Prohousing Designation Program Application

Applicant: City of Santa Barbara

Final Application: September 11, 2025

Revised Final Application: Pending

Appendix 7: Additional Information and Supporting Documentation

Category Number: 1D

1. *Documentation Type: Zoning Code*
   Municipal Code: [Section 30.145.030, Density Bonus Under City Program](#)

2. *Documentation Type: Affordable Housing Policies and Procedures*
   Document: [Affordable Housing Policies and Procedures](#)

3. *Documentation Type: Example Project: 251 South Hope*
   Webpage: [Gardens on Hope](#)

Category Number: 1F

1. *Documentation Type: Zoning Code*
   Municipal Code: [Section 30.185.040, Accessory Dwelling Units](#)
   Municipal Code: [Section 30.150.090, Additional Development Incentives](#)
   Municipal Code: [Section 30.175.050, Parking Exceptions and Reductions](#)

2. *Documentation Type: Example Project: Vera Cruz Village*
   Webpage: [Vera Cruz Village](#)

Category Number: 1H

1. *Documentation Type: Zoning Code*
   Municipal Code: [Section 30.25.020, Land Use Regulations (for Commercial and Office Zones)](#)
   Municipal Code: [Section 30.30.020, Land Use Regulations (for Manufacturing Zones)](#)

2. *Documentation Type: AUD Program Progress Report*
   Webpage: [AUD Progress Report](#)
   Document: [AUD Progress Report](#)

Appendix 7: Additional Information and Supporting Documentation

Category Number: 1I

1. *Documentation Type: Zoning Code*
   Municipal Code: [Chapter 30.150, Average Unit-Size Density Incentive Program](#)

Category Number: 1L

1. *Documentation Type: Zoning Code*
   Municipal Code: [Section 30.15.020, Calculating Density](#)

Category Number: 2A

1. *Documentation Type: Zoning Code*
   Municipal Code: [Section, 22.69.020, Neighborhood Preservation - Single Family Residential Unit Design Review](#)
   Municipal Code: [Section 30.185.045, Adaptive Reuse Projects](#)

Category Number: 2B

1. *Documentation Type: Resolution*
   Resolution: [Resolution No. 11-079](#)
2. *Documentation Type: Zoning Code*
   Municipal Code: [Section 22.100.070, List of Ministerial Projects and Categorical Exemptions](#)

Category Number: 2C

1. *Documentation Type: Zoning Code*
   Municipal Code: [Section 30.145.040, By-Right Approval](#)

Category Number: 2D

1. *Documentation Type: Online*
   Webpage: [Apply for a Permit](#)
   Webpage: [Building Permit Forms & Applications](#)
2. *Documentation Type: Example Project Data*
   Document: Project Review Timeline Examples

Category Number: 2E

1. *Document Type: Zoning Code*
   See *Code Section 22.69.020* included in 2A

Appendix 7: Additional Information and Supporting Documentation

Category Number: 2F

1. *Documentation Type: Online*
   Webpage: [Accelerate 2.0](#)

Category Number: 2G

1. *Documentation Type: Zoning Code*
   Municipal Code: [Section 30.220.050, Objective Design Review](#)

Category Number: 2H

1. *Documentation Type: Zoning Code*
   Municipal Code: [Title 25 Objective Design and Development Standards](#)
   See *Code Section 30.185.040* included in 1F
   Municipal Code: [Chapter 28.86, Accessory Dwelling Units (Coastal)](#)

Category Number: 2I

1. *Documentation Type: Online*
   Webpage: [Construction and Land Development](#)

Category Number: 2J

1. *Documentation Type: Online*
   Webpage: See *How Long Does it Take to Get a Permit* under FAQs: [Building Permit Forms and Applications](#)

Category Number: 2K

1. *Documentation Type: Online application form*
   Document: [Planning (PLN) Application](#)

Category Number: 2L

1. *Documentation Type: Online map and dashboard statistics*
   Webpage: [Citizen Access](#)
   Webpage: [Development Activity](#)

Category Number: 2N

1. *Documentation Type: Online*
   Webpage: [Single Family Streamlining Process Improvements](#)

Appendix 7: Additional Information and Supporting Documentation

Category Number: 3A

1. *Documentation Type: Fee schedule*
   Webpage: [Fee Information](#)

Category Number: 3B

1. *Documentation Type: Online*
   Webpage: [Pre-Approved ADU program](#)
2. *Documentation Type: Zoning Ordinance*
   See *Code Section 30.185.040* included in 1F
   Document: [ADU Guide](#)

Category Number: 3E

1. *Documentation Type: Online project information*
   Webpage: [Neighborhood Transportation Planning Efforts](#)

Category Number: 3H

1. *Documentation Type: Zoning Code*
   See *Code Section 30.185.045* included in 2A
   Municipal Code: [Section 14.08.150, New Dwelling Units - Metering Requirements](#)

Category Number: 3I

1. *Documentation Type: Resolution*
   Resolution: [Resolution 23-161](#)

Category Number: 4A

1. *Documentation Type: Ordinance*
   Municipal Code: [Chapter 4.15, Santa Barbara Essential Local Services Tax](#)

Category Number: 4B

1. *Documentation Type: Ordinance*
   Municipal Code: [Chapter 26.80, Local Housing Trust Fund](#)

Category Number: 4C

1. *Documentation Type: Online*
   See *Affordable Housing Policies and Procedures* included in 1D
2. *Documentation Type: Policies and Procedures*
   Document: [Funding Recommendations](#)

Appendix 7: Additional Information and Supporting Documentation

Category Number: 4H

1. *Documentation Type: Policies and Procedures*
   See *Affordable Housing Policies and Procedures* included in 1D

Category Number: 4I

1. *Documentation Type: Ordinance*
   Municipal Code: [Section 30.160.130, Affordable Housing Inclusionary Fund](#)
   Ordinance: Local Housing Trust Fund loan for affordable housing

Category Number: 4K

1. *Documentation Type: Online*
   See *Funding Recommendations* included in 4C

Category Number: 4L

1. *Documentation Type: Ordinance*
   Document: [Ordinance Approving Loan Agreement](#)

Category Number: 4M

1. *Documentation Type: Online*
   See *Funding Recommendations* included in 4C
   Webpage: [Rental Housing Mediation Program](#)

Principals for Addressing Encampments (Appendix 5) Supporting Documentation

This supporting documentation is provided to expand upon the Appendix 5 Template section on the United States Interagency Council on Homelessness' 7 Principles for Addressing Encampments and how the City meets each of the principles noted below. Links to reference documents and webpages are also included below.

1. *Principle 1: Establish a Cross-Agency, Multi-Sector Response to Encampments (Describe how system partners work together. Attach communication and coordination plans)*

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 (see full list in Principle 3 below). 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.

2. *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)*

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.

Encampment noticing requirements and procedures are provided on page 7-9 of the Encampment Response Protocol (linked below) and a copy of the notice is included as Exhibit 6.

3. *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.)*

Along with the Encampment Response Team (listed below), the City of Santa Barbara also facilitates a Homelessness Response Team (City Net) 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 with City Net staff to facilitate the offer for shelter and services. The City's contracted outreach provider is City Net that works seven days a week to provide outreach and case management services to people experiencing homelessness in the City of Santa Barbara. The City also works with the County's contracted outreach provider, Good Samaritan, to provide support to individuals in need as well as the County Department of Behavioral Wellness' Homeless Outreach Team for individuals with behavioral health disorders.

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.

Encampment Response Team and Homelessness Response Team

The City's Encampment Response Team and Homelessness Response Team each meet monthly to discuss encampment locations as well as unhoused individuals in need. Reports of encampments are received from the public via SB Connect, phone, or email, and from other City staff. Sustainability & Resilience Department Code Enforcement staff post encampments for cleanup and alert outreach providers (contracted by the City) if a person expresses willingness to accept services.

Appendix 7: Additional Information and Supporting Documentation

Encampment Response Team and Homelessness Response Team Members		
Name	**Title**	**Department**
Nathan Allredge	Harbor Operations Manager	Waterfront
Barbara Andersen	Senior Assistant to the City Administrator	City Administrator
Sergio Arriaga	Facilities Maintenance Supervisor	City Administrator
Nathan Beltran	Lieutenant	Police
Christopher Clark	Environmental Services Specialist II	Sustainability & Resilience
Sarah Clark	Downtown Team Manager	City Administrator
Dwight Faulding	Code Enforcement Officer	Sustainability & Resilience
Edward France	Downtown Plaza Parking Manager	City Administrator
Roy Forney	Parking Supervisor	City Administrator
Ryan Kelly	Harbor Patrol Supervisor	Waterfront
Andrew Krutzsch	Code Enforcement Officer II	Sustainability & Resilience
Julie Lawrence	Clean Community Manager	Sustainability & Resilience
Jazmin LeBlanc	Assistant Parks and Recreation Director	Parks and Recreation
Aaron Lynn	Fire Inspector II	Fire
Caroline Paine	Housing & Homeless Services Manager	City Administrator
Bruno Peterson	Sergeant	Police
Ernie Rodriguez	Park Ranger	Parks and Recreation
Liz Smith	Community Engagement Supervisor	Sustainability & Resilience
Michael Smith	Airport Operations Manager	Airport
Brian Watson	Code Enforcement Officer	Sustainability & Resilience
Zach Wuchner	Fire Inspector II	Fire

4. *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)*

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.

5. *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).)*

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.

Shelter and Housing Providers		
Shelter Name	**Address**	**Target Population**
Noah's Anchorage	301 West Figueroa Street	Children under 12
Lyons' House and Turner Foundation	637 West De La Guerra Street	Transitional age youth
New Beginnings	530 East Montecito Street	Veterans / Vehicular Homelessness
Domestic Violence Solutions	411 East Canon Perdido Street	People fleeing domestic violence
Transition House	425 East Cota Street	Families
PathPoint	902 Laguna Street	Individuals with developmental disabilities
PATH / Cacique Shelter	816 Cacique Street	All adults
Santa Barbara Rescue Mission	535 East Yanonali Street	All adults
Salvation Army Hospitality House	423 Chapala Street	All adults
Housing Authority of the City of Santa Barbara	805 Laguna Street	All adults and transitional age youth
People's Self-Help Housing	26 East Victoria Street	All adults

Appendix 7: Additional Information and Supporting Documentation

Shelter and Housing Providers		
Shelter Name	**Address**	**Target Population**
Mental Wellness Center	617 Garden Street	Individuals experiencing chronic homelessness and/or mental health and substance abuse disorders

Funding for these shelters and services comes from State, State/Federal pass-through, and Federal funding, 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 EHVs. In addition, the City of Santa Barbara allocated General Fund / Measure C dollars to an emergency shelter project in 2021.

6. *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.)*

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.

A recent example of a permanent housing solution supported with state and local funding is the adaptive reuse of a former hotel to permanent housing:

https://www.noozhawk.com/construction-begins-to-turn-former-hotel-into-permanent-housing-for-homeless/

7. *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 listed above 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. The Sustainability & Resilience department currently contracts with Southern Coast Janitorial to cleanup encampments. In some areas the City is able to install new or repair existing fencing in to prevent access to frequently inhabited areas.

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 (City Net) will frequent the regions to prevent re-population. City Net has been the City of Santa Barbara's primary outreach provider since 2019 and the Scope of Services for this contract was expanded in 2023 from five days a week to include nights and weekends (Thursday through Sunday) outreach from 9:30am to 8:00 p.m. On-going monitoring of regions is also conducted by City staff from the Parks & Recreation Department, Waterfront Department, Sustainability and Resilience Department, and the City Administrator's Office of Housing and Community Vitality.

Appendix 7: Additional Information and Supporting Documentation

The following links provide more detailed information:

[City Net](#)

[January 2026 Encampment Response Protocol](#) (click on Encampment Response and Abatement)

[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](#)