBCC - Santa Barbara Community College
ELI - Extremely Low-income	SRO - Single Room Occupancy
FEHA - Fair Employment and Housing Act	SSI - Supplemental Security Income
FHAA - Fair Housing Act - Amended	State - State of California
FHEO - Fair Housing Enforcement and Outreach	TCAC - Tax Credit Allocation Committee
HCD - Department of Housing and Community Development	TCRC - Tri-Counties Regional Center
HOA - Homeowners Association	UCSB - University of California Santa Barbara
HRLP – Housing Rehabilitation Loan Program	USDA - United States Department of Agriculture
HUD - Department of Housing and Urban Development	
LEAP - Local Early Action Planning (Grant)	

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.

The Extremely Low-Income, Very Low-Income, and Low-Income categories are collectively referred to as "Lower-Income Households".

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.

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

The General Plan “Definitions” chapter describes “work force” under the “Affordable housing” definition for “for sale units” as middle- and upper-middle income households earning up to 200 percent of AMI.

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.

COMMUNITY PRIORITY PROJECT

As defined in Title 30, Chapter 30.170 Nonresidential Growth Management Program, a project that has a broad public benefit, is not principally operated for private profit, and is necessary to meet a present or projected need directly related to public health, safety or general welfare (e.g., museums, childcare facilities, health clinics)

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 jurisdictions’ 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 Code 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.

Program implementation and time frames are guided by the following themes:

- Reduce Constraints to Housing
 - Streamline review, objective standards, process improvements
- Sustainable and Livable Neighborhoods
 - Resource protection
- Affordable Housing
 - ADUs, inclusionary housing, density bonus, funds
- Increase Housing Production
 - Multi-unit housing
- Preserve Existing Housing
 - Limit hotels, short-term rentals, and encourage conversion ordinance, repairs

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 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 issues².
- 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 estimates³ 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	PERCENT	NUMBER	PERCENT
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	PERCENT	NUMBER	PERCENT
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 to 1999	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.

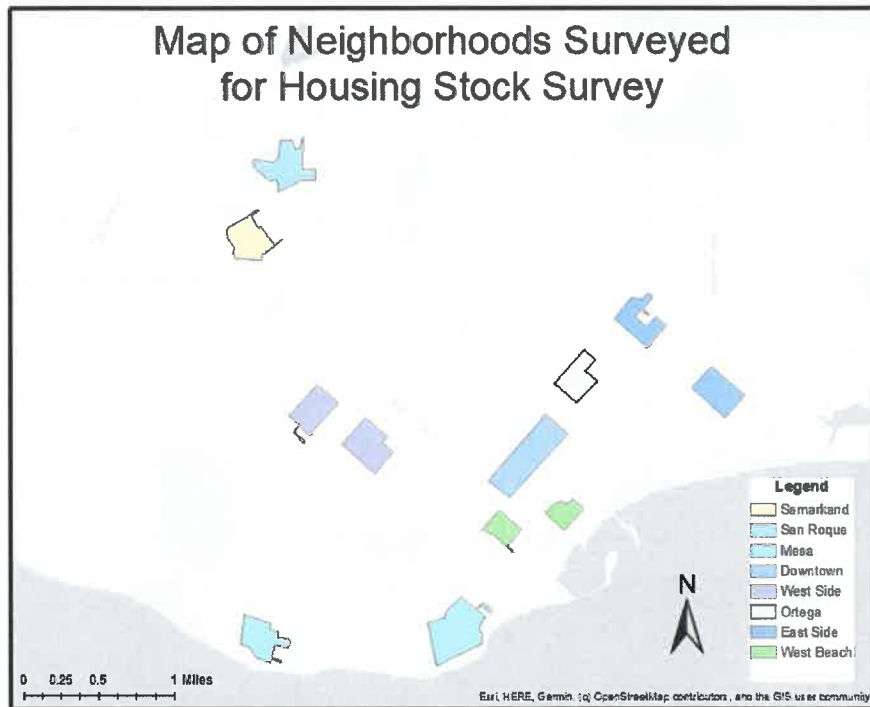


Figure 1: Housing Stock Neighborhoods Surveyed

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**

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

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

⁴Staff 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.

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 relationship⁶. 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 RENT¹	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
¹Equal 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

⁶An 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 disproportionately⁷ 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	
	Households	Percent	Households	Percent	Households	Percent
Person per room						
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 Choice⁸ (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 Table 19 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

¹CDBG 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 Gregory 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. - Arroyo Verde	2/Moderate	8	Zoning Mod	2027
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

ADDRESS	AT RISK UNITS	TOTAL UNITS	FUNDING SOURCES ¹	EARLIEST EXP. DATE
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

¹Zoning 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
817 N. Salsipuedes St.	Completed	\$0.53	3	0	3
Vera Cruz Village - 110-116 E. Cota St.	Completed	\$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.

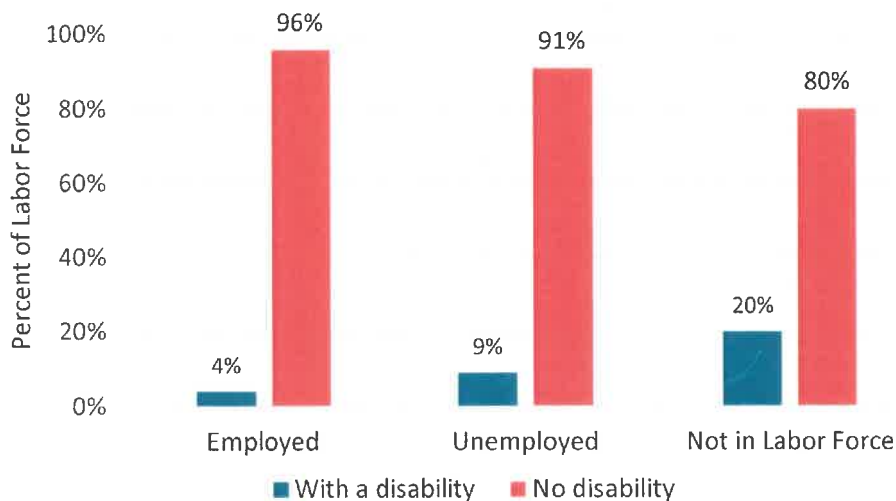


CHART 1: NONINSTITUTIONALIZED PERSONS WITH A DISABILITY BY EMPLOYMENT STATUS

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.

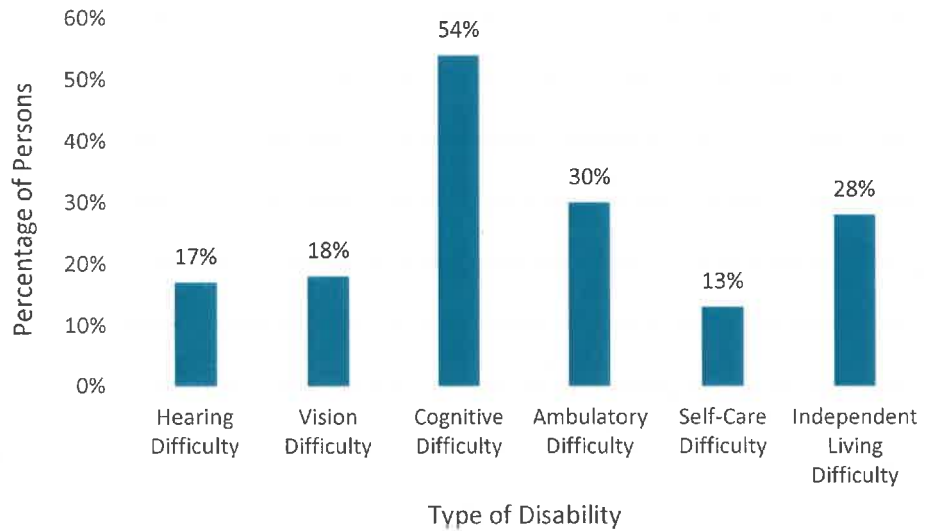


CHART 2: PERCENT OF PERSONS AGES 5-64 BY TYPE OF DISABILITY

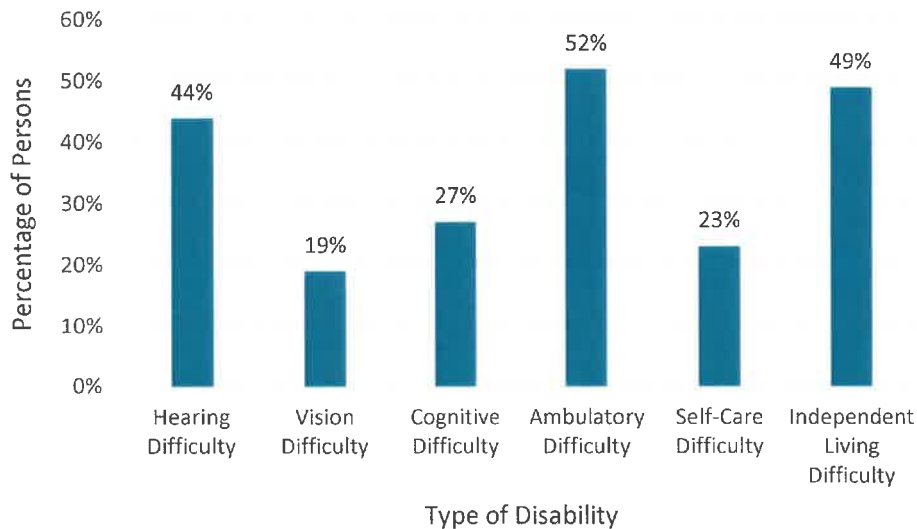


CHART 3: PERCENT OF PERSONS AGES 65 AND OVER BY TYPE OF DISABILITY

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

ORGANIZATION	SERVICES
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 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.

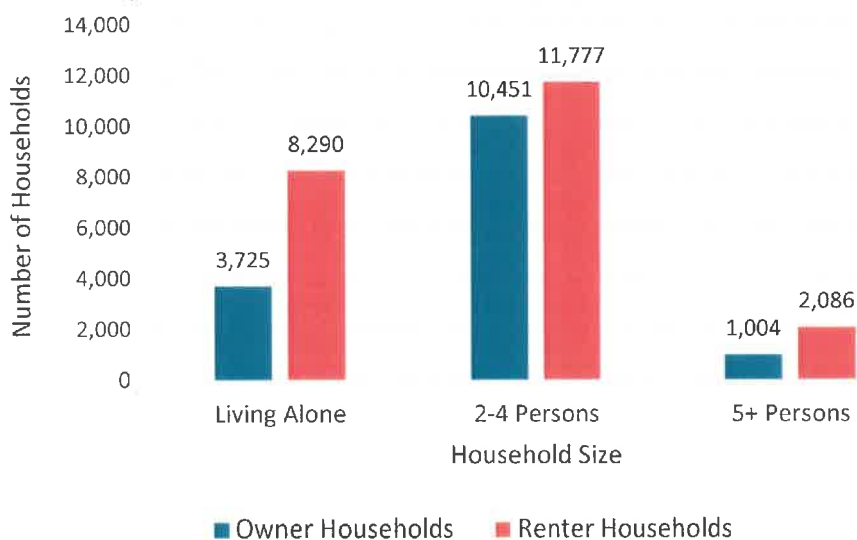


CHART 4: HOUSEHOLD SIZE OF RENTER & OWNER-OCCUPIED HOUSEHOLDS

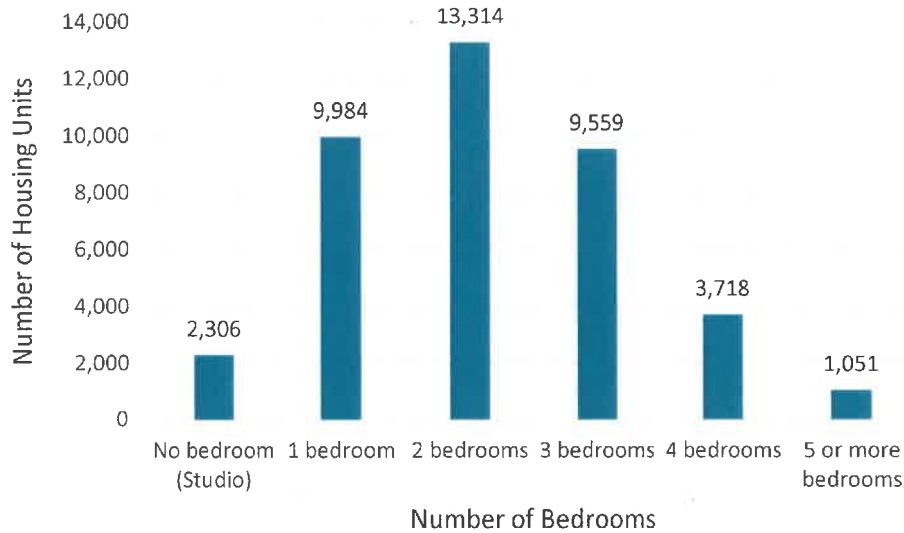


CHART 5: HOUSING UNITS BY NUMBER OF BEDROOMS

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 laborers⁹ 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 five 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 Deed-Restricted 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.

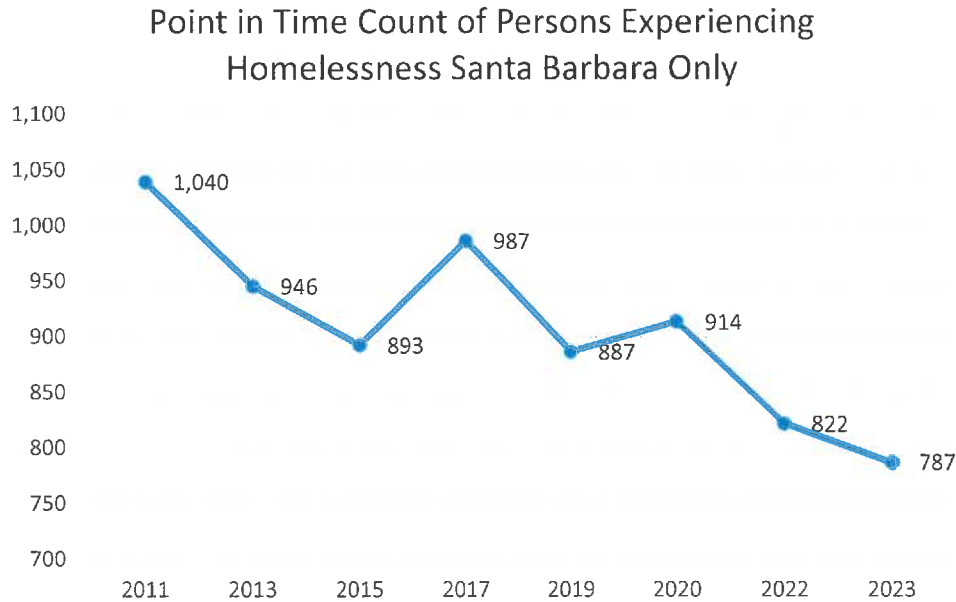


CHART 6: POINT IN TIME COUNT BY YEAR

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 beds¹⁰. 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
<p>Santa Barbara Alliance for Community Transformation (SB ACT)</p>	<p>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.</p>
<p>SB-ACT Regional Action Plans (RAPs) and Working Groups</p>	<p>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.</p>
<p>SB-ACT Neighborhood Navigation Centers (NNC)</p>	<p>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.</p>
<p>City Net</p>	<p>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.</p>
<p>People Assisting the Homeless (PATH)</p>	<p>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.</p>
<p>Tenant Based Rental Assistance (TBRA)</p>	<p>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.</p>

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 Urban	

GENERAL PLAN DESIGNATION	MAXIMUM DU/AC
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 Commercial, 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.

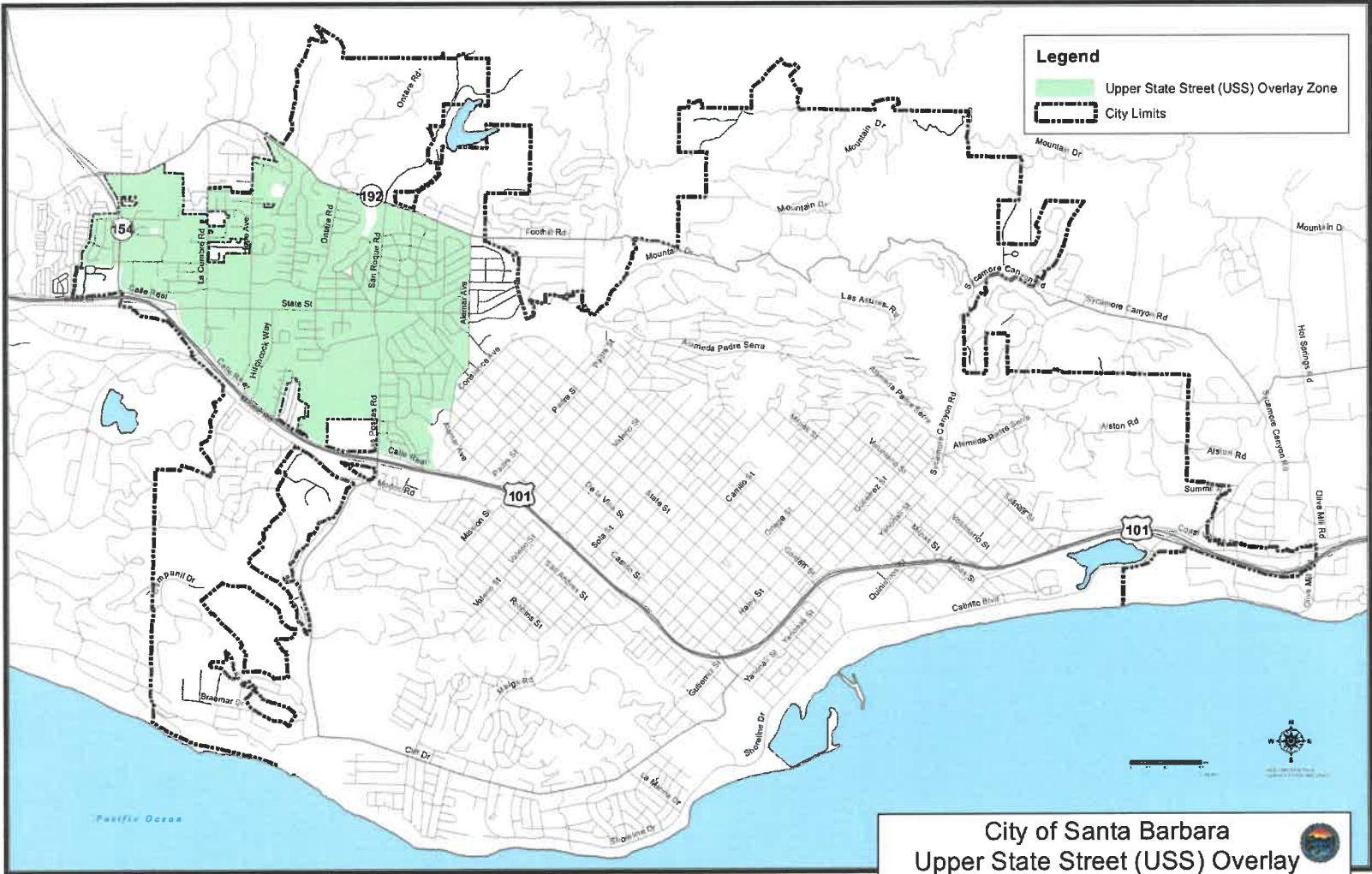
Each overlay zone has specific development standards depending on the purpose. Of the zones listed above, the Upper State Street (USS) and Landmark District (LD) overlay zones are most commonly applicable to areas of the City where new multi-unit housing is developed.

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



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City of Santa Barbara
 Upper State Street (USS) Overlay

Map prepared by City of Santa Barbara, Planning Division, April 2023

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, would have expired on February 15, 2024. In late 2023, City Council took action to remove the expiration date.

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 removal of the expiration date will be 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)

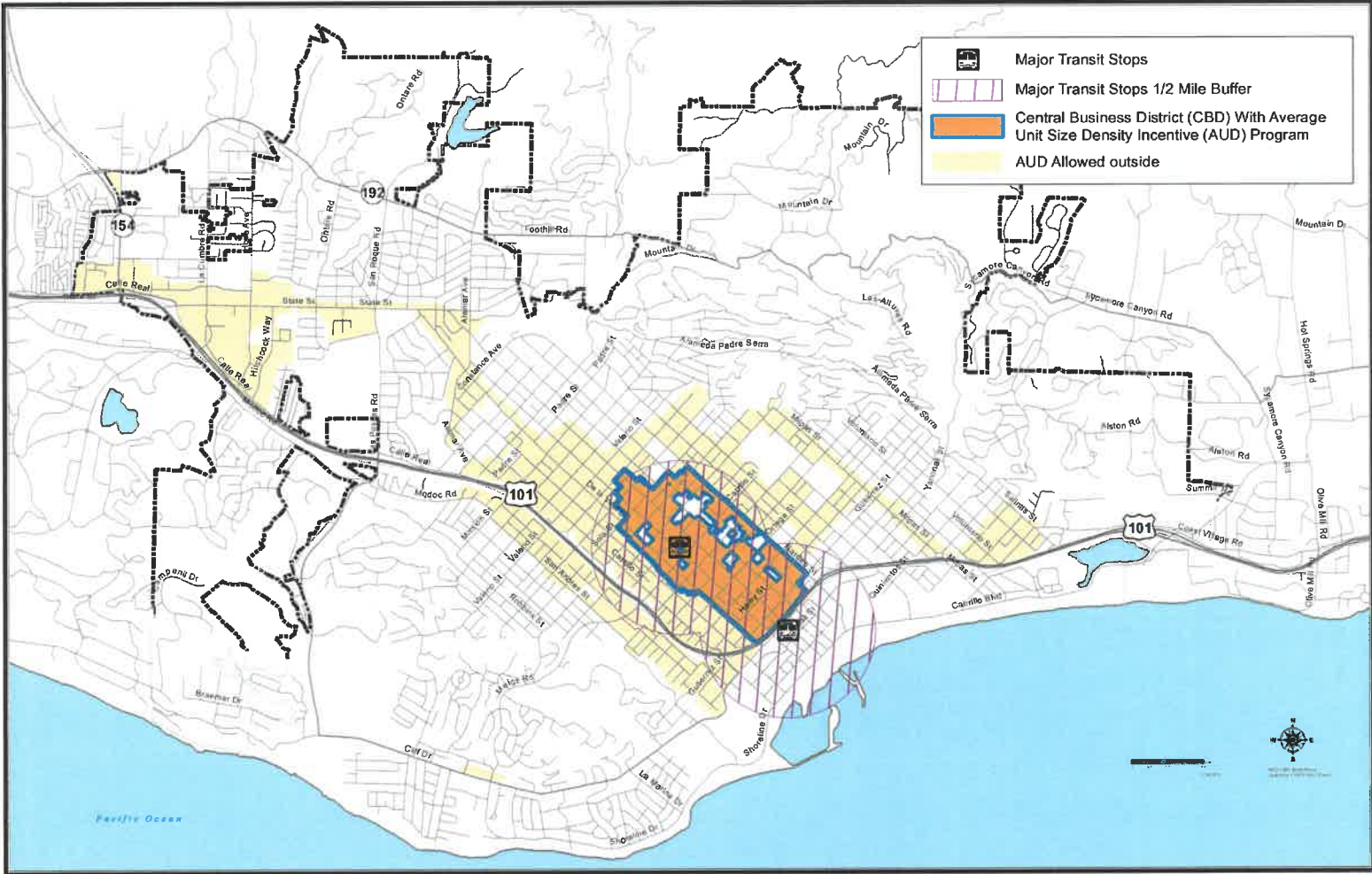
Can be covered or uncovered. The following parking standards are rarely applied because most new multi-unit housing projects are within the AUD Program boundaries. It is anticipated that they will be revised and removed from the Zoning Ordinance when new multi-unit housing standards are adopted.

- 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



Locations in the City with
 Reduced Residential Parking Requirements

Map prepared by City of Santa Barbara, Planning Division, April 2023

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.

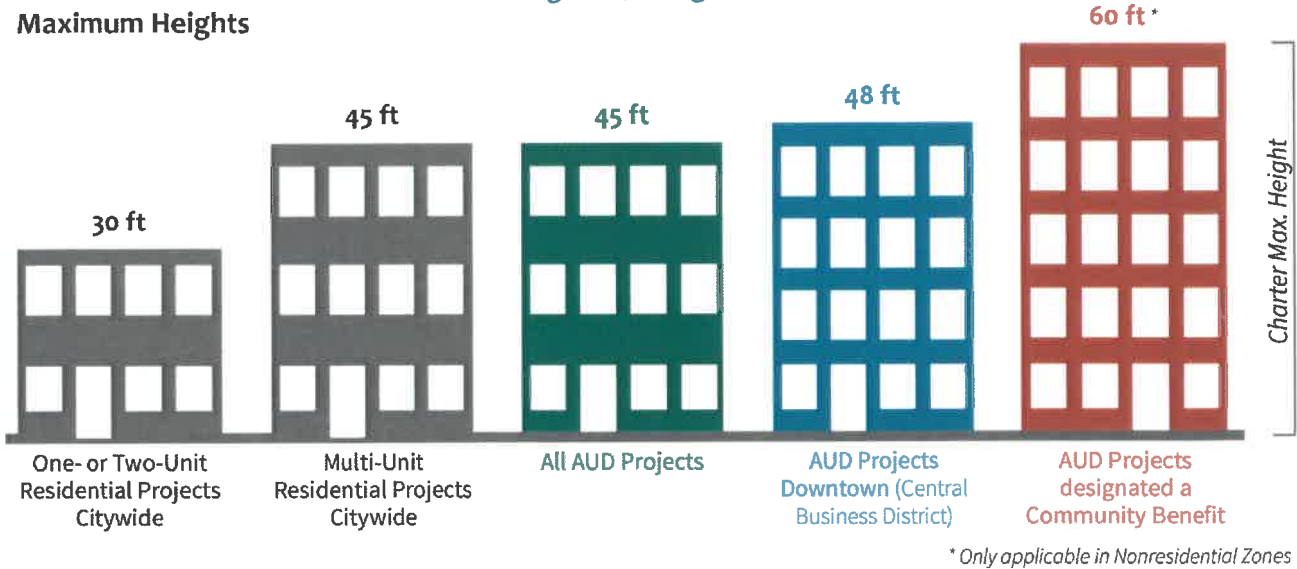
Building Height

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 Project¹² 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	450	5/60'

*Project used State Density Bonus and Community Benefit Height Exception

The City’s height limits have not been shown to constrain housing development because in the last ten 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 zoning districts allowing agricultural uses as a principally permitted use, 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 is 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
<p>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</p>	<p>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)</p>	<p>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.)</p>

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 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 included within Program HE-1: Facilitate Conversion of Nonresidential Buildings to Housing, HE-5: Process Improvements, and HE-10: Multi-Unit Housing Program .

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.

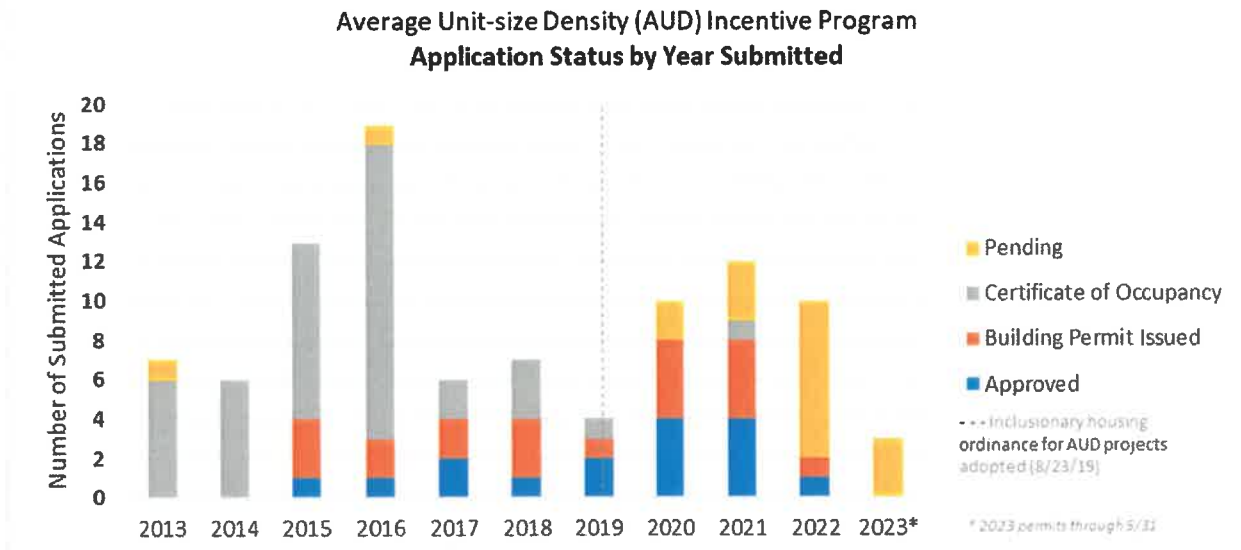
In 2009, the IHO was amended to require in-lieu fees for projects of two to nine units or the developer can provide one unit as an owner-occupied middle-income restricted unit. The in-lieu fee is pro-rated based on the number and size of the proposed units. Voluntarily affordable projects with 30 percent 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 addition 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 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 Building Permit Fee)	\$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
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 ten 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**	120	3 story	12	12
315 W. Carrillo	Complete	0.49	18**	124	2-3 stories	62	61
335 W. Carrillo	Complete	0.34	18**	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	None
214 E. De la Guerra	Complete	0.43	63	60	45'	23	None
634 Anacapa	Complete	0.48	63	63	40'	30	None
604 E. Cota	Complete	0.47	63	62	43' 2"	29	None
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	None
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
 **These projects were completed prior to the AUD Program

The inventory of available sites does not include any sites with a capacity of less than ten units¹⁷. 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 identifies 175 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 than 16 units at realistic capacity assumptions, the inventory assumes only 43 percent will be

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

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	None
835 E. Canon Perdido	Former commercial businesses. Mixed-use/merged 3 parcels	Complete	0.8	63	52	45'	41	None
1220 & 1222 San Andres	Former single unit residential. Residential/merged 2 parcels	Complete	0.67	27	18	37'	12	None
1516 Castillo, 316 W. Micheltorena	Retained existing residential historic buildings. Residential/merged 2 parcels	Complete	0.81	27	26	31' 7"	21	None
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	None
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 contacted 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 ten 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/ft²) 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/ft²
 - Priority: 3.49 I/L and 74.25 I/ft².
- 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	LOW	MODERATE	ABOVE MODERATE	TOTAL
	2,147	1,381	1,441	3,031	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
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. As of 2023, 50 percent is set aside for Affordable Housing Projects, 50 percent for Disadvantaged Communities. Santa Barbara is not currently identified as a Disadvantaged Community.	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
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	HCD distributes these federal grants to subrecipients in	Street outreach

PROGRAM NAME	DESCRIPTION	ELIGIBLE ACTIVITIES
Grants (ESG) Program	Continuum of Care service areas to address homelessness by providing funding for supportive services, emergency shelter/transitional housing, homelessness prevention, and permanent housing.	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. No parcels are under consideration in the City of Santa Barbara at the current time.	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. Nonprofits and for-profit developers and cities are eligible for GSAF funding.	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 Trust Fund of Santa Barbara County	Workforce Homebuyer Program: Low-to-Middle income home buyer down payment loans. Revolving Loan Fund for Affordable Housing: below market-rate interest loan funds where at least 25 percent of units are for low-to-moderate income households.	Acquisition New construction Home buyer assistance
Infill Infrastructure Grant Program (IIG)	Grant gap funding to nonprofits or for-profit developers of qualifying infill projects for 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 Factory-Built Housing Adaptive Reuse Site preparation and demolition

PROGRAM NAME	DESCRIPTION	ELIGIBLE ACTIVITIES
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. As of 2023, the City is in the process of setting up a local trust fund.	Rental & ownership housing Transitional housing Emergency shelters
Mobile Home Park Rehabilitation and Resident Ownership Program (MPRRP)	Short-term and long-term loans 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
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
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. There is no current Notice of Funding Availability for this program.	Predevelopment costs to construct, rehabilitate, convert or preserve assisted housing
California Statewide Communities Development Authority 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	
<p>Family Service Agency City Net New Beginnings Counseling Center PathPoint Good Samaritan Shelters United Way Center for Successful Aging Santa Barbara Neighborhood Clinics Foodbank CommUnify Casa Pacifica Council on Alcoholism and Drug Abuse Unity Shoppe Isla Vista Youth Project Transition House</p>	<p>People Assisting the Homeless (PATH) Independent Living Resource Center Coalition for Housing Accessibility, Needs, Choices & Equity etc. (CHANCE) Garden Court Inc. 2nd Story and Associates People’s Self-Help Housing Habitat for Humanity Community Housing Corp. Organic Soup Kitchen Sanctuary Centers Santa Barbara Neighborhood Clinics Mental Wellness Center CALM My Home/YMCA Women’s Fund</p>
PUBLIC AGENCIES	
<p>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)</p>	

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 fund 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 time frame for implementation, (i.e., start through completion date by year divided into quarters (Q1: Jan-March; Q2: April-June; Q3: July-Sept; Q4: Oct-Dec) including programs that are ongoing (throughout the planning period). Time frames were informed by state law requirements and priority ranking of draft programs by HCD, 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: Start Date Q2 2024. End Date Q4 2025.

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: Start Date Q1 2027. End Date Q3 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 :

- **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: Start Date Q4 2025. End Date Q4 2026.

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

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.

Upon adoption of the Housing Element and in compliance with state law, the City shall 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: In effect immediately upon adoption of Housing Element.

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. Process improvements may be implemented in two phases starting with single unit residential, followed by multi-unit residential developments.

Funding Source: General Fund (staff)

Responsibility: Planning Division

Time Frame: Start Date Q1 2023. End Date Q4 2027.

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: Start Date Q4 2023. End Date Q3 2026.

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 further extended by the state

legislature, SB 35 (2017) will expire on January 1, 2036. 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: Start Date Q3 2021. End Date Q4 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, shared housing, cooperative housing, 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

Time Frame: Start Date Q4 2025. End Date Q4 2026.

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.

Time Frame: Start Date Q3 2023. End Date Q4 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: Start Date Q2 2023. End Date Q3 2026.

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 CARE¹⁸ 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, TECH¹⁹ 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 program and other innovative programs covered in the Pedestrian Master Plan seek to address the needs of people of all ages and abilities.

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.

- *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 Priority Projects. Prioritize production of deed-restricted affordable housing and nonresidential community 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 DEED-RESTRICTED 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 deed restricted affordable housing, the City will implement the following programs:

- **Study and Implement Strategies.** The City will conduct a feasibility study to support 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 amending the Condominium Conversion Ordinance to exempt 100 percent affordable projects; amending the City density bonus program to allow higher densities, flexibility in income level, increased allowable height in targeted areas; and other amendments to allow lower or no parking requirements, reduced setbacks and open yard, use-by-right approval, streamlined permitting, deferral or reduction in permit fees, etc. The feasibility study also includes evaluating the financial impact City regulations impose on housing (e.g., Tier 4 storm water regulations and others), the Inclusionary Housing Ordinance evaluation described in HE-13, and the commercial linkage fee described in HE-31.

- **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 in phases as noted below 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 Outreach Start Date Q1 2024. End Date Q4 2024. Strategy Study Start Date Q2 2024. End Date Q3 2025. Amendments Start Date Q4 2025. End Date Q4 2026. 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.

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 feasibility 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 Units²⁰" 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.** 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: Feasibility Study Start Date Q2 2024. End Date Q3 2025. Amendments Start Date Q4 2025. End Date Q4 2026.

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

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.

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: Start Date Q2 2026. End Date Q4 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.

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.

Upon adoption of the Housing Element, the City shall 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 Ongoing, ADU Surveys Ongoing with Summary Evaluations in Q2 2025, Q2 2027, and Q3 2029, 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, in 2022 City Council directed staff to create an affordable housing trust fund. In 2023, the Ordinance Committee considered establishing 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: Start Date Q4 2022 (City Council direction to staff). End Date Q4 2024 (LHTF established). 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: Start Date Q2 2028. End Date Q2 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: Start Date Q3 2023. End Date Q4 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: Start Date Q2 2024. End Date Q4 2025.

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 monitor trends and 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: Start Date Q2 2024. End Date Q4 2025.

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	2023-2026	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.	2023-2026	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	2025-2026	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.	2025-2026	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.	2024-2026	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	2023-2025	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.	2026-2027	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.	2028-2030	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.	2023-2025	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.	2024-2025	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	2027-2028	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: Start Date Q4 2027. End Date Q4 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 Start Date Q4 2027. End Date Q4 2028.

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 Ongoing

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
- Commercial linkage fee (housing impact mitigation) for affordable housing (requires a nexus and feasibility 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 and feasibility study for a potential housing impact mitigation fee linked to 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: Options Study Start Date Q2 2023. End Date Q4 2024, Voter Approval Process 2024/2026 General Election. , Nexus Study for Commercial Linkage Fee Start Date Q4 2025 (or sooner if feasible to combine with study for HE-12 and HE-13). End Date Q4 2027.

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

RESOLUTION NO. 23-162

STATE OF CALIFORNIA)
)
COUNTY OF SANTA BARBARA) ss.
)
CITY OF SANTA BARBARA)

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Santa Barbara at a meeting held on December 12, 2023, by the following roll call vote:

AYES: Councilmembers Eric Friedman, Alejandra Gutierrez, Oscar Gutierrez, Meagan Harmon, Mike Jordan, Kristen W. Sneddon, Mayor Randy Rowse.

NOES: None

ABSENT: None

ABSTENTIONS: None

IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on December 14, 2023.



Sarah Gorman

Sarah Gorman, MMC
City Clerk Services Manager

I HEREBY APPROVE the foregoing resolution on December 14, 2023.

Randy Rowse

Randy Rowse
Mayor