

# **Prohousing Designation Program Application**



**State of California  
Governor Gavin Newsom**

**Tomiquia Moss, Secretary  
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director  
Department of Housing and Community Development**

**Megan Kirkeby, Deputy Director  
Division of Housing Policy Development**

651 Bannon Street  
Sacramento, CA 95811

Website: <http://www.hcd.ca.gov/planning-and-community-development/prohousing-designation-program>

Email: [ProhousingPolicies@hcd.ca.gov](mailto:ProhousingPolicies@hcd.ca.gov)

February 2025

# Prohousing Designation Program Application Package Instructions

The applicant is applying for a Prohousing Designation under the Prohousing Designation Program (“**Prohousing**” or “**Program**”), which is administered by the Department of Housing and Community Development (“**Department**”) pursuant to Government Code section 65589.9.

The Program creates incentives for Jurisdictions that are compliant with State Housing Element Law and that have enacted Prohousing Policies. These incentives will take the form of additional points or other preference in the scoring of applications for competitive housing and infrastructure programs. The administrators of each such program will determine the value and form of the preference.

In order to be considered for a Prohousing Designation, the applicant must accurately complete all sections of this application, including any relevant appendices. The Department reserves the right to request additional clarifying information from the applicant.

This application is subject to Government Code section 65589.9 and to the regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) adopted by the Department in promulgation thereof (“**Regulations**”). All capitalized terms in this application shall have the meanings set forth in the Regulations.

All applicants must submit a complete, signed application package to the Department, in electronic format, in order to be considered for a Prohousing Designation. Please direct electronic copies of the completed application package to the following email address: [ProhousingPolicies@hcd.ca.gov](mailto:ProhousingPolicies@hcd.ca.gov).

A complete application will include all items identified in the Application Checklist.

In relation to **Appendix 1**, the Formal Resolution for the Prohousing Designation Program, please use ~~strike through~~ and underline if proposing any modifications to the text of the Resolution. Please be aware, any substantive deviations from the Formal Resolution may result in an incomplete application and will likely be subject to additional internal review and potential delays.

**Appendix 2**, the Proposed Policy Completion Schedule, applies only if an application includes proposed policies.

**Appendix 3**, Self-Scoring Sheet and Sample Self-Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Self-Scoring Sheet with an example of how this template may be completed.

**Appendix 4** lists examples of Prohousing Policies with enhancement factors to aid applicants in understanding how enhancement factors may be applied.

**Appendix 5** provides a sample template to assist applicants with confirming the treatment of homeless encampments within the jurisdiction is consistent with USICH's "7 Principles for Addressing Encampments."

**Appendix 6** provides a checklist to confirm that a Diligent Public Participation Process was conducted.

**Appendix 7** is where the applicant will include any additional information and supporting documentation for the application.

If you have questions regarding this application or the Program, or if you require technical assistance in preparing this application, please email [ProhousingPolicies@hcd.ca.gov](mailto:ProhousingPolicies@hcd.ca.gov).

### Application Checklist

	Yes	No
Application Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certification and Acknowledgement	<input type="checkbox"/>	<input type="checkbox"/>
The Legislative Information form is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Threshold Requirements Checklist is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See <b>Appendix 1</b> for the Formal Resolution for the Prohousing Designation Program form.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If applicable, the Proposed Policy Completion Schedule is completed. (See <b>Appendix 2</b> .)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Self-Scoring Sheet is completed. (See <b>Appendix 3</b> for the Self-Scoring Sheet and the Sample Self-Scoring Sheet.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
One-page summary describing consistency with the 7 Principles for Addressing Encampments is completed. (See <b>Appendix 5</b> for a template to assist.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The checklist confirming that a Diligent Public Participation process was conducted. (See <b>Appendix 6</b> for the template.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional information and supporting documentation (Applicant to provide as <b>Appendix 7</b> .)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Application Information

Applicant (Jurisdiction):	City of Santa Barbara
Applicant Mailing Address:	630 Garden Street
City:	Santa Barbara
ZIP Code:	93102
Website:	SantaBarbaraCA.gov
Authorized Representative Name	Allison DeBusk
Authorized Representative Title:	Interim Community Development Director
Phone:	8055645503
Email:	ADebusk@SantaBarbaraCA.gov
Contact Person Name:	Rosie Dyste
Contact Person Title:	Interim Principal Planner
Phone:	8055645470x4599
Email:	RDyste@SantaBarbaraCA.gov
<b>Total Self-Score (Based on Appendix 3):</b>	68

## CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. 24-127), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code, § 6250 et seq.) and is therefore subject to public disclosure by the Department.

Signature: Allison DeBusk

Name and Title: \_\_\_\_\_

Date: \_\_\_\_\_

### Legislative Information

District	Number	Legislators Name(s)
State Assembly District	37	Assemblymember Gregg Hart
State Senate District	21	Senator Monique Limon

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>

## Threshold Requirements Checklist

The applicant meets the following threshold requirements in accordance with Section 6604 of the Regulations:

	Yes	No
The applicant is a Jurisdiction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has adopted a Compliant Housing Element.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has completed or agrees to complete, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code sections 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Code section 65585, subdivision (j); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); Permit Streamlining Act (Gov. Code, § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code sections 21080.1, 21080.2, and 21151.5(a).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has duly adopted and certified, by the applicant's governing body, a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Scoring Criteria**  
**Category 1: Favorable Zoning and Land Use**

Category	Prohousing Policy Description	Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	3
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	3
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	2
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	2
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	2
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	2
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing	2

	this policy, especially in areas with existing industrial and polluting uses.	
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	1
1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	1
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.	1
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	1
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.	1



**Scoring Criteria**  
**Category 2: Acceleration of Housing Production Timeframes**

Category	Prohousing Policy Description	Points
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	3
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	2
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	2
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	2
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	2
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	1
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	1
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	1
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	1
2K	Establishment of a standardized application form for all entitlement applications.	1
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	1
2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category.	1
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1

**Scoring Criteria**

### Category 3: Reduction of Construction and Development Costs

Category	Prohousing Policy Description	Points
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	3
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	2
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	1
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	1
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	1
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	1
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	1
3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	1
3I	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	1

**Scoring Criteria**  
**Category 4: Providing Financial Subsidies**

Category	Prohousing Policy Description	Points
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	2
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	2
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, "regular use" can be demonstrated through the number of units preserved annually by utilizing this funding source.	2
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	2
4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	2
4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.	2
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	2
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	1
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	1

4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).	1
4K	Providing operating subsidies for permanent Supportive Housing.	1
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	1
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	1

## Scoring Criteria Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. An individual Prohousing Policy may not use more than one enhancement factor. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

Category	Prohousing Policy Description	Points
1	The policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, housing affordable to Lower-Income Households, climate change solutions, and/or hazard mitigation.	2
2	Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1.	1
3	Policies that diversify planning and target community and economic development investments (housing and non-housing) toward place-based strategies for community revitalization and equitable quality of life in lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to Health and Safety Code sections 39711 and 39715 (California Senate Bill 535 (2012)).	1
4	Policies that go beyond state law requirements in reducing displacement of Lower-Income Households and conserving existing housing stock that is affordable to Lower-Income Households.	1
5	Rezoning and other policies that support intensification of residential development in Location Efficient Communities.	1
6	Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas.	1
7	Zoning policies, including inclusionary housing policies, that increase housing choices and affordability, particularly for Lower-Income Households, in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps.	1
8	Other policies that involve meaningful actions towards Affirmatively Furthering Fair Housing outside of those required pursuant to Government Code sections 65583, subdivision (c)(10), and 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.	1

## Self-Scoring Sheet Instructions

The Department shall validate applicants' scores based on the extent to which each identified Prohousing Policy contributes to the Acceleration of Housing Production. The Department shall assess applicants' Prohousing Policies in accordance with statutory requirements and the Regulations.

The Department shall further assess applicants' Prohousing Policies using the following four scoring categories: Favorable Zoning and Land Use, Acceleration of Housing Production Timeframes, Reduction of Construction and Development Costs, and Providing Financial Subsidies. Applicants shall demonstrate that they have enacted or proposed at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four categories. A Prohousing Designation requires a total score of 30 points or more across all four categories.

### Instructions

Please utilize one row of the Self-Scoring Sheet for each Prohousing Policy.

- **Category Number:** Select the relevant category number from the relevant Scoring Criteria list in this application. Where appropriate, applicants may utilize a category number more than once.
- **Concise Written Description of Prohousing Policy:** Set forth a brief description of the enacted or proposed Prohousing Policy.
- **Enacted or Proposed:** Identify the Prohousing Policy as enacted or proposed. For proposed Prohousing Policies, please complete **Appendix 2: Proposed Policy Completion Schedule**.
- **Documentation Type:** For enacted Prohousing Policies, identify the relevant documentary evidence (e.g., resolution, zoning code provisions). For proposed Prohousing Policies, identify the documentation which shows that implementation of the policy is pending.
- **Web Links/Electronic Copies:** Insert the Web link(s) to the relevant documentation or indicate that electronic copies of the documentation have been attached to this application as **Appendix 7**.
- **Points:** Enter the appropriate number of points using the relevant Scoring Criteria list in this application.
- **Enhancement Category Number (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the appropriate category number using the relevant Scoring Criteria list in this application.
- **Enhancement Points (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the point(s) for that Prohousing Policy.
- **Total Points:** Add the enhancement point(s) to the Prohousing Policy's general point score.

## **Appendix 1: Formal Resolution for the Prohousing Designation Program**

## **Formal Resolution for the PROHOUSING Designation Program**

### **RESOLUTION NO. 24-127**

#### **A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF SANTA BARBARA AUTHORIZING APPLICATION TO AND PARTICIPATION IN THE PROHOUSING DESIGNATION PROGRAM**

WHEREAS, Government Code section 65589.9 established the Prohousing Designation Program ("Program"), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

WHEREAS, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive Applications for specified housing and infrastructure funding; and

WHEREAS, the California Department of Housing and Community Development ("Department") has adopted regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program ("**Program Regulations**"), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the City of Santa Barbara ("Applicant") desires to submit an Application for a Prohousing Designation ("Application").

#### **THEREFORE, IT IS RESOLVED THAT:**

1. Applicant is hereby authorized and directed to submit an Application to the Department.
2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.
3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and actions include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures. Applicant further acknowledges and confirms that the Prohousing Policies in its Application comply with its duty to Affirmatively Further Fair Housing pursuant to Government Code sections 8899.50 and 65583. Applicant further acknowledges and confirms that its general plan is in alignment with an adopted sustainable communities strategy pursuant to Public Resources Code section 21155- 21155.4. Applicant further acknowledges and confirms that its policies for the treatment of homeless encampments on public property comply with and will continue to comply with the Constitution and that it has enacted best



practices in its jurisdiction that are consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments" (June 17, 2022, update).

4. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the "Program Documents").
5. Applicant acknowledges and agrees that it shall be subject to the Application; the terms and conditions specified in the Program Documents; the Program Regulations; and any and all other applicable law.
6. The Community Development Director is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

PASSED AND ADOPTED this day of November 19, 2024, by the following vote:

AYES: 7 NOES: 0 ABSENT: 0 ABSTAIN: 0

The undersigned, Mayor Randy Rowse of City of Santa Barbara, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Applicant's governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.

SIGNATURE: \_\_\_\_\_

DATE: November 19, 2024

NAME: Randy Rowse

TITLE: Mayor, City of Santa Barbara

**RESOLUTION NO. 24-127**

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 November 19, 2024, 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 November 19, 2024.



A handwritten signature in black ink, appearing to read "Sarah Gorman", is written over a horizontal line.

Sarah Gorman, MMC  
City Clerk Services Manager

I HEREBY APPROVE the foregoing resolution on November 19, 2024.

A handwritten signature in blue ink, appearing to read "Randy Rowse", is written over a horizontal line. The signature is circled in blue.

Randy Rowse  
Mayor

## Appendix 2: Proposed Policy Completion Schedule

Category Number	Concise Written Description of Proposed Policy	Key Milestones and Milestone Dates	Anticipated Completion Date	Notes
2N	"Single Family Streamlining" process improvements	Public outreach, Spring 2023 Working Group sessions, Summer 2023 Decision-maker discussions, Spring 2024 and Summer 2025 Adoption hearings, Fall 2025 through Winter 2025/2026	Winter 2025/2026	Implements Housing Element Program HE-5: Process Improvements
3H	Adaptive Reuse Ordinance	Housing Element adopted December 2023 and certified February 2024 Joint Work Session with City Council and Planning Commission, July 2024 Public Engagement, Fall 2024 Planning Commission, December 2024 Public Engagement, Spring 2025 Planning Commission for ordinance recommendation to City Council, June 2025 City Council adoption hearings, Summer/Fall 2025	December 2025	Implements Housing Element Program HE-1: Facilitate Conversion of Nonresidential Buildings to Housing

### Appendix 3: Self-Scoring Sheet and Sample Self-Scoring Sheet

#### Self-Scoring Sheet

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <b>or</b> Indicate that Electronic Copies are Attached as <b>Appendix 7</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
1D	<p>City's density bonus program (Section 30.145.030) can be used for projects that do not qualify under the state's program (e.g. projects of four or fewer units) and can be used to construct one or more affordable units anywhere in the City in all zones including the single unit residential zones and all areas targeted to meet the City 2023-2031 Housing Element Regional Housing Needs Allocation (RHNA).</p> <p>An example of a project that used the City's program is 251 S. Hope with 89 units for very-low and low-income seniors and one manager's unit. The land use designation</p>	E	<ol style="list-style-type: none"> <li>1. Zoning Code</li> <li>2. Affordable Housing Policies and Procedures</li> <li>3. Example Project 251 S. Hope Project Page</li> </ol>	<p>Electronic Copies Attached in Appendix 7</p> <p><a href="#">Density Bonus Ordinance</a></p> <p><a href="#">Affordable Housing Policies and Procedures</a></p> <p><a href="#">Gardens on Hope Webpage</a></p>	2	1	2	4

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as <b>Appendix 7</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
	<p>would allow 15-27 dwelling units/acre (du/ac) and with the City's density bonus it was approved at 51 du/ac.</p> <p>Enhancement category number 1 was used for 2 reasons: 1) efficient land use because the City's program provides an option for density bonus citywide rather than just the multi-unit zones under state law and 2) housing affordable to lower-income households because the City's program for rental projects requires density bonus units within the first 35% density bonus to be rented for at least 90 years to low-income households (on average to 70% of AMI or below) and for units above the first 35% density bonus for at least 90 years to 80% AMI or below.</p>							

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1F	<p>Minimum parking requirements are eliminated for ADUs and JADUs as authorized by State ADU law (Section 30.185.040).</p> <p>Parking maximums were adopted for Average Unit Size Density Incentive Program (AUD) projects and parking is eliminated for AUD projects within the City's Central Business District (CBD) – a Location Efficient Community (Section 30.150.090). Per the AUD Program Progress Report, AUD projects in the CBD on average provide 0.69 parking spaces per unit.</p> <p>Projects of 100% affordable units and senior housing are eligible for parking reductions (Section 30.175.050). An example of a project that used the reduced</p>	E	<ol style="list-style-type: none"> <li>1. Zoning Code</li> <li>2. Vera Cruz Village Project Page</li> </ol>	<p>Electronic Copies Attached in Appendix 7</p> <p><a href="#">Accessory Dwelling Unit Ordinance</a></p> <p><a href="#">AUD Parking Incentives</a></p> <p><a href="#">Parking Exceptions and Reductions</a></p> <p><a href="#">Vera Cruz Village Webpage</a></p>	2	5	1	3

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	<p>parking incentives is Vera Cruz Village at 116 E. Cota with 28 units for very-low and low-income renters and 16 parking spaces.</p> <p>Enhancement category 5 was used because the City's parking policies support intensification of residential development in the CBD per Land Use Element Policy LG6. <u>Location of Residential Growth</u>. <i>Encourage new residential units in multi-family and commercial areas of the City with the highest densities to be located in the Downtown, La Cumbre Plaza/Five Points area and along Milpas Street,</i> where there are multiple transportation options and shorter commutes to daily destinations.</p>							
1H	Single and multi-unit residential and mixed-use is allowed by right	E	<ol style="list-style-type: none"> <li>1. Zoning Code</li> <li>2. AUD Program Progress Report</li> </ol>	Electronic copies	1	1	2	3

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	<p>in all Commercial and Office Zones and in the Manufacturing Commercial (M-C) Zone. In the Coastal zone, portions of the Hotel and Related Commerce and Ocean-Oriented Commercial zones also allow residential and mixed-use.</p> <p>Per the AUD Program Progress Report (2023) Chapter 3, 50% of AUD projects and 44% of variable density projects (used in the Coastal Zone and inland prior to the AUD program) are located in nonresidential zones.</p> <p>Enhancement Category 1 was used because allowing residential as a use by right in commercial, office, and the manufacturing commercial zone is a multi-faceted strategy that promotes efficient land use consistent with Land Use Element</p>			<p>attached in Appendix 7</p> <p><a href="#">Commercial and Office Land Use Regulations</a></p> <p><a href="#">Manufacturing Land Use Regulations</a></p> <p><a href="#">AUD Progress Report</a></p>				



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	<p>Policy LG4. <u>Principals for Development, Mix of Land Uses</u>. <i>Encourage a mix of land uses, particularly in the Downtown to maintain its strength as a viable commercial center, to include retail, office, restaurant, residential, institutional, financial and cultural arts, encourage easy access to basic needs such as groceries, drug stores, community services, recreation, and public space.</i></p> <p>These nonresidential zones are centrally located near jobs and services, and promote use of public transportation, jobs because the nonresidential zones include the central bus terminal and Amtrack rail station.</p>							
11	AUD Incentive Program (Chapter 30.150) development standards incentives available	E	1. Zoning Code	Electronic copies attached in Appendix 7	1	1	2	3

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	<p>since 2013 promote greater development intensity. The AUD Program replaced the variable density standards (base density standards of 12 to 18 du/ac remains for projects that choose not to use the AUD density incentives). The AUD Program allows three density tiers for additional density beyond what would normally be allowed in the base zone to incentivize smaller units and Community Benefit Housing: Medium-High (15-27 du/ac), High (28-36 du/ac) and Priority Housing Overlay (37-63 du/ac).</p> <p>The program also reduced setbacks for AUD projects in nonresidential zones. For example, with some variations based on where a project is located, the front setback for AUD projects in</p>			<a href="#">Average Unit-Size Density Incentive Program</a>				

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	<p>nonresidential zones was reduced from 10-20 feet to a five-foot variable front setback.</p> <p>Enhancement Category 1 was used because the AUD program implements Land Use Element Implementation Action LG6.1 <u>Average Unit-Size Density Incentive Program</u>. <i>Amend the Zoning Ordinance to incorporate an Average Unit-Size Density Incentive Program in multi-family and commercial zones based on smaller unit sizes and higher densities adjacent to transit and commercial uses and to implement Housing Element policies for higher densities for affordable and/or Community Benefit projects as part of a multi-faceted strategy to use land more efficiently by encouraging smaller</i></p>							

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	units and increasing density.							
1L	<p>Rules of measurement for calculating density (Section 30.15.025) were amended (effective March 2025) to round fractions up rather than down and clarify that the maximum allowed density or “base density” is the greatest number of units allowed under the Zoning Ordinance, General Plan, Coastal Land Use Plan, or Specific Plan.</p> <p>According to the AUD Program Progress Report, rounding down meant few lots (only 32% of lots in the Program) could achieve the maximum densities allowed in each AUD Density tier. This change applies not only to AUD projects, but any project that relies on density calculations.</p>	E	1. Zoning Code	<p>Electronic copies attached in Appendix 7</p> <p><a href="#">Rules of Measurement for Calculating Density</a></p>	1			1
2A	New and remodeled one-story single unit	E	1. Zoning Code	<a href="#">Neighborhood Preservation</a>	3	8	1	4

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	<p>homes less than 17 feet in height and not exceeding 4,000 square feet may be approved ministerially outside of Special Design Districts (Section 22.69.020). About 28 percent of the single unit zones are potentially eligible for this process. Multi-unit housing projects, including mixed-use residential projects, are approved ministerially if proposed under SB-35 (Section 30.145.035). Most of the City's multi-unit and mixed-use zones are eligible for this provision (about 25% of all City land area), notwithstanding the exceptions in Government Code 65913.4. Furthermore, these are the zones that include the parcels identified as suitable to meet RHNA.</p> <p>Enhancement Category 8 was used because</p>			<p><a href="#">Single Family Residential Unit Design Review</a></p> <p><a href="#">Affordable Housing Streamlined Approval</a></p>				

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	the single unit zones are predominately in high resource areas and the Housing Element's suitable sites inventory identifies multi-unit housing opportunities near transit corridors and jobs throughout the City, providing an opportunity for all residents to have access to economically strong neighborhoods.							
2B	The 2011 General Plan Final Program EIR accelerates housing production through the establishment of streamlined, program-level CEQA analysis for residential development up to the year 2030. Several Addenda to the certified 2011 General Plan Final Program EIR has been adopted since 2011 including for the Average Unit Size Density Incentive (AUD) program ordinance which provides density increases and	E	1. Resolution 2. Zoning Code	Electronic copies attached in Appendix 7  <a href="#">Resolution No. 11-079 Adopting the 2011 General Plan Update</a>  <a href="#">List of Ministerial Projects and Categorical Exemptions</a>	2	6	1	3

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	<p>incentives for multi-unit housing and 2020 AUD amendments for additional incentives focused in the Central Business District. The 2023-2031 Housing Element did not include any rezones and therefore it was not necessary to prepare an addenda to the program EIR.</p> <p>Unless a project has site specific potentially significant environmental impacts, the majority of multi-unit residential projects requiring entitlements are eligible for CEQA exemptions in the discretionary review process because the environmental impacts of residential development were analyzed in the 2011 General Plan Final Program EIR and subsequent addenda.</p> <p>Furthermore, under CEQA Guidelines</p>							

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	<p>Section 15169, public agencies may prepare a Master Environmental Assessment (MEA) to identify and catalog environmental resources, organize data for CEQA documentation, and predict potential environmental impacts. In 2025, the City adopted updates to the MEA for Cultural Resources and Historic Resources and adopted the first MEA for Tribal Resources in response to Program HE-9: <u>Resources Protection and Development</u> <u>Certainty of the City's 6th Cycle Housing Element (2023–2031)</u> to implement General Plan policies related to cultural and environmental protection (HR-1: <u>Protect Historic and Archaeological Resources</u>); provide clarity and consistency in development review; and establishing</p>							



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	<p>measurable standards for environmental impact evaluation – thus further streamlining the environmental review process.</p> <p>Enhancement Category 6 was used because the development impacts on or from Environmentally Sensitive or Hazardous Areas are mitigated from development aligned with the 2011 General Plan EIR.</p>							
2C	<p>By-right approval process established in the Zoning Ordinance (Section 30.145.040 effective March 2025).</p> <p>Projects subject to design review, but not subject to some other form of discretionary land use approval, are most commonly exempt from CEQA using categorical exemptions under Sections 15301, 15303, and 15332.</p>	E	1. Zoning Code	<p>Electronic copies attached in Appendix 7</p> <p><a href="#">By-Right Approval</a></p>	2	2	1	3

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	<p>Housing projects that do not qualify for CEQA exemptions fall into three general categories: 1) projects on sites identified on the Cortese List, 2) projects exceeding the density of the General Plan Land Use designation, and 3) projects with potential to cause environmental impacts.</p> <p>Enhancement Category 2 was used because CEQA exemptions for projects requiring design review must align with efficient development priorities in the Principles of Development from the General Plan Land Use Element and evaluated in the 2011 General Plan EIR.</p>							
2D	All planning and building permit applications are accepted online through the Accela Civic platform that	E	<ol style="list-style-type: none"> <li>1. Online</li> <li>2. Staff Procedures</li> </ol>	Electronic copies attached in Appendix 7	2			2

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	<p>automates and streamlines permit review. Concurrent review of plans means plan reviews are completed by all City reviewers simultaneously rather than sequentially.</p> <p>Recent multi-unit residential projects that have benefitted from established permit processes and were entitled within four months include an adaptive reuse project at 821 State Street and a multi-unit residential project at 228 Cottage Grove Avenue.</p> <p>Staff Procedures for building permit Plan Review Timelines estimate turnaround time for plan check review in 10 days for small projects and up to 30 days for extra large projects. Resubmittals are reviewed in 10 days.</p>			<p><a href="#">Apply for a Permit page</a></p> <p><a href="#">Building Permit Forms &amp; Applications</a></p>				

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2E	<p>One story single unit homes located outside of special design districts are exempt from public hearings. Since 2010, about four new single unit homes were approved ministerially (these were demo rebuilds, there are very few vacant lots and new single unit homes are not common).</p> <p>Minor design alterations for single unit projects are eligible for administrative approval by the Community Development Director without public hearings (Section 22.69.020).</p>	E	1. Zoning Code	<p>Electronic copies attached in Appendix 7</p> <p>See Code 22.69.020 included in 2A.</p>	2			2
2F	<p>Review of applications for housing projects with affordable units is coordinated with the City's Land Development Team process to efficiently coordinate applicant feedback.</p> <p>Housing projects citywide that are 100%</p>	E	1. Online	<p>Electronic copies attached in Appendix 7</p> <p><a href="#">Accelerate 2.0</a></p>	2			1

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	affordable receive priority review service with the Accelerate 2.0 program. Affordable housing projects, and other select project types, receive dedicated support from the Ombudsman for expedited permitting. To accelerate entitlements, these projects receive priority on design review hearing agendas. To accelerate building permits, these projects receive priority in building permit plan review. As part of the Accelerate 2.0 prioritization efforts, the Ombudsman monitors projects throughout the review processes and facilitates prompt reviews when necessary.							
2G	The objective design review process minimizes the level of review by eliminating concept review and consolidating project design approval and	E	1. Zoning Code	Electronic copies attached in Appendix 7	1			1

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	final design approval into one hearing (Section 30.220.050, effective March 2025).			<a href="#">Objective Design Review</a>				
2H	<p>The City of Santa Barbara has mixed-use zoning allowing multi-unit residential in commercial zones since the very first zoning ordinance was adopted in 1924.</p> <p>Title 25 Objective Design and Development Standards for multi-unit and mixed-use housing (effective March 2025).</p> <p>Zoning Ordinance Section 30.185.040 (inland) and Chapter 28.86 (coastal) are objective standards for ADUs.</p>	E	1. Zoning Code	<p>Electronic copies attached in Appendix 7</p> <p><a href="#">Title 25 Objective Design and Development Standards</a></p> <p>See Code 30.185.040 included in 1F</p> <p><a href="#">Coastal ADU ordinance</a></p>	1			1
2I	The Permit Counter is a one-stop shop for permit processing. The Land Development Team (LDT) process is coordinated across five City departments throughout the	E	1. Online	<p>Electronic copies attached in Appendix 7</p> <p><a href="#">Construction and Land Development</a></p>	1			1

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	entitlement and permitting process. Planning staff conduct Project Review Team (PRT) meetings every Tuesday to discuss specific project issues and receive policy direction from experienced staff. The Ombudsman is a single point of contact for certain projects. Accela Citizens Access portal is a single point to submit entitlement and building permits.							
2J	<p>100% affordable housing projects and ADUs/JADUs receive priority building permit processing. Plan review timelines are detailed in internal staff priority routing procedures guidelines.</p> <p>Enhancement Category 2 was used because by implementing priority ADU/JADU plan check timeframes per Government Code Section 65852.21(e), in addition to providing</p>	E	1. Online	<p>Electronic copies attached in Appendix 7</p> <p>See How Long Does it Take to Get a Permit under FAQs: <a href="#">Building Permit Forms and Applications</a></p>	1	2	1	2

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	pre-approved ADU plans, helps the City in its commitment to increase ADU/JADU stock by 629 units over eight years, including affordable units, promoting infill development, redevelopment of underutilized and previously developed land, consistent with the State planning priorities.							
2K	The Planning Application form (PLN) is standardized for all entitlement applications. Planning applications are submitted using the Accela Citizens Access portal.	E	1. Online application form	Electronic copies attached in Appendix 7  <a href="#">Planning (PLN) Application</a>	1			1
2L	Applicants can view the status of housing project permits using the Accela Citizens Access portal.  Major project proposals and ADU permit status are posted online.	E	1. Online map and dashboard statistics	Electronic copies attached in Appendix 7  <a href="#">Citizen Access Development Activity</a>	1			1



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2N	<p>“Single Family Streamlining” process improvements are underway with an anticipated completion by winter 2025/2026. The process improvements implement Housing Element Program HE-5: Process Improvements and recommendations from the 2020 Land Development Process Improvement report. The improvements focus on home repairs, updates, and remodels. Zoning code updates will increase flexibility in requirements for home repairs, remodels and land development, including loosening restrictions on garage conversions and guest houses. Updates to the Single Family Design Board (SFDB) Guidelines will expand administrative approvals for more projects resulting in shorter permit processing timelines</p>	P	1. Online	<p>Electronic copies attached in Appendix 7</p> <p><a href="#">Single Family Streamlining Process Improvements</a></p>	1			1

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	and lower permit costs. The process improvements are anticipated to lower the quantity of projects requiring a discretionary decision by SFDB by 32% by reducing the total number of triggers while also increasing thresholds for some triggers. Ultimately, the process improvements will make more decisions for single family homes be ministerial reviews by staff rather than requiring a public hearing with SFDB. This benefits homeowners because review timeframes may no longer require scheduling of a public hearing for certain repairs and remodels, which also reduces permit fees.							
3A	The City does not and has not charged development impact fees for housing. This includes housing	E	1. Fee schedule	Electronic copies attached in Appendix 7	3	1	2	5

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	<p>developments with units affordable to lower-income households. Since 2015, approximately 2,440 housing units have been permitted without collecting impact fees, including 355 deed-restricted units affordable to lower and moderate income households.</p> <p>Enhancement Category 1 was used because it supports efficient land use in a built-out City per Land Use Element policy LG1 <u>Resource Allocation Priority</u> LG4 <u>Principles for Development</u> and housing affordable to lower-income households per Housing Element Policy 2.1: <u>Prioritize Affordable Housing and Community Priority Projects</u> by reducing development costs.</p>			<a href="#">Fee Information</a>				
3B	Pre-approved ADU plans are available for residents to provide an	E	<ol style="list-style-type: none"> <li>1. Online</li> <li>2. Zoning Ordinance</li> </ol>	Electronic copies	2	3	1	3

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	<p>option for design certainty, fast plan check review (half the review time required for a standard ADU) and plan check fee reduced by 25%.</p> <p>Because ADUs form a large part of all residential permit applications (653 issued Certificates of Occupancy since 2017), the City has dedicated a planning staff member solely to ADU permit review. The City has also created an ADU Guide Informational Packet to assist applicants.</p> <p>Approximately 629 ADUs are anticipated to be constructed to accommodate the City's 2023-2031 RHNA, of which approximately 370 are assumed to be affordable for lower- and moderate income households based on</p>			<p>attached in Appendix 7</p> <p><a href="#">Pre-Approved ADU program</a></p> <p>See ADU Ordinance included in 1F</p> <p><a href="#">ADU Guide</a></p>				

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	<p>prior ADU rental surveys.</p> <p>The City's ADU ordinance is less restrictive than state law by allowing open yard reductions to construct a detached or attached ADU and allowing conversion of commercial floor area to ADUs (Section 30.185.040).</p> <p>Enhancement Category 3 was used because over 55% of the permitted ADUs in the City are located in High or Higher Resource areas in the most recently updated TCAC/HCD Opportunity Maps.</p>							
3C	The City's populations with special housing needs include seniors (19% of the total population) and veterans. The City does not and has not charged development impact fees for housing.	E	1. Fee schedule	<p>Electronic copies attached in Appendix 7</p> <p>See Fee Schedule included in 3A</p>	1			1

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	In effect, development impact fees are reduced to zero for housing for persons with special needs. The lack of development impact fees facilitates projects such as Johnson Court and Gardens on Hope to be constructed in high resource areas of the City. Johnson Court is an affordable housing development serving the homeless veteran population with 16 studio units in a high resource area of the City (2025 AFFH Mapping Tool). Gardens on Hope is an 89-unit service-enriched housing for the frail senior population in the highest resource area of the City (2025 AFFH Mapping Tool).							
3E	The City has multiple programs and projects that encourage active modes of transportation, directed by Circulation Element	E	1. Online project information	Electronic copies attached in Appendix 7	1	1	2	3

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	<p>policies such as Policy 4.2 <i>The City shall work to expand, enhance, and maintain the system of bikeways to serve current community needs and to develop increased ridership for bicycle transportation and recreation</i> and 5.1 <i>The City shall create an integrated pedestrian system within and between City neighborhoods, schools, recreational areas, commercial areas and places of interest.</i></p> <p>Implementation of these policies is carried out via the Bicycle Master Plan (2016) and Pedestrian Master Plan (2006). Recent improvements to bicycle and pedestrian infrastructure include the Eastside Community Paseos project that provides a safe route to local schools and parks,</p>			<a href="#">Neighborhood Transportation Planning Efforts</a>				

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	<p>encouraging students to bike or walk. It also connects to the Westside Community Paseos Project, creating a crosstown bike network. In the planning phase is the Cliff Drive Vision Zero Project that focuses on improving safety and mobility by removing excess traffic lanes and adding a three-mile separate path for all ages and abilities along Cliff Drive, This project enhances access to three elementary schools, Santa Barbara City College, parks, neighborhood services, and retail, while closing the final gap in the 30-mile Coastal Bike Route from UCSB to Ventura.</p> <p>Enhancement Category 1 was used because efficient land use and access to public transportation go hand in hand. More active transportation</p>							



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	infrastructure supports efficient land use, which is a climate change solution to reduce Greenhouse Gas emissions.							
3H	<p>Directed by Housing Element Program HE-1, staff has proposed an adaptive reuse ordinance which reduces barriers beyond existing law for the development of households affordable to lower-income households. The proposed ordinance extends development incentives to more potential projects, exceeding standards included in Assembly 1490 (2023).</p> <p>The adaptive reuse ordinance amendment has been recommended by Planning Commission to City Council, with future public hearings in Summer/Fall 2025, and anticipated adoption by December 2025.</p>	P	<ol style="list-style-type: none"> <li>1. Draft Zoning Ordinance</li> <li>2. Water Meter Ordinance</li> </ol>	<p>Electronic copies attached in Appendix 7</p> <p>Proposed Adaptive Reuse Ordinance (Planning Commission version, June 12, 2025)</p> <p>Water Meter Regulations</p>	1	8	1	2

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	<p>Additional barriers for affordable adaptive reuse projects providing 100% of the proposed units for very-low and low income households have recently been removed in an ordinance amendment for water waters. Changed in January 2025, these projects may use private submetering by right (Section 14.08.150).</p> <p>Enhancement Category 8 was used because the Adaptive Reuse Ordinance is anticipated to increase access to housing opportunity and mobility and result in approximately 10 new multiunit residential projects in high and moderate resource areas of the City per Housing Element Program HE-22: <u>Affirmatively Further Fair Housing Program and Opportunities.</u></p>							

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3I	<p>In 2017, the voters approved the Santa Barbara Critical Infrastructure and Essential Community Services (Measure C). Funds from Measure C repair local streets, improve drainage, and support parks rather than requiring such measures from development impact fees. Furthermore, the City does not charge Quimby Fees to acquire, develop, or improve parks, thus providing a significant cost saving for developers of multi-unit housing. Example projects funded by Measure C include the Milpas Street Crosswalk Safety and Sidewalk Widening Project and the Dwight Murphy Field Renovation Project.</p> <p>Enhancement Category 2 was used because Measure C funds promote efficient infill</p>	E	1. Resolution	<p>Electronic copies attached in Appendix 7</p> <p><a href="#">Resolution 23-161</a></p>	1	2	1	2

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	development by improving existing infrastructure such as streets that serve already developed area, which, in turn, continues efficient development patterns that use land efficiently, are adjacent to existing developed areas, in areas appropriately planned for growth, and served by adequate utilities.							
4A	Measure I, Essential Local Services Tax Act is a ballot measure approved in 2024 (Chapter 4.15) that includes a portion of the funds toward improving housing affordability. This measure is one of the funding options that implement the 2023-2031 Housing Element Program HE-31: <u>Secure Permanent Affordable Housing Funding</u> . The revenues from Measure I are anticipated to be available starting fiscal	E	1. Ordinance	Electronic copies attached in Appendix 7  <a href="#">Chapter 4.15 Santa Barbara Essential Local Services Tax</a>	2			2

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	year 2026 and to date \$1.5 million has been set aside for the Local Housing Trust Fund, with an additional \$1.5 million allocated to Housing & Homeless Services. Over time, the funds from this measure will be available through the Local Housing Trust Fund to affordable housing developers to assist with meeting the City's affordable housing needs.							
4B	The City established a Local Housing Trust Fund in January 2024 (Ordinance 6138). This fund implements 2023-2031 Housing Element Program HE-16: <u>Create Affordable Housing Funds</u> . Significant contributions to date include ~\$2,7 million each to 15 S. Hope with 46 units and Carrillo St. Apartments with 65 units.	E	1. Ordinance	Electronic copies attached in Appendix 7  <a href="#">Chapter 26.80 Local Housing Trust Fund</a>	2			2
4C	The City regularly uses the Affordable Housing	E	1. Online	Electronic copies	2	4	1	3

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	<p>Fund to preserve units at-risk of conversion to market rate units and to acquire units. This implements 2023-2031 Housing Element Program HE-23: <u>Monitor and Preserve Existing Affordable Housing</u>, with the objective of preserving at least 73 affordable rental units owned by nonprofit entities during this 6th Cycle Housing Element.</p> <p>In 2024, 28 units were preserved on two properties by having their had affordability covenants extended/renewed: 821 Bath St (12 units), which had restrictions that expired in 2019, were extended to 5/1/2054 and 521 W Victoria (16 units) had restrictions that were going to expire in 2053. In 2024, the City extended the</p>		2. Policies and Procedures	<p>attached in Appendix 7</p> <p>See Affordable Housing Policies and Procedures included in 1D</p> <p><a href="#">Funding Recommendations</a></p>				

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as <b>Appendix 7</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
	<p>restrictions even further, until 2083.</p> <p>Enhancement Category 4 was used because expanding covenants to 90 years goes beyond state law to reduce displacement of lower-income households and the home repair funding pool conserves existing housing stock that is naturally affordable to lower-income households.</p>							
4H	<p>The City directed residual redevelopment funds to Housing Authority and other nonprofit partners for affordable housing production, consistent with 2023-2031 Housing Element Program HE-12: Prioritize Deed Restricted Affordable Housing.</p> <p>The City provided \$5 million as a residual receipts loan from old redevelopment funds program income (loan</p>	E	1. Policies and Procedures	<p>Electronic copies attached in Appendix 7</p> <p>See Affordable Housing Policies and Procedures included in 1D</p>	1	8	1	2

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	<p>repayments) to the Housing Authority for development of a new affordable housing project located at 200 North La Cumbre Road (known as "Bella Vista"). This development will produce 47 larger affordable units consisting of 15 one-bedroom, 20 two-bedrooms, and 12 three-bedrooms units for Lower-income families and individuals with developmental or physical disabilities.</p> <p>Enhancement Category 8 was used because the residual redevelopment funds provided financing support to a project for lower-income and special needs families in the highest resource area of the city, furthering fair housing goals.</p>							
41	Inclusionary housing in-lieu fees are transferred into the Local Housing	E	1. Ordinance	Electronic copies	1			1



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	Trust Fund to support operating expenses per the state's requirements. This funding facilitates and supports the development of housing affordable to lower income households (Section 30.160.130).			attached in Appendix 7  <a href="#">Affordable Housing Inclusionary Fund</a>				
4K	Subsidies are provided to the Sanctuary Center to support permanent supportive housing. Sanctuary Centers of Santa Barbara provides permanent affordable housing units for more than 36 clients living with mental illness. To reduce costs and provide sustainable energy, the City awarded CDBG funds to add solar panels to the building. The City also used CDBG funds to pay salaries for bilingual Clinic therapist and a part-time psychiatrist at the Integrated Care Clinic, a collaboration between Sanctuary Centers and Neighborhood Clinics.	E	1. Online	Electronic copies attached in Appendix 7  See Funding Recommendations included in 4C	1			1

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4L	Subsidies were provided to the Housing Authority for housing affordable to extremely low income households, consistent with 2023-2031 Housing Element Program HE-16 <u>Create Affordable Housing Funds</u> . This includes a \$6 million loan to acquire 3055 De la Vina Street property that is being converted from a motel to permanent housing for extremely low income residents.	E	1. Ordinance	Electronic copies attached in Appendix 7  <a href="#">Ordinance Approving Loan Agreement</a>	1			1
4M	CDBG funding of \$60,000 in 2024 was provided to Habitat for Humanity of Southern Santa Barbara County's Neighborhood Revitalization Homeowner Rehabilitation Programs to conduct repairs to preserve naturally affordable housing. This owner-occupied home repair and rehabilitation	E	1. Online	Electronic copies attached in Appendix 7  See Funding Recommendations included in 4C  <a href="#">Rental Housing Mediation Program</a>	1	4	1	2

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	<p>program focuses on assisting low-income individuals, families and seniors with necessary home repairs, accessibility modifications and aging-in-place adaptations to remain safe in their homes, consistent with Housing Element Program HE-25: <u>Fund Home Improvements and Repairs</u>. The program funding is targeted to residents at or below 80 percent AMI with an objective to repair 10 units annually.</p> <p>Additionally, the City's Rental Housing Mediation Program (RHMP) ensures lower-income households can stay in their units, consistent with 2023-2031 Housing Element Program HE-22: <u>Affirmatively Further Fair Housing Program and Opportunities</u>, The RHMP comprises three</p>							

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	<p>full-time Staff and a Board of fifteen trained community volunteers appointed by the Santa Barbara City Council and dedicated to resolving rental housing disputes by offering mediation services and information on Landlord-Tenant rights and responsibilities. In 2024, the RHMP served 1,220 clients (includes cities of Goleta and Carpinteria). Of those 34 rental housing disputes were settled out of court.</p> <p>Enhancement category 4 was used because these programs go beyond state law to reduce displacement of lower income households by 1) providing information on the California Rules and Regulations pertaining to Landlord/Tenant rights and responsibilities to</p>							

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	parties in a residential rental housing situation; 2) offering mediation services to landlords, tenants, roommates and neighbors regarding disputes pertaining to residential rental housing; and 3) preventing homelessness by settling rental housing disputes out of court through the provision of Dispute Resolution Services.							
<b>TOTAL</b>					47		21	68

## Sample Self-Scoring Sheet

**Note: This is a Sample Self-Scoring Sheet; an actual submission may include more specificity when an applicant completes the “Concise Written Description of Prohousing Policy.”**

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as <b>Appendix 7</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
1B	Permitted missing middle housing uses by allowing duplexes and triplexes by right in existing low-density, single-family residential zones beyond what is required by SB 9.	E	Zoning code	Electronic copy attached	3	6	1	4
1C	Sufficient sites to accommodate 131 percent of the current RHNA with rezoning by total or income category.	P	Resolution	Electronic copy attached	2	1	2	4
1D	Density bonus program exceeds statutory requirements by 12 percent.	E	Zoning code	Electronic copy attached	2			2
1F	Eliminated parking requirements for residential development as authorized by Government Code section 65852.2.	E	Zoning code	Electronic copy attached	2			2
1G	Zoning that that is designed to increase affordable housing for a range of types and for	E	Zoning code	Electronic copy attached	1	1	2	3

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	extremely low-income households.							
1H	Modified development standards/other applicable zoning provisions to allow for residential uses in non-residential zones (light industrial).	E	Zoning code	Electronic copy attached	1	1	2	3
1L	Other zoning and land use actions that measurably support the Acceleration of Housing Production.	P	Resolution	Electronic copy attached	1			1
2B	Streamlined program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	E	Zoning code	Electronic copy attached	2			2
2G	Consolidated permit processes that minimize the levels of review and approval required for projects.	E	Zoning code	Electronic copy attached	1			1
2I	Established a one-stop-shop permitting process.	P	Resolution	Electronic copy attached	1	1	2	3

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2N	Other actions that quantifiably decrease production timeframes.	E	Zoning code	Electronic copy attached	1			1
3A	Waiver of residential development impact fees.	E	Zoning code	Electronic copy attached	3			3
3B	Adopted policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22.	P	Resolution	Electronic copy attached	2	1	2	4
3E	Measures that reduce costs for transportation-related infrastructure.	E	Zoning code	Electronic copy attached	1			1
3I	Other actions that quantifiably reduce construction or development costs.	E	Zoning code	Electronic copy attached	1			1
4A	Local housing trust funds.	E	Zoning code	Electronic copy attached	2			2
4C	Regular use of funding for preserving assisted units at-risk of conversion to market-rate uses.	E	Zoning code	Electronic copy attached	2	2	1	3
4E	Establishes a program that complies with the Surplus Land Act and offers below-market land leases for affordable housing.	E	Zoning code		2			2



Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as <b>Appendix 7</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
4G	Prioritization of local general funds for affordable housing.	E	Zoning code		2			2
4M	Other actions that leverage financial resources for housing.	E	Zoning code		1			1
TOTAL					33		12	45

## **Appendix 4: Examples of Prohousing Policies with Enhancement Factors**

If a Prohousing Policy incorporates any of the enhancement factors specified in the Scoring Criteria Enhancement Factors chart, it will receive extra points as indicated therein. Examples of such qualifying Prohousing Policies include the following:

### **Category 1: Favorable Zoning and Land Use**

- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in Location Efficient Communities.
- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Rezoning to accommodate 125 to 149 percent of the Regional Housing Needs Allocation in downtown commercial corridors or other infill locations.
- Expanding density bonus programs to exceed statutory requirements by 10 percent or more in Location Efficient Communities.
- Reducing or eliminating parking requirements for residential development as authorized by Government Code section 65852.2 in Location Efficient Communities.
- Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Modification of development standards and other applicable zoning provisions to promote greater development intensity in downtown commercial corridors or other infill locations.
- Coupling rezoning actions with policies that go beyond state law requirements in reducing displacement of lower-income households and conserving existing housing stock that is affordable to lower-income households.

### **Category 2: Acceleration of Housing Production Timeframes**

- Ministerial approval processes for multifamily housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Streamlined, program-level CEQA analysis and certification of specific plans in Location Efficient Communities.
- Documented practice of streamlining housing development at the project level in downtown commercial corridors and other infill locations.
- Expedited permit processing for housing affordable to lower-income households in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

### **Category 3: Reduction of Construction and Development Costs**

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Fee waivers or reductions for higher density housing in downtown commercial corridors or other infill locations.
- Measures that reduce costs and leverage financial resources for transportation-related infrastructure or programs in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Adoption of universal design ordinances to increase housing choices and affordability for persons with disabilities in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Permitting innovative housing types, such as manufactured homes, recreational vehicles or park models, in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

### **Category 4: Providing Financial Subsidies**

- Targeting local housing trust funds to acquisition or rehabilitation of existing affordable units, or to affordable units at risk of converting to market rate uses, in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Utilizing publicly owned land for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Establishment of an Enhanced Infrastructure Financing District or similar local financing tool in a Low Resource or High Segregation & Poverty area (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Directing residual redevelopment funds or general funds to conservation or preservation of affordable housing in areas at high risk of displacement.

## Appendix 5: Homeless Encampment Template

[Subchapter 6.6 Prohousing Designation Program](#) requires applicants to confirm that its treatment of encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness. An application must include a one-page summary demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments (June 17, 2022). The following template and certification are included to help jurisdictions meet this threshold.

- **Principle 1: Establish a Cross-Agency, Multi-Sector Response to Encampments** – Describe how system partners (name partners) work together to prioritize health and safety both for residents and unsheltered individuals. (350 characters max)
- **Principle 2: Engage Encampment Residents to Develop Solutions** – Describe street outreach efforts to engage with encampment residents to find alternative shelter, housing, and service options using the housing first approach before an existing encampment is closed. (350 characters max)
- **Principle 3: Conduct Comprehensive and Coordinated Outreach** – Describe multidisciplinary connection strategies and linkages to resources and permanent housing solutions that is customized to individual needs. If applicable, describe how the jurisdiction uses the coordinated entry system to connect individuals to resources and permanent housing. (350 characters max)
- **Principle 4: Address Basic Needs and Provide Storage** – Describe efforts to meet basic needs, health, safety, and access to storage (timeframes) for people experiencing unsheltered homelessness while creating clear pathways to permanent housing. (350 characters max)
- **Principle 5: Ensure Access to Shelter or Housing Options** – Describe how low barrier resources to housing and supportive services are communicated to encampment residents. Include how strategies involve alternative measures to criminalization, focusing on service engagement and harm reduction. (350 characters max)
- **Principle 6: Develop Pathways to Permanent Housing and Supports** – Describe Housing First strategies emphasizing low barriers, a harm-reduction model, and services to support people obtaining permanent housing more efficiently. Identify efforts to align federal, state, and local funding/programs to provide clear pathways to permanent housing. (350 characters max)
- **Principle 7: Create a Plan for What Will Happen to Encampment Sites After Closure** – Describe plans for former encampment spaces (long-term solutions to prevent encampments from reoccurring). Include efforts to emphasize safety, accessibility, and inclusivity that improve infrastructure. Example: Communities can include curb cuts to increase mobility access and enhanced lighting to encourage safety. (350 characters max)

**Certification and Authorization:**

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Signature of Authorized Representative

---

Date

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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Sacramento, CA 95833  
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## Prohousing Designation: Encampment Template

[Subchapter 6.6 Prohousing Designation Program](#) requires applicants to confirm that its treatment of encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness. Please complete this form to demonstrate how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with the [United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments" \(June 17, 2022\)](#).

**Name of Jurisdiction:** City of Santa Barbara

1. Was the Jurisdiction awarded Encampment Resolution Funding (ERF) Program funds ☒ Yes ☐ No?

If so, indicate the round of funding (i.e., ERF-1, ERF-2-L, ERF-2-R, ERF-3-L, or ERF-3-R), the date the grant was awarded, and attach the approved proposal.

**Round of funding:** ERF-1 & ERF-2-R (County direct recipient, ERF-3-R (City/County co-applicants partner with City) **Date of grant award:** 2/24/2022, 6/14/2023 4/19/2024

2. What is the Jurisdiction's role in the Coordinated Entry System (lead, support, etc.)? Max. 100 characters. If applicable, attach any supporting documents.  
The City of Santa Barbara serves on the Santa Maria / Santa Barbara County Continuum of Care (CoC) Board and participates in the Coordinated Entry System through the South County Coordinated Outreach Team (SCCOT). The City of Santa Barbara supports multiple Coordinated Entry System (CES) entry points including the downtown navigation and workforce development center (FARO Center), PATH Santa Barbara, Santa Barbara Rescue Mission, Salvation Army and the Haley Street Navigation Center.
3. Does the Jurisdiction receive a direct allocation of federal funds from HUD ☒ Yes ☐ No? If so, indicate the type of federal funds, the award amount, and how the federal funds are being utilized to serve the homeless population. Also, attach the jurisdiction's consolidated plan. Max. 100 characters.

**Type of federal funds:** HOME HOME ARP

**Award amount:** \$1,677,381.70 \$1,862,192.00

**How the federal funds are being utilized:**

In FY23-24, the city awarded \$950,000 in HOME entitlement for Tenant Based Rental Assistance grants to three organizations to assist persons experiencing homelessness or are at-risk of homelessness. The City also provided a grant totaling \$1,284,850 in HOME entitlement and HOME ARP funds to acquire a property that was turned into housing for formerly homeless families. Two grants totaling \$567,033 in HOME ARP funds were awarded to a homeless street outreach provider for case management and housing navigation services to unhoused persons.

Each Jurisdiction's response to homelessness is based on the unique needs of the population they serve. Based on these efforts, the [United States Interagency Council on Homelessness' 7 Principles for Addressing Encampments](#) provides best practice guidance to support communities as they develop and implement a comprehensive response to encampments. Please provide a response on how the Jurisdiction meets each of the principles noted below. Attach and reference any supporting documentation along with the page numbers accordingly.

- **Principle 1: Establish a Cross-Agency, Multi-Sector Response to Encampments** (Describe how system partners work together. Attach communication and coordination plans. 350 characters max)  
The City's Encampment Response Team was formed in 2017 and is comprised of staff from Sustainability & Resilience, Community Development, Parks & Recreation, Fire, Police, Airport Patrol, Harbor Patrol, Public Works. The Team expanded in 2020 to also include City Net, our primary homeless outreach and case management services provider. Per the City's Encampment Response Policy, the field team will assess existing encampments reported for health and safety risks, provide education on hazards, and facilitate linkages to shelter and services if the offer for these services is accepted. The City also has an extended history partnering directly with CalTrans and Union Pacific Railroad to address encampments within their jurisdictions. In addition, the City participates in the California Encampment Resolution Fund Steering Committee meetings that are facilitated by the County of Santa Barbara to address encampments along the transit corridor (ERF-1), creeks and waterways (ERF-2), as well as vehicular encampment regions (ERF-3). The field staff includes a County Multi-Disciplinary Team that has representatives from Behavioral Wellness, Public Defender's Office, Public Health, Social Services and Community Services.
- **Principle 2: Engage Encampment Residents to Develop Solutions** (Describe street outreach efforts to engage with encampment residents to find alternative shelter, housing, and service options before an existing encampment is closed. 350 characters max)  
The ACT on Homelessness Collaborative includes a Lived Experience Working Group (LEWG) that offers insights into policies created and implemented as part of the City of Santa Barbara's strategies to address homelessness. The LEWG developed a "Journey to Housing" brochure that provides a user-friendly visual and guide with the important steps necessary to pursue permanent, supportive housing and what individuals may expect throughout the process. The City Net outreach team operates seven-days-a-week in the City of Santa Barbara and is regularly engaging with individuals residing in encampments to build rapport, connect them to the Coordinated Entry System, facilitate referrals to shelter providers, advance document readiness, and support the housing navigation process. City Net also has flexible financial resources to support individuals with re-location and re-unification efforts, interim housing, temporary shelter as they wait for in-take at treatment centers or other care facilities, as well as in accessing permanent supportive housing.
- **Principle 3: Conduct Comprehensive and Coordinated Outreach** (Describe multidisciplinary connection strategies and linkages to resources and permanent housing solutions. If applicable, describe how the jurisdiction uses the coordinated entry system to connect individuals to resources and permanent housing. 350 characters max)  
Along with the Encampment Response Team, the City of Santa Barbara also facilitates a Homelessness Response Team that regularly identifies and engages with our unhoused population. These teams work closely together to advance individuals from street-level homelessness to interim and permanent housing solutions that incorporate their unique and often complex needs. Once a report of an encampment is received, Code Enforcement – Environmental Services Division assesses the encampment to determine if it is on City, private, or another agency's (e.g. CalTrans or Union Pacific) property, whether it is inhabited or abandoned, and safety concerns, and whether there are potential environmental impacts. If the encampment is inhabited and prior to noticing the encampment for removal, staff engages street outreach (SO) providers to facilitate the offer for shelter and services. All encampment reports are tracked by the Encampment Response Team and staff can provide an update to the reporting party upon request. If the encampments are along the transit corridor or in creeks or waterways, the City coordinates with the County of Santa Barbara through its Encampment Response Coordinator and ERF-I and ERF-II outreach teams to request additional assistance. Given the targeted area of these teams, they often have established rapport with these individuals and/or they are already enrolled in case management and program services. The County of Santa Barbara facilitates a South County Coordinated Outreach Team (SCCOT) meeting every week to engage outreach workers and case managers across agencies to facilitate case conferencing and the proper referrals to emergency shelter and interim housing.
- **Principle 4: Address Basic Needs and Provide Storage** (Describe efforts to meet basic needs, health, safety, and access to storage for people experiencing unsheltered homelessness. 350 characters max)  
The City of Santa Barbara supports Neighborhood Navigation Centers (NNCs) that assist unhoused individuals in addressing their basic needs. The NNC at the Santa Barbara Rescue Mission operates on Wednesday mornings and brings together a variety of service providers to offer food, clothing, and assistance with document readiness, housing navigation, healthcare and mental health services. The Daytime Navigation and Workforce Development Center in downtown Santa Barbara operates five days a week (Monday through Friday) and offers services with a prioritization on document readiness, case management, housing navigation and workforce development / job skill building. In addition, the Father Virgil Cordano Center also operates five days a week (Monday through Friday) and provides basic need and relief services including a breakfast meal and laundry. The City of Santa Barbara has made storage available to persons moving from encampments into shelter/housing upon acceptance of case management services. Items are packed by the owner, overseen by the case manager. The case manager also facilitates the retrieval of belongings. If the encampment is abandoned, the field team or contracted party, will store all belongings of value. Storage and recovery of personal property is at no cost to the individual that owns the property. Unattended belongings are stored for 90 days and can be accessed by contacting the City's Risk Management Office.

- **Principle 5: Ensure Access to Shelter or Housing Options** (Include a list of shelter or housing options, such as transitional housing, permanent supportive housing, emergency shelters, etc., within the jurisdiction and/or accessible within nearby communities. Also, indicate the shelter/housing name, address, target population and funding sources applied towards the development(s).)

Shelter/Housing Name	Type of Housing	Address	Target Population	Funding Source
The City of Santa Barbara has a diverse network of long-time shelter and housing providers that provide critical emergency support, case management and housing navigation services to a wide range of populations including, but not limited to: Noah's Anchorage (children under the age of 12), Lyons' House and Turner Foundation (transitional age youth), New Beginnings (veterans), Domestic Violence Solutions (persons fleeing domestic violence), Transition House (families), PathPoint (individuals with developmental disabilities) as well as PATH Santa Barbara, Santa Barbara Rescue Mission, The Salvation Army, Hedges House of Hope, WillBridge of Santa Barbara, Community Housing Solutions, Housing Authority of the City of Santa Barbara, Peoples' Self-Help Housing, and Mental Wellness Center (individuals experiencing chronic homelessness and/or mental health and substance abuse disorders). State, State/Federal pass-through, and Federal funding has been leveraged with local governmental and philanthropic funding to provide shelter or housing options within the City of Santa Barbara. Specifically: HomeKey, HOME-ARP, HOME, ESG, CDBG, HHAP, ERF, SSVF, CoC, and EHV's. In addition, the City of Santa Barbara allocated General Fund / Measure C dollars to an emergency shelter project in 2021. Please refer to the City of Santa Barbara's 2023 – 2031 Housing Element, Table 29, for more detailed information.				

- **Principle 6: Develop Pathways to Permanent Housing and Supports** (Describe Housing First strategies emphasizing low barriers, a harm-reduction model, and services to support people obtaining permanent housing more efficiently. Identify efforts to align federal, state, and local funding/programs to provide clear pathways to permanent housing. 350 characters max)

Street outreach providers, as well as the availability of interim and permanent housing, allow for more immediate response and linkages of encampment residents to positive pathways and outcomes. All service providers and government agencies within the CoC and CES work closely together to leverage the limited resources that are available for interim and permanent housing projects to facilitate the end of homelessness for as many people as possible in our region. All homeless service provider staff are trained in client-centered, trauma-informed, and harm reduction methodology, and offer relationship-building, professional case management in coordination with the Homeless Management Information System (HMIS) and the CES, and experienced housing navigation. Housing First recognizes a person must be able to access a decent, safe place to live, without limits to length of stay before stabilizing, improving health, or increasing income. Housing First connects people experiencing homelessness to permanent housing quickly, and removes barriers to accessing the housing. Services providers also recognize the need for robust support services upon housing placement and work to facilitate a "warm hand-off" between agencies to increase the success rate for the individual in retaining their housing. One of the primary reasons the City of Santa Barbara invested in the Daytime Navigation and Workforce Development Center in downtown Santa Barbara was to increase access to case management and housing navigation services. We understand that the process can be challenging for anyone, let alone an individual that has experienced trauma and chronic homelessness. By bringing key providers together in the same location, an individual can more easily navigate the system and maintain engagement with their case manager and housing providers. It also assists service providers in case conferencing about a client's needs and identifying the best possible pathway for them. The City and County of Santa Barbara benefit from a close-knit network of service providers and government agencies that have a long history of collaboration and coordination. As a result, we have been able to advance positive outcomes in a shorter period of time for the most vulnerable individuals.

- **Principle 7: Create a Plan for What Will Happen to Encampment Sites After Closure** (Describe plans for former encampment spaces. Include efforts to emphasize safety, accessibility, and inclusivity that improve infrastructure. Example: Communities can include curb cuts to increase mobility access and enhanced lighting to encourage safety. 350 characters max)

The Encampment Response Team meets bi-weekly to review and update the map and list of encampment reports to recommend which encampments should be prioritized for interventions. This Team also manages logistics for street outreach / homeless services / case manager engagement, temporary health and safety measures, debris pick-up, and cleaning (scheduled collection of debris associated with or near an active encampment). Debris removal is led by the City's Code Enforcement Team, Environmental Services Division and its private contractor. When initiating resolution of an encampment, the City of Santa Barbara simultaneously employs other interventions (e.g. vegetation management, lighting, fencing, and signage) to prevent re-population of the encampment. The City's Sustainability and Resilience Department and Creeks Division provide expertise and financial resources for environmental restoration / rehabilitation, which prioritizes use of native and drought-tolerant plants. Furthermore, the City's designated street outreach provider will frequent the region to prevent re-population. Please refer to the City's Encampment Response Policy for more detailed information.



# Appendix 5 Supporting Documentation

[August 2024 Encampment Response Protocol](#)

[2025-2029 Consolidated Plan and 2025 Annual Action Plan](#)

[Council Agenda Report June 4 2024 Agreements with Partner Agencies](#)

[Council Agenda Report March 19 2024 Agreement with City Net](#)

[Council Agenda Report February 27 2024 HOME Tenant Based Rental Assistance Grants](#)

[Council Agenda Report December 5 2023 Loan to Transition House](#)

## Appendix 6: Public Participation Checklist

Pursuant to Sections 6601, 6602, and 6605, applicants are required to demonstrate how they have engaged in a “Diligent Public Participation Process.”

Please complete this checklist, and sign, to confirm that the applicant has complied with this requirement. Attach and reference any comments you received during the process.

Regulation Text	Explanation	Yes	No
Outreach through a variety of methods and languages to ensure access to the public process and provide opportunities for public input.	Applicant should use methods such as newspaper ads, email, social media, fliers, etc., to inform the public that an application has been drafted and posted for public comment. Language access should reflect languages spoken in your local community and should be available in multiple languages in print media or upon request for digital media.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Specific effort to engage all segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers.	Individuals and organizations representing lower-income and special needs households, for-profit and non-profit developers, and special needs service providers should be engaged, informed of, and offered an opportunity to comment on the application. Outreach lists utilized for Housing Element compliance would suffice.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Availability of the draft document to the public, including notification to interested parties and all segments of the community, for thirty (30) calendar days and subsequent versions for seven (7) calendar days.	Applicants should post the application in print and digital forms, collect comments, and incorporate those comments into the application if necessary. Making the application available to the public could be satisfied by posting the application online and/or announcements through other mediums (e.g., local newspapers) so long as these forums include diverse segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public hearings and informative meetings.	For the purposes of satisfying this requirement, a City Council or Board of Supervisors meeting informing the public of the jurisdiction's intent to submit a Prohousing Designation Program application, in addition to any subsequent meetings necessary to make revisions in response to public comment, will satisfy this requirement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Consideration of comments, including incorporation of comments into a jurisdiction's application and Prohousing Policies as appropriate.	Provide all comments received with a description of how the comment was incorporated into the application. If the comment is not appropriate for incorporation, please describe why.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Certification and Authorization:**

<i>Allison DeBusk</i>	
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Signature of Authorized Representative	Date
----------------------------------------	------

## Appendix 6 Supporting Documentation

*Provide all comments received with a description of how the comment was incorporated into the application. If the comment is not appropriate for incorporation, please describe why.*

### **Public Review and Comment Period: July 25 – August 28, 2025 (30+ days)**

All public comments received July 25 – August 28 are attached.

#### Habitat for Humanity, 7/25/2025

No change was made to the Prohousing Application (comment not appropriate for incorporation) because the comment did not suggest any changes to the application nor respond to any category being pursued.

#### Housing Authority of the City of Santa Barbara, 7/26/2025

No change was made to the Prohousing Application (comment not appropriate for incorporation) because the comment did not suggest any changes to the application nor respond to any category being pursued.

#### League of Women Voters, 7/27/2025

No change was made to the Prohousing Application (comment not appropriate for incorporation) because the comment did not suggest any changes to the application nor respond to any category being pursued.

#### S. Johnson, 8/15/2025

No change was made to the Prohousing Application (comment not appropriate for incorporation) because the comment did not suggest any changes to the application nor respond to any category being pursued.

#### E. Angulo, 8/19/2025

No change was made to the Prohousing Application (comment not appropriate for incorporation) because the comment did not suggest any changes to the application nor respond to any category being pursued.

#### D. Thompson, 8/19/2025

No change was made to the Prohousing Application (comment not appropriate for incorporation) because the comment did not suggest any changes to the application nor respond to any category being pursued.

#### Anonymous Voicemail, 8/25/25

Appendix 5: Encampment Template and Supporting Documentation of the Prohousing Application was updated in response to an anonymous voicemail left with the County of Santa

Barbara and forwarded to the City of Santa Barbara by staff. The change to Attachment clarified grant recipients to more clearly explain the partnership between the County and the City.

K. Dumain, 8/28/2025

No change was made to the Prohousing Application (comment not appropriate for incorporation) because the comment did not suggest any changes to the application nor respond to any category being pursued.

P. Rupp, 8/28/2025

No change was made to the Prohousing Application (comment not appropriate for incorporation) because the comment did not suggest any changes to the application nor respond to any category being pursued.

In response to the comment, staff will change how RHNA Progress is shared with the public online. Staff will publish a summary of RHNA Progress as of December 31<sup>st</sup> and June 30<sup>th</sup> each year, more frequently than required by state law via the annual Housing Element Progress Report.

E. Bildsten, 8/28/2025

No change was made to the Prohousing Application (comment not appropriate for incorporation) because the comment did not suggest any changes to the application nor respond to any category being pursued.

**Second Public Review and Comment Period: September 2 – 9, 2025**

All public comments received September 2 – 9 are attached.

Coastal Housing Coalition, 9/9/2025

No change was made to the Prohousing Application because the application already addressed similar progress in categories.

**Board of Directors**

Jan Hubbell  
*President*

Janet Burki  
*Vice President*

Tony Morain  
*Secretary*

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Ronnie Lin  
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Elizabeth Keate

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**Honorary Board**

Ed Birch

Janet Garufis

Leslie Meadowcroft-  
Schipper

Lynda Nahra

Rob Pearson

David Spainhour

Rob Teel

Craig Zimmerman

Date: July 25, 2025

Subject: State of California Prohousing Designation Program Application

Dear Mayor Rowse and members of City Council,

On behalf of the Board and staff of Habitat for Humanity of Southern Santa Barbara County (Habitat Santa Barbara), thank you for your partnership in helping us build capacity to better serve our community, particularly in assisting with our home repair program. We are grateful for all the ways that the City of Santa Barbara has supported our efforts to produce, protect, and preserve affordable housing for low-income individuals and families.

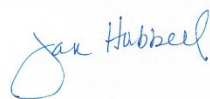
We would like to take this opportunity to comment on the City of Santa Barbara's draft application for the "State of California's Prohousing Designation." We are supportive of this effort, and are grateful for the work of City of Santa Barbara staff in researching this opportunity.

As we have previously shared, there is a very limited pool of state funding available to Habitat Santa Barbara for the type of ownership housing that we build, repair, and rehabilitate. The ability to apply for these funding opportunities from within a City that has a Prohousing Designation would give us additional points and a significant competitive advantage in these state funding opportunities. This is only going to be more relevant as we enter a new fiscal year in which CalHome, the main state funding source for affordable ownership housing, has been zero-funded. It would also give us the ability to apply for additional state grant programs that could fund various stages of the housing development process.

The Prohousing Designation would have other ancillary benefits as well: It provides additional credibility and key talking points with our private philanthropic and foundation donors, who often ask what we have done to leverage available public support. Knowing that the City of Santa Barbara is seeking a Prohousing Designation shows that our local government is serious about supporting the efforts of nonprofit housing developers like Habitat Santa Barbara to create additional units of affordable housing.

Seeking the Prohousing Designation is a concrete step toward housing stability and housing justice for our community, and we commend the City for pursuing this opportunity.

Respectfully yours,



Jan Hubbell  
President, Board of Director



Jessica Wishan de L'Arbre  
CEO



**HOUSING AUTHORITY  
OF THE CITY OF SANTA BARBARA**

808 Laguna Street, Santa Barbara CA 93101

Phone (805) 965 – 1071 • Fax (805) 564 – 7041 • TTY English (866) 660 – 4288 • TTY Spanish (866) 288 – 1311 • [info@hacsb.org](mailto:info@hacsb.org) • [www.hacsb.org](http://www.hacsb.org)

July 26, 2025

*Sent via email*

Mayor Randy Rowse and Honorable Members of the City Council  
City of Santa Barbara  
735 Anacapa Street  
Santa Barbara, CA 93101

**RE: AGENDA ITEM #23: HOUSING AUTHORITY SUPPORT FOR THE CITY'S PROHOUSING DESIGNATION  
PROGRAM APPLICATION**

Dear Mayor Rowse and Councilmembers,

On behalf of the Housing Authority of the City of Santa Barbara (HACSB), I write in strong support of the City's application to the State of California's Prohousing Designation Program. We commend staff for their diligence in preparing a robust and thoughtful application that clearly demonstrates the City's commitment to policies and programs that facilitate the development of affordable housing, reduce barriers to production, and advance sustainable, equitable communities.

As you are aware, the Prohousing Designation brings tangible benefits to jurisdictions that lead in promoting housing development. These benefits include prioritized or bonus points when applying for critical state funding sources such as the Affordable Housing and Sustainable Communities (AHSC) Program, Infill Infrastructure Grant (IIG), and the Prohousing Incentive Program (PIP). These funding sources are essential to the success of HACSB's mission and our long-standing public-private partnership with the City to address Santa Barbara's urgent housing needs.

Our collaborative efforts—such as the adaptive reuse of underutilized properties for permanent supportive housing, the creation of affordable housing serving low-income and moderate-income households, and our ongoing development of deeply affordable homes—will be significantly enhanced if the City is granted the Prohousing Designation. These projects are not only necessary to meet regional housing needs but also to support vulnerable populations, prevent homelessness, and provide opportunities for residents across all income levels to live and thrive in Santa Barbara.

We are particularly encouraged by the City's self-scoring of 68 points in the application, well above the required 30-point threshold, which underscores the City's leadership in implementing meaningful prohousing policies. The Housing Authority strongly supports this application and encourages the City to continue embracing housing-forward strategies that align with the State's priorities for climate resilience, fair housing, and anti-displacement protections.

Thank you for the opportunity to comment and for your continued commitment to expanding affordable housing in our community. We urge the Council to adopt and submit the Prohousing Designation application and look forward to working together to leverage the opportunities this designation will unlock for the people of Santa Barbara.

Sincerely,

HOUSING AUTHORITY OF THE  
CITY OF SANTA BARBARA

ROB L. FREDERICKS  
Executive Director/CEO



July 27, 2025

Santa Barbara City Council  
City of Santa Barbara

**RE: Agenda Item #23, City Council Agenda of 7/29/25**

Dear Mayor Rowse and City Council Members:

On behalf of the League of Women Voters of Santa Barbara, we would like to thank you for this opportunity to comment on the City of Santa Barbara's application for the "State of California's Prohousing Designation." We thank the staff for their efforts in drafting this comprehensive application.

We support any efforts of the City of maximize its potential to receive more funding for constructing new, deed-restricted affordable housing. Given the acute need for and shortage of housing in the South Coast targeted at or below the 120% Area Media Income (very low to moderate income level), we support any efforts to accelerate the production rate for affordable housing targeted at the workforce at this income level. As the County's Workforce Housing Study found, 71% or all workforce members fall into the low-oncome category, and 50% are very low income (p.4, Appendix A – Affordability Gap, County of Santa Barbara Workforce Housing Study, 2025).

If the City receives a "Prohousing Designation", the City would be eligible for priority status on several state grant programs that would help to subsidize the construction and preservation of deed-restricted affordable housing at these income levels.

For these reasons, we encourage the City Council to support submitting this application for "Prohousing Designation."

Sincerely,



Vicki Allen  
Dianne Black  
Laura Haston  
Pamela Flynt Tambo  
Claire VanBlaricum

**Leadership Team, LWVSB**

From: [Steve Johnson](#)  
To: [Boris Dyble](#)  
Subject: Re: Public Draft Prohousing Designation Application for Review  
Date: Friday, August 15, 2025 7:29:34 PM  
Attachments: [0 - GP Land Use map: 11 600 sqft.png](#)  
[BAE\\_2021 page 11.png](#)

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Ms. Dyste,

The comments I would like seen by HCD are as follows.

The City has not "enacted Prohousing local policies".  
To the contrary, the City has perpetuated zoning which makes market rate, moderate income housing infeasible.  
The evidence is simple: not a single market rate, moderate income unit has been built in the City in the last 35 years.

The most recent zoning is the AUD zoning density table, which strongly disincentivizes an average unit size less than 811 sqft.  
This is wholly contrary the recommendation in the General Plan Land use element (page 11).  
The zoning bias was also noted on page 11 of the 2021 BAE study.

Steven Johnson  
steve@stevej.com  
<http://www.stevej.com>  
805-699-5364  
319 W Cota, SB 93101

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## LAND USE ELEMENT

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### AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM

The purpose of an Average Unit-Size Density Incentive Program is to encourage smaller, more affordable units through established unit sizes, while allowing flexibility for larger units, which help subsidize the cost of the smaller units. Under this program, there are two multi-family land use designations: Medium-High Residential and High Residential and an additional Priority Housing Overlay. When combined with other uses, such as commercial or office, these residential uses are characterized as mixed-use.

For mixed-use designations, the non-residential portion of a project is calculated independent of the residential density. The amount of non-residential square footage is regulated through the Development Plan Ordinance, and the overall scale and design of the proposed structure (both residential and non-residential) is regulated by Municipal Code and Design Review Process (height, setbacks, parking, etc.), including findings of neighborhood compatibility.

The multi-family residential and mixed-use land use designations calculate residential densities based on average unit sizes. For example, in the Medium High Density designation the range could be from 1,450 square feet project average for the lowest densities to 805 square feet for the highest densities. In the High Density designation, the range could be from 1,245 square feet project average for the lowest densities to 970 square feet for the highest densities. In addition, the Priority Housing Overlay could allow additional units above the High Density incentive program if built at 600 square feet.

#### *Impact of AUD Program on Sample Unit Sizes and Distribution*

Under the AUD Program, buildouts tended to favor mixes with a comparatively large share of two- and three- bedroom units. This is due to an existing standard that limits residential densities to 63 units per acre in the Priority Housing Overlay; 28 to 36 units per acre in the High-Density tier; and 15 to 27 units per acre in the Medium-High density tier. The existing **limits on density tend to incentivize larger units** because projects with smaller units are unable to maximize the net leasable FAR allowance for a site while remaining within the density limits. Table 1 illustrates this in more detail. At least 71.3 percent of project units in the multifamily sample were dedicated to two and three-bedroom units. Studios and one-bedroom units, meanwhile, comprised approximately 28.8 percent of the multifamily sample. The multifamily sample also provides an important survey of typical unit sizes by bedroom count.

**Table 1: Multifamily Sample by Bedroom Count and Unit Size**

<u>Bedroom Count</u>	<u>Units (#)</u>	<u>Share (%)</u>	<u>Average Unit</u>
			<u>Size (sf. net)</u>
Studio	37	13.5%	592
One Bedroom	42	15.3%	614
Two Bedrooms	185	67.3%	837
Three Bedrooms	11	4.0%	1055
Combined Sample	275	100.0%	803

Sources: CoStar, 2021; BAE, 2021.

Economic Feasibility Analysis  
(BAE Urban Economics - Sept 24, 2021)

**From:** [Emmanuel Angulo](#)  
**To:** [Rosie Dyste](#)  
**Subject:** Housing Application  
**Date:** Tuesday, August 19, 2025 10:47:36 AM

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You don't often get email from emmanuel@sb-designgroup.com. [Learn why this is important](#)

Hello Rosie,

As a designer working in the City of Santa Barbara I see a few issues with the housing policies. One major problem is the triggering of design review for minor changes or additions to existing properties. For some projects that are already on a tight budget and time schedule the additional impact of design review has stopped projects from moving forward. Design Review has a great impact not only because of the city fees but that also adds hours of our work to redesign or rework the design in question. For some clients this is a burden financially and it either stops projects from moving forward or it also impacts the rent values if the project is an ADU project.

Second homes that are vacant for the majority of the year are also an issue. I have not seen a statistic on this topic but it might be beneficial for the city to have some data on this issue. Yes we are in a housing crisis and any housing is helpful especially for those who are working in this town. A majority of the younger generations, me included, do not have a pathway to ownership in this town. When a starter home is in the range of 1million to 1.5 million that pushes many young professionals and even older professionals out of the city. The focus should be to add more housing but also creating home ownership opportunities as well. For example Assembly Bill 1038 allows for ADUs to be sold separately from the main residence. This is beneficial to the community in many ways. By being able to sale the ADUs separately it creates a more affordable way to ownership for lower income individuals. This also is a way for the home owners to have a return on their investment where it makes sense to finance a project like an ADU in this area where construction costs are extremely high.

Along the same lines of the AB 1038, SB 1123 also created another opportunity for home ownership while creating new residential units on vacant land. Although these state laws exist we do not see them implemented in the city.

Thank you for your time and we appreciate the opportunity to sharing our thoughts on policies that would help create more housing and ownership in the city.

Thank you,  
Emmanuel

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**Emmanuel Angulo**  
Bildsten Architecture + Planning  
30 West Figueroa Street  
Santa Barbara CA 93101  
Office: 805.845.2646 EXT. 1004

**From:** [Dennis Thompson](#)  
**To:** [Rosie Dyste](#)  
**Subject:** Prohousing  
**Date:** Tuesday, August 19, 2025 4:04:56 PM

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You don't often get email from dennis@dtompsonarch.com. [Learn why this is important](#)

Ms. Dyste-

I quickly reviewed the City's application for Prohousing Designation. I admire your work on this, and I enthusiastically support it. Santa Barbara has done a great job at supporting affordable housing, and we deserve this designation.

Regards,

Dennis Thompson, FAIA, LEED AP  
2005 El Camino de la Luz  
Santa Barbara, CA 93109  
[www.dthompsonarch.com](http://www.dthompsonarch.com)

Office Phone: 805-679-5030

**From:** [Kevin Dumain](#)  
**To:** [Rosie Dyste](#)  
**Subject:** Prohousing Designation  
**Date:** Thursday, August 28, 2025 12:30:38 PM  
**Attachments:** [image001.png](#)

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I support the City obtaining the Prohousing designation.

It is evident in the submittal materials that our City is making some progress in the processes that regulate the creation of housing. These are helpful steps, but much more needs to be accomplished given the severity of our housing needs. Pilot policies that begin to offer opportunities need to be amplified. Conflicts between policies and regulations need to be identified and eliminated. The long-term needs of the community need to outweigh the opinions of the NIMBY's.

My hope is that this designation along with the resources that may come from it can help further accelerate the creation of all types of housing in Santa Barbara.



**Kevin Dumain AIA**  
Senior Associate

**DesignARC Santa Barbara**  
1515 Chapala Street  
Santa Barbara, CA 93101  
T 805.687.1525 x122

C 805.570.8409

[designarc.net](http://designarc.net)

**From:** [Paul Rupp](#)  
**To:** [Rosie Dyste](#)  
**Subject:** Interested Citizen Comments On Category Number And Proposed Policy Enhancements and Request For City Response  
**Date:** Thursday, August 28, 2025 3:39:08 PM  
**Attachments:** [Housing Needs Chart For Santa Barbara as Model City PR 082825 ftd.pdf](#)

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You don't often get email from paul@sb-designgroup.com. [Learn why this is important](#)

Rosie,

I made some time to provide detailed suggested enhancements as in my opinion we are at a crisis point to soon lose so many young professionals I know well and love in our community. We have met through the years but no time recently. I appreciate your efforts in your very demanding role. I look forward to my comments being part of the official record to the State Of California and look forward to the required response of some simple dialog.

I am choosing to provide detailed enhancement comments because the **housing crisis** hits personally as teachers and SBCC and nearly a dozen young professional colleagues need to move away when they lose their housing. New senior staff can't accept job offers when even two professional incomes can't cover the housing costs for even a small family. The "missing middle" is non-existent in our community and it is objectively devastating to our community's successful future.

Note that my response is my opinion alone as an engaged professional and citizen Only. In no way are my enhancements suggestions meant to represent the position of my firm and the many boards or organizations of which I am an active member. I am a student of the book Happy City/ and Learning From Bryant Park/ (I was project architect in NYC for the preservation elements in 1992) concur with the noted best practices.

Please respond to this email to confirm that it was successfully received.

**The confirmed legitimacy of my review and input: *I have lived and worked downtown for nearly 30 years.***

I have lived, worked and played in Downton Santa Barbara for over 27 years. I live on Burton Circle and my front yard is Ambassador Park. I have professionally led in the creation and transformation of the Santa Barbara Bowl, The MOXI Museum, UCSB 800 Bed Manzanita Village 21 Building Complex Student Housing Complex, The Cancer Center first decade facility, The SBMA Renovation, Four Season Biltmore Bungalow Renovations and the Coral Casino Debris Flow Repairs. I am on countless boards and academic advisory boards and love our city and particularly its young. I do everything in my power to advocate for them to stay and thrive in Santa Barbara. I am absolutely committed to finding a way for those with regular jobs to live and fully participate in our community. For our service professionals, regulators, city staff, our nurses, our doctors, our firefighters and police can live and thrive in our city.

**Overview: *Excited that the City of Santa Barbara Embraces Seeking And Achieving A Prohousing Designation Program Status***

Bravo and Thank You for leading the City to successfully pursue the Prohousing Designation. This is so important to identify for the Community that choosing to embrace the creation of housing is in the benefit of all to become not just a beautiful city but a vibrant one that

embraces the importance of over the remaining x years to meet the state requirement for 8,000 new units of housing to provide more supply. I created and I am the enthusiastic choice behind the AIASB Mentor/Emerging Professionals Program and with real commitment our community can soon allow our amazing young professionals to live, work and fully participate in our community. They along with all who work in our community should be able to live in Santa Barbara and not suffer the challenges of isolation and stress of commuting hours each day to other communities.

[Category Number \(1/2/3/4/5/6/7/8\) - Factors - Prohouse Policy Descriptions - Refer to attached graphic chart.](#)

**Most Important Proposed Program Enhancement: Advocate Be Bold And Enroll the Community To Be A Model City and Utilize Our Abundant Local Talent and abundant local nonprofit resources to Create That Ideal Of Choosing To Be a Model City.**

[Category Number \(1/2/3/4/5/6/7/8\) - Factors - Prohouse Policy Descriptions - Refer to attached graphic chart.](#)

Keep score in a graphic way with public quarterly updates to demonstrate and enroll the community in meeting the 8,000+ Regional Housing Needs Allocation new housing units. At the current rate our community will be 80% short with grave consequences to be a dead city, continued loss of families, crash of school enrollment, excidious of a very educated and talented young professional population and a city exclusively a place for those senior long inhabitants and wealthy newly joining us. Provide a Public Education Program and very ambitious policies and zoning that illustrates all of the benefits of adding pockets of density distributed in walkable half mile diameters adding vibrant over a dozen neighborhoods of living, working and play throughout our Santa Barbara. As a professional I have planned and delivered with my clients and projects teams phased projects as long as 15 years. I have been trained to enroll all in a simple and understood plan. Please utilize myself and our very highly trained professional community to during the Eight quarters of 1926 and 1927 to radically alter policy to radically change our rate of delivered housing units during the remaining x years increasing the 20% percent we are on track to deliver an additional 80% to meet and even exceed the State RHNA of 8,000+ housing units in the the ideal mix of types. See Attached Chart that illustrates what I personally and passionately advocate that the City Adopts. I would alway make myself available on a pro bono community volunteer basis to help the City Crate Graphics Of Goals for the Community to Consider and refine with consensus.

**Detailed Category Number and Proposed Policy Enhancements & Enhancement Factors - Prohousing Policy Descriptions: *Noted Below***

[Category Number \(2L/IJ/1/3/5/6\) - Enhancement Factors - Prohouse Policy Descriptions - Refer to attached graphic chart.](#)

**Proposed for the community to invest in 2026 and 2027 forming a grassroots City and Community Stakeholder Create Houting Task Force "To Bend the Curve" to meet or exceed RHA 2031 8,001 housing units.** I proposed the group to Identify 10 half mile radius walkable neighborhoods and be bold in revising zoning policies to create select and sensitively selected areas of density in each one. By design I propose that the community distribute the housing relatively evenly at the 10 walkable neighborhoods and provide a year for a total of 8,001 units: (10 Consensus Neighborhoods throughout the City of Santa Barbara X 100 Units in each neighborhood in a year X 8 years = meeting RHNA 8,000 Units in an 8 year cycle.) An educated public would embrace those distributed increases and see that as a benefit to enhance 10 city neighborhoods of vibrant local markets, businesses, restaurants and



schools within a half mile walk from where they live.

Category Number (1/2/3/4/5/6/7/8) - Enhancement Factors - Prohouse Policy Descriptions - Refer to attached graphic chart.

**Educate, excite and inform the public and show them that they benefit from providing the state required housing.** Become a yes community. Their mother, father, aunt, uncle, son, daughter, niece, nephew, granddaughter and granddaughter can live here with us and be part of our lives. Building housing here in our city with the best walkable city practices would reduce traffic in the city and on our roadways.

Category Number (IG/TH/IL) -

Educate our public that building to our **60 foot building height is good for the community** and should be an encouraged vibrance creating policy. Embraced 60 feet to create a modest density that works well in the European Models and the beautiful cities we love and delivers a high quality of community connection life. A building of that sweet spot scale and time tested and executed with sensitivity and skill. Our skilled local design and engineering communities are well versed in the quality of our projects and design and execute projects that are sensitive and also take full advantage of our 60 foot height limit.

Category Number (2E/2) -

Please **reform the Historic Landmarks Review Board** to limit comments to aesthetic issues only and prohibit any action that wanders into zoning/land use and reduces building housing units and building height otherwise conforming with our height limit. Make firm city policy to prohibit and censure any action that will kill needed housing projects. Revise meeting times so the young of our community can attend and participate. Few young professionals have enough seniority to have the freedom to attend meetings during the day. It seems by design they are excluded and silenced. Enact a zero tolerance set of rules for rude and arrogant behavior exhibited to any design professional or member of the public. Create a pledge that a board member is a public servant and is serving the public good and it is not a place or role for personal opinion and personal agendas. Include in the pledge to not demine our young or deny their very existence. Require formal apologies recorded publicly those acting in bad faith or with vindictiveness. Only those living in the City of Santa Barbara should have a say for what is approved in our downtown and prohibit those living in fancy homes in the hills in the County of Santa Barbara. Screen and prohibit those who hate our downtown and say degrading things about its character. Most importantly, reform the appointment process as it is only a place for the independently wealthy, those supported by organizations with interests or the retired that want a weighted influence on our downtown. To ensure my comment is factual I surveyed the current HLC Board and the average age is very near 70 years old. This is unhealthy in that the focus is on the past and may not be responsibly interested in creating a vibrant and affordable future. Would it be better if the community had a goal for the HLC board to have young people who are fully part of a future with an average age 30 years younger at a more reasonable age of 40 at the beginning of their community engagement? If the board met in the evening the added benefit that several young community members with a true stake in our future could create a El Pueblo Viejo that our young would more likely honor and not freeze in time - but instead make it part of a vibrant future.

Category Number (1B) - I have surveyed the large number of young professionals that are part of the AIASB Mentor/Emerging Professionals program and many **recommend creating much more 2, 3 and even 4 bedroom units to create comfortable and shared cost units as roomates** have individual bedrooms and share kitchens and living rooms. They subsidise the

cost to create affordability. Many prefer the shared space to create good mental health living in community instead of in isolation. The reduced carbon footprint of shared kitchen and living room space is also environmentally responsible and attractive. The small unit does not allow for any cost sharing and a smaller carbon footprint of shared facilities.

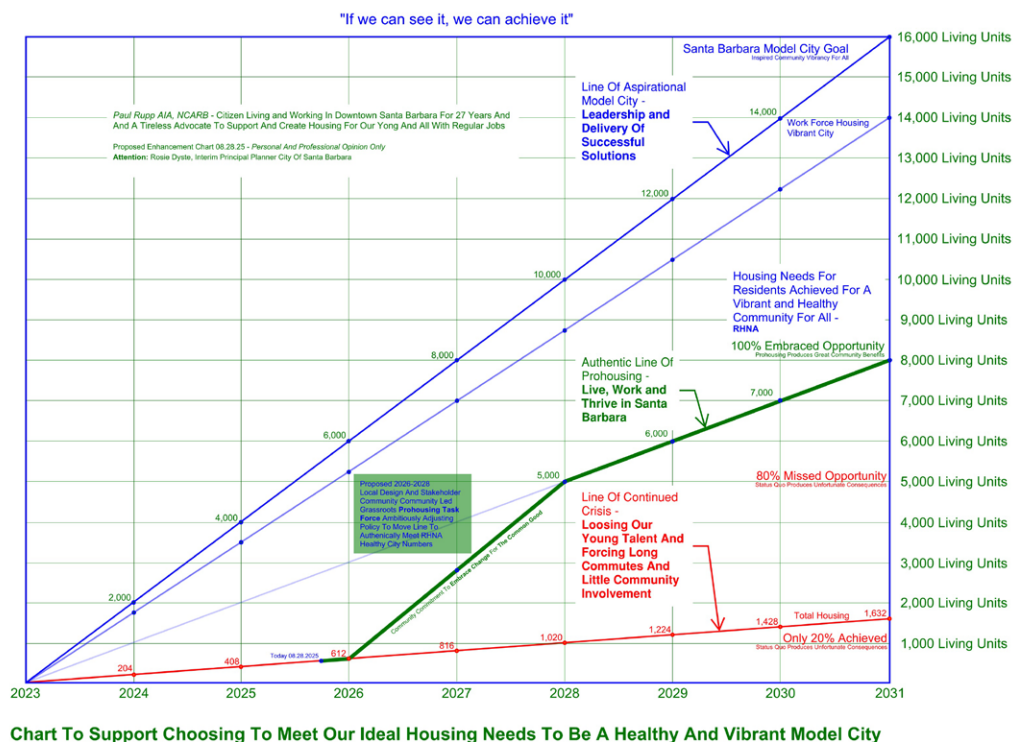
**Category Number (5)** - In my survey of many young people they seem to support **no side yard** requirement and would instead **use the valuable site area to create more housing** describing other places they have lived and fully build out party walls to property lines on a site to create house density. They consider Santa Barbara to have abundant parks and streetscape that again give them delight and mental health being together in community outside space.

I appreciate my comments being included in the record to the State Of California. I would always welcome in person discussion. Cell number:805.452.1790.

Thanks for your time and consideration.

Paul Rupp AIA, NCARB

Attachment: **Housing Needs Chart For Santa Barbara as Model City PR 082825 ftd.pdf**



--  
Paul Rupp, Project Architect  
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**From:** [Ellen Bildsten](#)  
**To:** [Rosie Dyste](#)  
**Subject:** prohousing designation  
**Date:** Thursday, August 28, 2025 9:09:48 PM

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Rosie,  
it's good to see the City pursuing prohousing designation -

reflecting on our local housing policies, there have been recent positive steps -

AUD (average unit-size density) - our flexible multifamily housing policy, no required parking for living units in the CBD (central business district)

Adaptive reuse of commercial buildings into housing - existing parking and open space is adequate, the policy applies citywide  
ADUs have become our most successful source of new living units, minimally impacting neighborhood scale

some areas of concern:

ODDS - the ODS (objective design standards) required by the state represented an opportunity to streamline the approvals process for housing projects by removing the need for design review hearings. Initially an ODS that roughly described our El Pueblo Viejo (EPV) guidelines was short (20 pages) and described basic design guidelines. After hiring outside consultant Opticos, it took roughly two years of planning staff effort to expand ODS to ODDS (objective design and development standards) to several hundred pages of form-based zoning criteria that are not in alignment with typical zoning in the city and created whole new neighborhood designations. AIASB (American Institute of Architects Santa Barbara chapter) advocacy members met with planning staff numerous times in an attempt to simplify back to ODS. Case studies were presented that demonstrated recently-approved projects would have had reduced development potential if ODDS standards had been used. When asked about compliance with No Net Loss law, staff had not analyzed the relative impact of using ODDS - this remains an open question. Since its adoption several years ago, no projects have used ODDS - the complexity of ODDS has eliminated what should have been a streamlined path of certainty with no public design review to getting housing approved.

density levels - increase allowed density in the CBD so we can build 5-6 story housing over retail or parking downtown

City-owned lots - create public-private partnerships to build housing over parking on our numerous 1-acre surface parking lots in the heart of downtown

PLN - the planning application 30-day (incomplete) letter process required for virtually all housing projects before they can move forward with design review adds months of review, slowing projects down significantly

Inclusionary requirements have had a chilling effect on housing projects moving forward - AUD was initially successful until inclusionary requirements were imposed, SB9 lot splits and additional units have not been applied for and Adaptive reuse is unlikely to succeed due to inclusionary requirements, according to numerous developers who have shared their financial assessments of the significant cost of converting existing buildings. suggestion: eliminate inclusionary unit requirements and allow housing projects to pay in-lieu fees to a local agency better positioned to provide them.

- in 2024, city of Santa Barbara approved 204 living unit permits, while RHNA of 8001 units in 8 years suggests that 1000 units should be permitted per year to stay on track - which financial and approval obstacles can the City clear away to encourage housing?

many thanks for all your efforts on this prohousing designation  
and many other long range planning initiatives -

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September 9th, 2025

Rosie Dyste,  
Interim Principal Planner  
City of Santa Barbara  
Via Email: [RDyste@SantaBarbaraCA.gov](mailto:RDyste@SantaBarbaraCA.gov)

**Subject: Prohousing Designation Program Application**

Dear Ms. Dyste:

The Coastal Housing Coalition (CHC) is a non-profit organization and the voice of local employers and employees in support of workforce housing. The CHC advocates for housing available to households earning 120-200% of the community Area Median Income (AMI). We believe that the lack of available, affordable housing near jobs is adversely affecting our region's economy, environment, and civic life, all of which will worsen if we do not address this crucial problem.

CHC **strongly supports** the City's Prohousing Designation Application ("Application"). We applaud the City's efforts to further much-needed housing development consistent with the City's 2023-2031 Housing Element. Obtaining a Prohousing Designation will place the City higher on various lists to receive grant funding to support new programs and policies that will help address our local housing crisis.

We hope that the City will receive a Prohousing Designation given that significant efforts that the City has already undertaken to qualify for the designation and implement its 2023-2031 Housing Element. CHC offers the following comments to improve the City's Application and to expand the list of proposed Prohousing Policies:


- A City can only receive a Prohousing Designation if it "acknowledges and confirms that it is currently in compliance with applicable state housing law." CHC remains concerned that the City has not updated its Senate Bill (SB) 9 Ordinance (Santa Barbara Municipal Code, § 30.185.440, Ch. 28.80) to reflect changes in the law by SB 450 that require these projects to be subject to only objective standards applicable in the underlying zone. As such, the City should, at a minimum, update the Application to include a Proposed Program to update and enhance its SB 9 Ordinance consistent with state law.
- CHC is tracking many policies described in the City's 2023-2031 Housing Element that should be included in the list of Proposed Policy Completion Schedule (Appendix 2) and supported by and expedited using Prohousing Designation grant funding, such as:
  - HE-5: Process Improvements, including reducing the number of pre-application completeness public hearing requirements;
  - HE-6: Facilitate Production of Accessory Dwelling Units (ADUs), which should include potential options for the separate sale of ADUs under Assembly Bill 1033 (2024) to unlock new homeownership opportunities;
  - HE-7: Objective Design Standards, which should further be refined in response to Councilmember support at the adoption hearing for policies that would *increase* the development potential of infill sites;
  - HE-8: Innovative Housing Types to begin phased implementation of

- various innovated housing types with minor amendments to the City's code;
- HE-10: Multi-Unit Housing Program to fully analyze and address elements of the City's housing programs that stymie infill residential development;
  - HE-11: Livable Neighbors to secure grant funding to prioritize key project supporting transportation and livability throughout the City;
  - HE-13: Evaluate Inclusionary Housing Ordinance to ensure that the City's inclusionary housing ordinance results in the development of affordable housing and does not serve as a constraint on housing production to the detriment of broader City affordability;
  - HE-19: Short-Term Rental Framework and Ordinance and HE-20: Evaluate Hotel Zones to develop the right balance of short-term and long-term rental opportunities; and
  - HE-28: Housing Supply and Affordable Education Campaign, which requires data collection and analysis to debunk the myths about the City's housing needs so the City Council and public can make informed decisions about solutions.

CHC is confident that implementation of the above suggestions will result in a more comprehensive Application. We also hope the City will implement these policies as soon as feasible regardless of whether state funding is available.

We look forward to seeing the great work that can be done with the funding that comes with the Prohousing Designation.

Sincerely,



**Craig Minus**  
*Executive Director*

## **Appendix 7: Additional Information and Supporting Documentation**

[Note: to be provided under separate cover with the final application]