

Appendix E

2015 Housing Element Program Evaluation Table



Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|---|--|--|---|
| Policy H1: | Promote new housing programs that retain and support social, economic and ethnic diversity | | |
| Policy H2: | Promote equal housing opportunities for all segments of the community, with special emphasis given to extremely low, very low, moderate, middle income and special needs households. | | |
| <p>H2.1 <u>Special Needs Population.</u> Continue to fund a wide range of housing, human and community service programs and capital projects that strive to meet the needs of children, families, seniors, disabled persons, homeless, victims of domestic violence, and others.</p> <p>H.2.2 <u>Rental Housing Mediation.</u> Continue to fund, staff and support the Rental Housing Mediation Task Force, and publicize Rental Housing Mediation Task Force services and information on tenant and landlord rights including evictions, terminations and fair housing issues.</p> <p>H.2.3 <u>Promote Public Awareness.</u> Continue using CDBG funds to promote equal opportunity provisions and remedies under state and federal law.</p> | <p>Continue funding services and programs, including the Rental Housing Mediation Task Force (RHMTF), Legal Aid Foundation, and various other programs and organizations to assist with community housing needs.</p> | <p>The City provided CDBG funding* to the RHMTF program, Fair Housing and Legal Aid Foundation. RHMTF assisted 8,216 individuals (1,369 persons per year). 16 fair housing enforcement cases were investigated or information provided. Legal Aid assisted 2,507 individuals (418 persons per year). Fair housing information continues to be distributed through a variety of media sources.</p> <p>*Since FY13, the FHMTF program is supported with General Funds. CDBG funding has been discontinued.</p> | <p>Continue programs H2.1, H2.2, H2.3 and H2.4 to promote equal opportunities in housing.</p> |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|---|--|--|--|
| H.2.4 <u>Enforcement Against Discrimination.</u> If budget allows, develop adequate staffing and funding to pursue and assist the State Department of Fair Employment and Housing staff in pursuing enforcement actions against discrimination in housing under Civil Code Section 52 (c) with emphasis on discrimination against families with children in rental housing. | | | |
| Policy H3: Support programs and efforts designed to prevent homelessness. | | | |
| H3.1 <u>Continuum of Care Program.</u> Continue to implement the Consolidated Action Plan's Continuum of Care program in conjunction with adjacent jurisdictions and community-based organizations. | Continue to implement homeless assistance programs, including the Continuum of Care program, Recreational Vehicle (RV) Safe Parking Program, and various other plans and programs to assist in the prevention of homelessness. | The City implemented the Continuum of Care program for the homeless as established under its Consolidated Plan and annual Action Plans. The City annually spent an average of \$90,826 in CDBG funds on social services related to homeless prevention, emergency shelter, transitional housing, and permanent supportive housing. | Continue programs H3.1, H3.2, H3.4, H3.5 and H3.6 to assist in the prevention of homelessness. Modify H3.3, zoning standards allowing increased densities, flexibility in certain development standards and reduced minimum unit size of SROs or apartments for homeless were completed. |
| H3.2 <u>Prevention Programs.</u> Seek funding for homeless prevention programs, such as a program to provide short-term financial assistance to households threatened by eviction due to an inability to pay rent. | | | |
| H3.3 <u>Supportive Housing.</u> Support the conversion of existing hotels and motels to sponsored residential hotels, Single Room Occupancy (SRO) projects, or apartments for the homeless. Develop zoning standards to encourage Single Room Occupancy and / or Efficiency Units. | | | |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/qualified) | Results/Evaluation | Continue/Modify/Delete |
|--|--|--|---|
| <p>H3.4 <u>Recreational Vehicle Park</u>. Facilitate application for a Recreational Vehicle (RV) park through the City's permitting process. Work with the County and other local agencies to locate RV parks.</p> <p>H3.5 <u>RV Park Program</u>. Consider providing financial support for an RV park project if an application is submitted by a qualified sponsor/developer.</p> <p>H3.6 <u>RV Parking Locations</u>. Continue zoning provisions for churches and non-profits to allow overnight RV parking under limited conditions.</p> | | <p>The RV Safe Parking Program was formed and Municipal Code amendments were adopted in 2007 to expand locations where overnight RV parking can occur. The Program provides Staff to monitor and provide outreach services to clients. The City has participated with the County of Santa Barbara and other local agencies to promote RV parking areas. Currently the program has a total of 108 spaces (90 in the City). The program continues to be effective.</p> | |
| Policy H4: Support other agencies and nonprofit organizations in their efforts to provide shelter and services for the homeless. | | | |
| <p>H4.1 <u>Year-Round Homeless Shelter</u>. Within one year of adoption of the 2011 Housing Element, the Municipal Code shall be amended to allow as a permitted use in the C-M zone, a year-round emergency shelter without any discretionary permit requirements. Development standards and permit procedures that apply to the use shall be established to include, but not be limited to, maximum number of beds, off-street parking requirements, hours of operation, length of stay, security, etc.</p> | Amend the Municipal Code to allow a year-round emergency shelter by right. | The City's Municipal Code was amended in July 2014 to allow emergency shelters without a conditional use permit or other discretionary action in the Commercial Manufacturing (C-M) Zone District. | Delete program H4.1 - emergency shelter zoning ordinance adopted. |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/qualified) | Results/Evaluation | Continue/Modify/Delete |
|--|--|---|---|
| <p>H4.2 <u>Casa Esperanza</u>. Continue to fund and support Casa Esperanza Homeless Shelter or other suitable shelter facilities, and encourage a broad range of such services throughout the region including services with year round programming.</p> <p>H4.3 <u>Operational and Service Needs</u>. Support the operational and service needs (such as child care and job training) of homeless shelter and service providers. Provide financing when possible.</p> | <p>Continue to provide wide range of services and capital projects to assist homeless persons. Continue to fund and support the operation of Casa Esperanza Homeless Shelter to provide services and programs to the homeless, including the provision of 200 beds/night from December to March and 100 beds/night from April to November.</p> | <p>The City funded the operation of Casa Esperanza (homeless shelter), which served an average of 1,238 individuals per year. In 2014, it became a sobriety-based shelter and discontinued their Day Center and lunch programs for non-residents. The City also provided a \$90,000 CDBG capital-improvement grant to rehabilitate the shelter's restrooms and replace the flooring.</p> <p>The City funded a wide array of housing, human services, community services and capital projects for the homeless through its CDBG/Human Services funding process. An average of \$447,092 per year. In 2010, the City began awarding HOME funds to provide Tenant Based Rental Assistance (TBRA) for homeless individuals. TBRA expenditures average \$286,641 per year.</p> | <p>Continue programs H4.2, H4.3 to support and fund Casa Esperanza services and programs that serve the homeless.</p> |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|--|--|--|---|
| Policy H5: Increase the supply and variety of transitional housing opportunities. | | | |
| <p>H5.1 <u>Transitional Housing</u>. Continue to fund community-based non-profit agencies, such as Transition House, to provide a range of transitional housing opportunities.</p> <p>H5.2 <u>Regional Coordination</u>. Coordinate with the County of Santa Barbara and the cities of Carpinteria and Goleta to develop, update and implement the Consolidated Plan's Continuum of Care programs.</p> | <p>Continue to fund transitional housing opportunities for extremely low, very-low and low income nearly homeless individuals. Continue to coordinate with the County and cities to update and implement the Consolidated Plan's Continuum of Care Programs.</p> | <p>The City provided operational funding averaging \$21,458 Human Service funds to Willbridge, a local non-profit organization that operates a 12-bed transitional housing program for homeless mentally ill individuals.</p> <p>The City participates in an annual regional application with the County, who is the lead agency responsible for preparing the application for federal funds for homeless services that are administered by HUD. The region typically receives annual awards of approximately \$445,578 in social services funding plus approximately \$542,600 in Shelter Plus Care vouchers.</p> | <p>Continue programs H5.1, H5.2 to increase transitional housing opportunities.</p> |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|---|---|--|--|--|
| Policy H6: Seek to ensure the availability of a range of housing opportunities with an emphasis on extremely low, very low, low and moderate income seniors. | | | | |
| H6.8 | <u>Design Guidelines.</u> Adopt site and unit design guidelines for senior and disabled units, which incorporate all relevant federal, state and local laws, as well as recommendations from the Access Advisory Committee (AAC). | Develop accessibility guidelines for new residential development, including senior and disabled units. | This program was not completed due to workload priorities. | Continue program H6.8 to ensure housing opportunities to seniors. |
| H6.1 | <u>Senior Housing.</u> Encourage the development of a full range of senior living situations, available at market and affordable rates. | Continue to promote housing opportunities for seniors, including the development of units affordable to extremely low, very low, low- and moderate-income households. Coordinate with private sector to expand senior housing. Continue to work with the Ombudsman's Program and Area Agency on Aging. | A 95-unit senior rental housing project (Villa Caridad) was constructed in 2008. The City provided refinancing and rehabilitation grants to preserve 238 low- and moderate-income housing for senior. The City provided approximately \$23,000 annually in operational funding (Human Services funds) to the Long Term Care Ombudsman Program, a non-profit organization that monitors conditions and investigates complaints in State-licensed residential facilities that provide elderly care. The City also provided approximately \$10,000 annually to the Community | Continue programs H6.1, H6.2, H6.3, H6.5 and H6.7 to promote housing opportunities for low- and moderate-income seniors. |
| H6.2 | <u>Unit Acquisition and Rehabilitation.</u> Continue to promote and assist in the acquisition and rehabilitation of existing dwelling units for use as affordable senior housing. | | | |
| H6.3 | <u>Upgrade Senior Facilities.</u> Continue to facilitate private sector efforts to upgrade existing senior housing facilities, including services for seniors with long term care needs, in order to provide improved senior housing opportunities. | | | |
| H6.5 | <u>Senior Advocacy.</u> Continue to work with the Ombudsman and Area Agency on Aging. | | | |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|---|---|--|---|
| H6.7 <u>Housing Incentives</u> . Continue to provide reduced parking incentives for senior housing projects in combination with bonus densities to encourage the development of small senior and disabled apartment projects including efficiencies and congregate care. | | Action Commission to provide lunches to seniors. The City continues to allow reduced parking incentives for housing projects proposed for seniors and persons with disabilities. | |
| H6.4 <u>Non-Institutional Facilities</u> . Encourage small, non-institutional facilities that meet the needs of the older senior population (75+). H6.6 <u>Support Services</u> . Encourage the expansion of support services such as house cleaning, cooking, shopping and financial advising in order to meet the needs of the older, independent senior population. | Coordinate with private sector to expand senior housing and services. | The City continues to encourage non-institutional and private developers to help meet the housing need of seniors. In 2009, the City approved the addition of 40 independent units, including supportive services to the Valle Verde Retirement Community. In addition, two affordable senior rental projects totaling 151 units, proposed by private developers, are currently being processed by the City. | Continue programs H6.4 and H6.6 to encourage senior housing and services. |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|--|--|---|---|
| Policy H7: Seek to ensure the availability of housing opportunities for the extremely low, very low, low and moderate income disabled population. | | | |
| <p>H7.1 <u>Congregate Care</u>. Promote and assist the development and processing of new congregate housing opportunities or board and care facilities for the extremely low, very low, low and moderate income, and physically and mentally disabled persons.</p> <p>H7.4 <u>New Housing Opportunities</u>. Work with community service providers to expand their scope of services to include housing through new construction or acquisition.</p> | Construct 50 new units for extremely low, very-low and low income disabled persons. Continue to work with community service providers to provide housing opportunities for the disabled. | <p>One project with 39 units reserved for mentally disabled persons (MHA's Building Hope) was constructed in 2008. One low-income ownership unit (Habitat- Canon Perdido) was constructed to meet ADA requirements.</p> <p>The City financed the acquisition of the CADA detox facility for homeless and mentally disabled persons which provides 12 beds.</p> <p>The City also provided rehabilitation financing for 126 units.</p> <p>An average of \$17,000 was provided annually (Human Services funds) to the Independent Resource Center.</p> | Continue programs H7.1 and H7.4 to promote housing opportunities for persons with disabilities. |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|---|--|---|---|
| H7.2 <u>Support for Landlords</u> . Explore the creation of a program to support and assist landlords in accepting mentally disabled tenants. | Increase housing opportunities for the disabled by coordinating with, and supporting the Housing Authority, community groups, and local landlords, as well as preserving and rehabilitating existing housing units for disabled individuals. | Program H7.2 was not completed due to funding and staffing constraints. This program is no longer feasible due to lack of funding. | Delete program H7.2 due to lack of funding. |
| H7.3 <u>Special Needs Housing</u> . Encourage the community services groups, non-profits, and the faith-based community to create special needs housing. | | During the 2007-2014 planning period, approximately 179 units were constructed, acquired or rehabilitated by non-profit organizations to serve the housing needs of individuals with disabilities. | Continue programs H7.3, H7.5, H7.6 and H7.7 to increase housing opportunities for persons with disabilities and provide funding for accessibility improvements. |
| H7.5 <u>Priority Status</u> . Encourage the Housing Authority of the City of Santa Barbara to continue to give priority status to disabled people with the greatest housing needs. | | The City's Housing Authority continues to give priority status on their waiting list to the disabled with the greatest housing need. Additionally, the Housing Authority has 100 Section 8 vouchers reserved for persons with disabilities. | |
| H7.6 <u>Accessibility Funding</u> . Explore ways to fund accessibility improvements for dwelling units that will be made available for disabled persons who are eligible to receive HUD Section 8 certificates. | | Several HRLP rehabilitation projects include accessibility improvements as part of the scope of work – benefiting an estimated 46 single family homes and 336 multi-family units. | |
| H7.7 <u>At-Risk Affordable Disabled Units</u> . Ensure that affordable units occupied by disabled tenants at risk of converting to market rates are maintained as affordable, to the extent feasible. | | | |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|--|---|---|--|
| | | The City continues to pursue the extension of affordability controls on all projects with expiring covenants. | |
| Policy H8: Accessibility for the disabled shall be required in new residential development and in housing to be rehabilitated. | | | |
| H8.1 <u>Accessibility Review</u> . Continue the ongoing review of residential development plans for accessibility for the disabled. | Continue to review residential development plans to ensure accessibility to disabled persons as required by State and Federal accessibility laws. | The City continues to review accessible dwelling units as required by State and Federal accessibility laws. City Staff continues to provide guidance to builders, as needed, to ensure compliance with State and Federal accessibility laws. | Continue programs H8.1, H8.2 and H8.3 as required by State and Federal laws and to encourage accessible units. |
| H8.2 <u>Accessibility Guidelines</u> . Distribute guidelines to builders that explain Federal and State laws regarding accessible units. Provide specific ideas and examples (such as no steps, wider doors and hallways and larger bathroom areas). | | | |
| H8.3 <u>Accessible Housing</u> . Adhere to either the Fair Housing Act or the California Building Code, whichever is more stringent, in order to provide accessible housing. | | | |
| Policy H9: Support the creation of new programs to aid the disabled to secure accessible housing. | | | |
| H9.1 <u>Accessible Housing Incentives</u> . Investigate and implement policies that give incentives for disabled accessible units to be included in market-rate projects. | Increase housing opportunities for the disabled by providing incentives for the production of accessible dwelling units. | The City’s Municipal Code allows modifications to any zoning standard when necessary to make an existing residential unit accessible to persons with disabilities. | Continue program H9.1 to provide incentives for the development of accessible units. |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/qualified) | Results/Evaluation | Continue/Modify/Delete |
|---|--|--|--|
| <p>H9.2 <u>Technical Assistance</u>. Seek funding to create and fund technical assistance programs for builders wishing to construct or convert housing for the disabled. Programs could include free architectural services to rental property owners and developers, as well as construction loans or grants for the development of accessible housing affordable to extremely low, very low, low or moderate income households.</p> <p>H9.3 <u>Case Management</u>. Seek funding for case managers to support the disabled in independent living situations.</p> | <p>Increase housing opportunities for the disabled by funding the creation of new programs to assist disabled individuals, secure accessible housing, and seek funding for independent living case management in order to support people with disabilities.</p> | <p>Funding for technical assistance including free architectural services or loans or grants for builders wishing to construct or convert housing for people with disabilities were not secured during 2007-2014.</p> <p>An average of \$17,000 per year of Human Services funds was provided to the Independent Living Resource Center, where caseworkers help people with disabilities live independently.</p> | <p>Delete program H9.2, funding for this program is not available.</p> <p>Continue program H9.3 to help fund case management</p> |
| <p>Policy H10: Given limited remaining land resources, the City shall encourage the development of housing on vacant infill sites and the redevelopment of opportunity sites both in residential zones, and as part of mixed-use development in commercial zones.</p> | | | |
| <p>H10.1 <u>Early Project Consultation</u>. Continue to offer and encourage early staff predevelopment consultations for residential development of opportunity sites and mixed use projects.</p> <p>H10.2 <u>Property Profiles</u>. Continue to offer property profile services in the Planning Division that explain development potential and constraints for parcels in the City. Property profile services generally involve the review of archive, street and planning files, and the preparation of a letter report</p> | <p>Continue to offer and encourage predevelopment consultations, property profile services, and staff training. Continue efforts to facilitate infill development in residential zones and mixed-use development in commercial zones. Construct 54 units/year.</p> | <p>The City continues to offer predevelopment consultations either through early meetings with City staff or through the more formal Pre-Application Review Team (PRT) process.</p> <p>Property profiles are prepared upon request.</p> <p>The City continues to encourage residential in-fill and mixed-used projects in the commercial zones.</p> | <p>Continue programs H10.1, H10.2 and H10.4 to encourage development of in-fill and mixed use projects.</p> |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/qualified) | Results/Evaluation | Continue/Modify/Delete |
|--|---|--|--|
| <p>containing information regarding the property's permit history and development potential.</p> <p>H10.4 <u>Housing at Shopping Centers</u>. Promote and encourage the development of mixed-use for-ownership and rental housing at shopping centers such as La Cumbre Plaza shopping center, with an emphasis on affordability, by coordinating and/or partnering with property owners and housing developers.</p> | | The City is currently processing two rental projects next to La Cumbre Plaza for a total of 149 units, including 60 senior units. | |
| <p>H10.3 <u>Building Reuse</u>. Encourage residential reuse of existing nonresidential buildings for housing, especially for both ownership and rental affordable housing.</p> | Amend Municipal Code to include provisions for the reuse of existing buildings for housing opportunities. | Ordinance amendments to encourage reuse of existing buildings for housing opportunities were not achieved during 2007-2014 due to workload priorities. | Continue program H10.3 to encourage reuse of existing buildings for housing opportunities. |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|--|--|---|---|
| Policy H11: The production of affordable housing units shall be the highest priority and the City will encourage all opportunities to construct new housing units that are affordable to extremely low, very low, low-, moderate and middle-income owners and renters. | | | |
| H11.1 <u>Affordable and Workforce Housing.</u> Explore options to promote affordable and workforce housing, including revising the variable density ordinance provisions to increase affordable housing (e.g., limit unit size), requiring a term of affordability, reducing parking standards with tenant restrictions. | Promote affordable and workforce housing by identifying opportunity sites in residential and commercial zones and public lands. Amend the Variable Density Ordinance to allow increased densities based on average unit size, the Inclusionary Housing Ordinance to allow increased percentage of affordable housing, the Zoning Ordinance to allow more flexibility in standards (i.e., reduce parking) to facilitate housing production. | The Variable Density Ordinance was replaced with the Average Unit-Size Density (AUD) Incentive Program in 2013 to encourage smaller, more affordable units by allowing increased densities and development standard incentives, including reduced parking. To date approximately 146 units have been approved, and 194 are pending using the AUD incentive program. Of these units, seven are ownership units and 333 are rental. The majority (227 units) are affordable to very low, low, and moderate income households. | Continue programs H11.1, H11.2, H11.3, and H11.4 to promote workforce and affordable housing. |
| H11.2 <u>Priority Housing Overlay.</u> Encourage the construction of rental housing, employer sponsored housing, and co-operative housing in the Downtown, La Cumbre Plaza/Five Points area, C-M Commercial Manufacturing Zone and Milpas Street area by providing incentives such as: <ul style="list-style-type: none"> Increased density overlays up to 63 du/ac as part of the Average Unit-Size Density Program. Higher Floor Area Ratios (FAR) when such standards are developed. More flexibility with zoning standards, (e.g., reduced parking standards). Expedited Design Review process. Fee waivers or deferrals. | | | Modify program H11.8 to reference the Available Land Inventory (Appendix H) of the Housing Element which identifies infill and under-developed opportunity sites. |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/qualified) | Results/Evaluation | Continue/Modify/Delete |
|--|----------------------------------|---|------------------------|
| <p>H11.3 <u>Inclusionary Housing</u>. Amend the Inclusionary Ordinance to:</p> <ol style="list-style-type: none"> Consider a 15 – 25 percent inclusionary affordable housing provision in new residential ownership developments for affordable housing to accommodate workforce (middle) income earners; and Amend the payment of in-lieu fees to include the following considerations: <ul style="list-style-type: none"> Eliminate or reduce inclusionary housing in-lieu fees based on preferred development, such as affordable or special needs housing projects; Adjust the inclusionary housing in-lieu fee rate based on unit size (i.e., lower fees for smaller units); and Require a Housing Mitigation Fee for commercial development; and Suspend the inclusionary housing requirements or in-lieu fees during times of economic downturn if development costs are prohibitive. <p>H11.4 <u>Density Standards</u>. Develop density standards that permit greater densities for projects that provide a greater percentage of price-restricted ownership units than required by the inclusionary housing ordinance.</p> | | <p>The Inclusionary Housing Ordinance (H11.3) was not amended due to workload priorities.</p> <p>Program H11.4 allowing increased densities for projects that provide a greater percentage of price-restricted ownership units than required by the inclusionary housing ordinance was not completed due to workload priorities.</p> <p>Appendix H of the Housing Element provides a land inventory of opportunity sites for residential infill development in both commercial and residential zones. The City continues to assist and coordinate with builders to develop affordable housing projects. The City and its RDA (prior to 2012 dissolution) provided a total of \$14.38 million to fund the construction of six affordable housing projects with 136 units, the majority for low and very low income households.</p> | |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|---|--|---|--|
| H11.8 <u>Opportunity Sites</u> . Assist, coordinate or partner with builders for the development of affordable housing projects by identifying in-fill and opportunity sites in the commercial zones, on public lands and under-developed R-2, R-3 and R-4 sites. | | | |
| H11.5 <u>Bonus Density</u> . Continue to provide bonus density units above levels required by State law, to be reviewed on a case-by-case basis. H11.6 <u>Private Sponsors</u> . Continue to solicit proposals for low-, moderate-, and middle income projects from private sponsors and develop programs to assist in their implementation. H11.7 <u>Infill Housing</u> . Continue to assist the development of infill housing including financial and management incentives in cooperation with the Housing Authority and private developers to use underutilized and small vacant parcels of land for new extremely low, very low, low and moderate income housing opportunities. H11.9 <u>Sweat Equity Projects</u> . Continue to support special procedures for development, permitting, construction and early occupancy of “sweat equity” projects. | Explore alternative ways and funding sources to promote housing opportunities, including the production of affordable and workforce housing units. | The City continues to encourage the development of bonus density units. In addition, with the implementation of the AUD Incentive Program in 2013, affordable housing project can develop with increased densities and development standard incentives. Although the City continues to encourage private developers to provide affordable housing, it has been difficult without providing public funding. Only Cottage Hospital has developed 81 employee units affordable to moderate and middle income households without City subsidies. | Continue programs H11.5, H11.6, H11.7, H11.9, H11.10, H11.11, and 11.19 to help produce additional affordable and workforce housing. |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|---|--------------------------------------|--|--------------------------------|
| <p>H11.10 <u>Large Rental Units</u>. Encourage the construction of three bedroom and larger rental units for low-, moderate-, and middle income families, including the Housing Authority in efforts to develop and/or acquire three+ bedroom units.</p> <p>H11.11 <u>Condominium Conversions</u>. Continue to implement the Municipal Code's Condominium Conversion Ordinance to provide an opportunity for entry-level home ownership in a variety of locations while maintaining a supply of rental housing for extremely low, very low, low and moderate income persons.</p> <p>H11.19 <u>Parcel Consolidation</u>. Encourage the consolidation of small and underutilized parcels for development of affordable housing, if appropriate based on neighborhood compatibility.</p> | | <p>The City continues to encourage and allow infill housing development on underutilized and small vacant parcels. The majority of the 1,612 units developed during the planning period are infill units developed on underutilized and/or vacant parcels.</p> <p>The City continues to support "sweat equity" projects. Four units were constructed during the planning period. An additional 12 units will be completed by January 2015.</p> <p>Although no new units with more than three bedrooms were completed during the planning period, the City continues to encourage construction of larger rental units for lower income households.</p> <p>During the 2007-2014 planning period approximately 36 units were converted to condominiums.</p> | |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|--|--|---|---|
| | | The City continues to encourage the consolidation of small and underutilized parcels to accommodate the construction of both affordable and market rate housing. | |
| <p>H11.12 <u>Surplus Land</u>. Inventory all land in the City owned by County, State and Federal governments, the Santa Barbara School and High School Districts and public utilities and actively pursue dedication of surplus land for development of low moderate and middle income housing, and for qualifying employees of participating government agencies.</p> <p>H11.13 <u>Housing Opportunities</u>. Look for housing opportunities on City-owned land or over private and public parking lots.</p> <p>H11.14 <u>Public Facilities</u>. Pursue acquisition of the National Guard and Army Reserve sites in order to develop affordable housing, park, school or other public benefit facilities.</p> <p>H11.15 <u>Financial Assistance</u>. Apply for, or support others in applying for, all available public and private funding and financial assistance for affordable housing projects.</p> | Explore alternative ways and funding sources to promote housing opportunities, including the production of affordable and workforce housing units. | <p>The City and its RDA (prior to 2012 dissolution) provided funds to developers for site acquisition, enabling them to land-bank sites for future development, resulting in three new affordable housing projects with 106 units.</p> <p>The City has held discussions related to the relocation of the National Guard and Army Reserve facilities, to date acquisition of these facilities has not been achieved.</p> <p>The City will continue to look for housing opportunities on City-owned land and/or over public parking lots. The City will also continue to support and apply for financial assistance to help produce affordable housing.</p> | <p>Continue programs H11.12, H11.13, H11.14, H11.15 and H11.16 to promote affordable housing opportunities.</p> <p>Modify H11.17 and H11.18 to reflect current status of RDA.</p> |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/qualified) | Results/Evaluation | Continue/Modify/Delete |
|--|--|---|--|
| <p>H11.16 <u>Property Transfer Tax</u>. Increase property transfer tax to provide funding for price-restricted affordable and workforce housing, in order to broaden the funding base.</p> <p>H11.17 <u>Alternative Revenue Sources</u>. Explore alternative sources of revenue for Affordable Housing to replace the Central City Redevelopment Project (CCRP) area tax increment financing when it expires in 2015.</p> <p>H11.18 <u>Extend Redevelopment Project Area</u>. Continue to explore and pursue potential legislative amendments or other opportunities for extension or replacement of the Redevelopment Project Area and its funding mechanism for affordable housing and other community benefit projects.</p> | | <p>The property transfer tax was not increased due to workload priorities.</p> <p>The dissolution of the City's RDA occurred in 2012. The City will continue to explore and pursue alternative funding sources for affordable housing, as well as pursue legislative amendments to replace the RDA and its funding mechanism.</p> | |
| PolicyH12: Provide incentives for the private sector development of new housing opportunities for households earning more than 120% of the Area Median Income. | | | |
| <p>H12.1 <u>Above Moderate Housing</u>. Encourage the development of housing for first time home buyers, including moderate and middle-income households.</p> <p>H12.2 <u>Large Employers</u>. Encourage large employers to mitigate affordable housing impacts.</p> | Encourage and expand housing opportunities for moderate and middle income first time home buyers, including employee housing through financial assistance programs offered by large employers. | Affordable units for first time homebuyers are mostly produced by private developers through the City's Bonus Density and Inclusionary Housing programs. Outreach is conducted by the developers and is monitored by City Staff. Information is also available on the City's website. | Continue programs H12.1 and H12.2 to encourage affordable housing to first time homebuyers and promote employee housing. |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|-----------------------|--|---|---|
| | | <p>The City maintains a mailing list of interested homebuyers, conducts lotteries, and performs detailed analysis of the buyer's financial qualifications. During the planning period, 96 new ownership units were sold in this way and 148 existing ownership units were resold. Of the total 244 ownership units sold, the majority were sold to first time homebuyers. Annually, City Staff monitors each of the City's 458 ownership units for compliance with the terms of their affordability covenant (a recorded document covering a period of 90 years from the date of purchase).</p> <p>During the planning period Cottage Hospital constructed 115 units for hospital employees, 81 of these units are affordable to moderate and middle income households.</p> | |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/qualified) | Results/Evaluation | Continue/Modify/Delete |
|---|--|--|--|
| PolicyH13: Preserve non-subsidized affordable rental housing. | | | |
| H13.1 <u>Preserve Rentals</u> . Explore ways to avoid condominium conversions, or alternatively, the creation of cooperative tenant ownership of previous rentals. | Explore ways to avoid the loss of rental housing, including amending the Municipal Code to allow rental apartments to rebuild or rehabilitate at non-conforming densities. | The AUD Program encourages the creation of cooperative housing by allowing increased densities and flexibility in development standards. Additionally, rental projects developing with Priority Housing Overlay densities (49-63 du/ac) are prohibited from converting to condominiums in order to preserve the units as rentals. Programs H13.2 and H13.3 were not completed due to workload priorities. | Continue programs H13.1, H13.2 and H13.3 to preserve rental housing. |
| H13.2 <u>Condominium Conversions</u> . Amend section 28.88.120B of the Municipal Code to require all condominium conversions to conform to the density requirements of the General Plan. | | | |
| H13.3 <u>Rental Units</u> . Allow the reconstruction or rehabilitation of existing rental apartments at non-conforming General Plan densities and zoning standards. The loss of some rental units may be considered to meet building code requirements. | | | |
| Policy H14: Ensure that new market-rate residential development is consistent with the City’s sustainability goal, including reduced energy and resource use, and increased affordable housing opportunities. | | | |
| H14.1 <u>Market Rate Housing</u> . Market-level housing projects in the multi-family or commercial zones (including mixed-use) shall be encouraged to: ▪ Construct unit sizes consistent with averages and maximums set out under the City’s Average Unit-Size Density Incentive Program provisions; and | Require market-rate housing development to be consistent with City sustainability goals, by reducing energy and resource use and providing affordable housing opportunities. Develop resource use and design criteria and standards for market-rate housing. | The AUD Program adopted in 2013 is intended to encourage residential development, including market rate units in multi-family and most commercial zones. Market level units developed under the AUD Program must adhere to smaller unit sizes. | Continue Programs H14.1, H14.2 and H14.3 to promote sustainable market rate residential development. |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|--|---|---|---|
| <ul style="list-style-type: none"> Have access to adequate public open space within a ½-mile radius, a dedication of sufficient useable open space on-site, a contribution is made toward future parks through in-lieu fees, or a combination of any of these. <p>H14.2 <u>Resource Conservation</u>. Establish criteria and standards for resource use in relation to density in the project review process, to encourage reduced resource footprint projects. Residential projects that exhibit a significantly lower resource per capita footprint would be allowed bonus density providing the building remains smaller than allowed by zoning.</p> <p>H14.3 <u>Market-Rate Incentives</u>. Prepare design standards and codify incentives for market rate developers to build smaller, “affordable-by-design” residential units that better meet the needs of our community.</p> | | Programs H14.2 and H14.3 were not completed due to workload priorities. | |
| Policy H15: Second units (granny units) in single family zones shall be allowed within certain areas with neighborhood input to gauge level of support, but prohibited in the High Fire Hazard Zones to the extent allowed by State law applicable to second units. Second units may be appropriate within a short walking distance from a main transit corridor and bus stop. | | | |
| H15.1 <u>Secondary Dwelling Unit Ordinance</u> . Amend the Secondary Dwelling Unit Ordinance to provide more site planning flexibility and affordable-by-design concepts such as: | Promote the development of second units in certain single family neighborhoods by amending the Secondary Dwelling Unit Ordinance to | The Secondary Dwelling Unit Ordinance was not amended due to workload priorities. | Continue program H15.1 to encourage secondary dwelling units. |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|---|--|--------------------|--------------------------------|
| <ul style="list-style-type: none"> Changing the existing size limitations to remove percentage of unit size and allowable addition requirements, and allowing a unit size range (300 – 700 s.f.); The square footage of the secondary dwelling unit shall be included in the floor-to-area ratio (FAR) for the entire property and shall be consistent with the Neighborhood Preservation Ordinance FAR; Eliminating the attached unit requirement; Eliminating or adjusting affordability requirements; Allowing tandem parking and easing other parking requirements on a case-by-case basis; Allowing one water, gas, and electric meter and a single sewer line, or reviewing requirements for meter placement and configuration to minimize the cost of individual metering of dwelling units; and Developing guidelines and prototypes of innovative design solutions. | allow more flexibility in unit design and site planning. | | |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|--|---|---|---|
| Policy H16: Assist affordable housing sponsors to produce affordable housing by reducing the time and cost associated with the development review process while maintaining the City's commitment to high quality planning, environmental protection and urban design. | | | |
| H16.1 <u>Affordable Housing Projects</u> . Continue to give priority to affordable housing projects on Staff, Committee and Commission agendas. | Assist in the development of affordable housing units by expediting review process. | <p>The City continues to give priority to affordable housing projects on agendas and provides expedited plan checks for affordable housing projects. Between 2007 and 2014, approximately 136 affordable units were permitted.</p> <p>The Housing Project Planner serves as an affordable housing facilitator.</p> <p>The City continues to use the CEQA infill exemption for affordable housing projects, as appropriate.</p> <p>Current practice allows new apartments to be served by a single water meter on case-by-case basis</p> | Continue programs H16.1, H16.2, H16.3, H16.7 and H16.8 to help expedite the review process. |
| H16.2 <u>Affordable Housing Facilitator</u> . Continue to have a Staff-level Affordable Housing Facilitator with clearly established roles and responsibilities as defined by City Council. | | | |
| H16.3 <u>CEQA Exemption</u> . Continue to use the CEQA infill exemption for Affordable Housing projects as appropriate. | | | |
| H16.7 <u>Water Meters</u> . Allow new apartment developments to be served by a single water meter for interior uses with on-line meters for each unit, as appropriate, or review requirements for meter placement and configuration to minimize the cost of individual metering of dwelling units. | | | |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/qualified) | Results/Evaluation | Continue/Modify/Delete |
|--|---|--|--|
| H16.8 <u>Expedited Review</u> . Continue working with the Architectural Board of Review (ABR) and the Historic Landmarks Commission (HLC) to expedite the review of Affordable Housing Projects. As appropriate, establish joint sub-committees of design review boards and Planning Commission to offer early, consistent and timely input and problem solving during the review process. | | As appropriate, joint project review hearings with the ABR and HLC and/or the Planning Commission take place in order to provide consistent and timely input. This approach helps expedite the review process. | |
| H16.4 <u>Coordinated Project Review</u> . Address issues of coordination between the Architectural Board of Review (ABR), the Historic Landmarks Commission (HLC) and the Planning Commission (PC). Identify areas where additional staff authority could be given for administrative approvals. | Expedite the development review process for affordable housing units through coordinated review, guidelines for small infill housing projects and staff administrative approvals. | Coordinated project reviews between the ABR, HLC and PC are conducted to help expedite the development review process. In addition, the Staff Hearing Officer program was implemented to improve, simplify, and streamline the review process for smaller projects. This program has been effective in expediting the permitting process and reducing costs for small infill projects. Infill Project Guidelines were not developed due to workload priorities. | Continue program H16.4 to help expedite projects through the development review process. |
| H16.5 <u>Infill Project Guidelines</u> . Work with AIA, ABR and HLC members to develop guidelines and examples for small infill projects (adding 1-3 units). Consider allowing projects consistent with the guidelines to be reviewed as Consent items when appropriate. | | | Continue program H16.5 to help expedite the review process. |
| H16.6 <u>Administrative Approvals</u> . Develop a list of administrative approvals for small infill projects that would include, but not be limited to the following: | | | Delete program H16.6, this program has been completed. |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/qualified) | Results/Evaluation | Continue/Modify/Delete |
|---|--|--|---|
| <ul style="list-style-type: none"> Paint color Window changes Water heater enclosures Room additions Additions of less than 250 s.f. Small infill projects consistent with adopted design prototypes <p>H16.9 <u>Multi-Family Design Guidelines</u>. Develop multi-family residential design guidelines and standards to address unit size, setbacks, open space, landscaping, building size, bulk and scale, and site planning (e.g., pedestrian-friendly design, front porch facing the street or courtyard, and parking located out of sight).</p> | | <p>The ABR, HLC and SFDB Guidelines contain a list of projects eligible for administrative approvals.</p> <p>The Multi-Family Design Guidelines were not developed due to workload priorities.</p> | Continue program H16.9 to help expedite the review process. |
| Policy H17: Implement changes to development standards to be more flexible for rental, employer sponsored workforce housing, affordable housing projects, and limited equity co-operatives, where appropriate. | | | |
| <p>H17.1 <u>Parking Requirements</u>. Consider incremental changes to the Zoning Ordinance parking requirements such as:</p> <ul style="list-style-type: none"> Reducing parking requirements for projects that develop under the Average Unit-Size Density Incentive Program to 1 space minimum per unit. Allowing tandem parking | Amend zoning requirements and Master Environmental Assessment as ways to expedite the development review process for housing projects. | The AUD Program ordinance adopted in 2013 is specifically intended to allow the flexibility of certain development standards for rental, employer sponsored and co-operative housing. It allows reduced parking standards for multi-family housing developed in the R-3/R-4 and most commercial zones. The | Continue program H17.1 until program is fully implemented. |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|--|--------------------------------------|--|---|
| <ul style="list-style-type: none"> Providing more flexibility for constrained sites (e.g., allowing for more than one maneuver, use of car stacking devices or other space saving measures) Eliminating guest parking requirements for housing in the Downtown commercial area Rounding down when calculating parking requirements. <p>H17.2 <u>Zoning Standards</u>. Consider amending the Zoning Ordinance to change how, where and the extent of outdoor living space, yard and setback requirements for housing in commercial zones.</p> <p>H17.3 <u>Expedite Environmental Review</u>. Develop and maintain a system for use of the City's Master Environmental Assessment Document as a means of expediting the environmental review process consistent with State law regarding housing.</p> | | <p>guest parking requirement was also eliminated. The City currently allows tandem parking in some zones and also through the issuance parking design standards. Also the Zoning Ordinance update currently underway will reevaluate and simply parking standards.</p> <p>Program H17.2 has been partially completed. Setback requirements were reduced or eliminated, and outdoor living space standards were modified as part of the AUD Program Ordinance to encourage affordable and workforce housing development.</p> <p>During 2004-2009, the City updated the MEA mapping for geology, biological resources, air quality, noise and visual resources. In addition, the Citywide Program EIR (2011) for the General Plan Update updated environmental review information and cumulative</p> | <p>Continue program H17.2 to change outdoor living space and setback requirements amendments in Commercial zones.</p> <p>Modify program H17.3 to continue the maintenance of the MEA as a means to expedite environmental review of housing projects.</p> |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|--|--|---|---|
| | | analysis which streamlines CEQA review for housing projects and use of statutory exemptions for housing. | |
| H17.4 <u>Development Review Process</u> . On an ongoing basis, evaluate the current development review system and make recommendations for improvements. | Amend zoning requirements and Master Environmental Assessment as ways to expedite the development review process for housing projects. | The City continues to evaluate the current development review process and recommends improvements on a regular basis, with input from the Planning Commission, public, and Staff. | Continue program H17.4, to evaluate and improve the development review process. |
| Policy H18: The City shall monitor housing development and progress toward achieving housing goals. | | | |
| H18.1 <u>Adaptive Management Program</u> . Through the Adaptive Management Program, monitor and report annually to the Planning Commission, City Council and public, the number of total and affordable dwelling units (including bonus density units) that are being constructed, and the number of units converted to commercial use or demolished and not replaced. | Monitor housing production and progress made toward Housing Element goals. | The City has developed and implemented the Adaptive Management Program intended to annually track progress toward achieving the Housing Element goals, policies and implementation actions. | Continue program H18.1 to annually track housing production. |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|---|---|--|--|
| Policy H19: The City shall continue to expand its voluntary housing rehabilitation programs, and preserve existing housing in all parts of the City. | | | |
| H19.1 <u>Rehabilitation Loans</u> . Continue to provide rehabilitation loans to low- and moderate-income owner households in neighborhoods displaying the greatest need for rehabilitation. | Continue to commit City funds to rehabilitate single family and multi-family extremely low, very low, low, and moderate-income units. | The City's Housing Rehabilitation Loan Program (HRLP) provided approximately \$565,000 to rehabilitate 19 single family and 138 multi-family units from 2007-2014. Prior to 2011, most HRLP loans were made to low-income homeowners in Santa Barbara. Due to the decline in CDBG entitlement funding, demand and activity for this program, and the retirement of the program's only staff person, the program will be gradually phased-out. Utilizing income generated from previous HRLP loans, the program will continue to provide rehabilitation loans or grants to apartment owners who agree to keep the rent affordable to low income tenants. Many of these owners are non-profit developers who have acquired the property for the purpose of undertaking major rehabilitation or long-term management. | Delete programs H19.1, H19.2, H19.3, and H19.7, due to declining funding resources, these programs are no longer feasible. |
| H19.2 <u>Outreach Efforts</u> . Increase outreach efforts to encourage homeowners and apartment owners to participate in the City's Housing Rehabilitation Loan Program (HRLP). | | | |
| H19.3 <u>Review HRLP</u> . Review and evaluate the objectives of the HRLP for consistency with the 2010 Housing Element goals. | | | |
| H19.4 <u>Low-Interest Loans</u> . Continue to provide low interest rehabilitation loans for housing sponsors to rehabilitate multi-family structures. | | | Continue programs H19.4, H19.5 and H19.8 to help preserve existing housing. |
| H19.5 <u>Neighborhood Surveys</u> . Continue to survey neighborhoods that have the highest number and concentration of units in need of rehabilitation. | | | |
| H19.7 <u>Remove Architectural Barriers</u> . Continue the City's Home Rehabilitation Loan Program's efforts to remove architectural barriers in the homes of disabled citizens. | | | |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/qualified) | Results/Evaluation | Continue/Modify/Delete |
|--|---|--|---|
| H19.8 <u>Substandard Housing</u> . Continue to allow the appropriate demolition of substandard housing. | | In 2009, City Building Inspectors conducted surveys of two residential neighborhoods known for containing a larger number of older homes. The surveys found that 44 of the 429 units surveyed were in need of moderate or substantial repair. The City will continue to allow the demolition of substandard housing so long as it adheres to all applicable codes. | |
| H19.6 <u>Mobile Home Parks</u> . Investigate rehabilitation loan programs for the rehabilitation of mobile home park infrastructure. | Complete feasibility study related to mobile home infrastructure improvements. | A feasibility study related to the rehabilitation of mobile home park infrastructure was not undertaken due to staffing constraints and declining funding. | Delete program H19.6. Due to declining CDBG and other funding resources, this program is no longer feasible. |
| Policy H20: The City shall encourage residential property owners to improve the conditions of their property(ies) to a level that exceeds the minimum standards of the California Building Code and the Uniform Housing Code | | | |
| H20.1: <u>Zoning Enforcement</u> . Continue to focus building and zoning enforcement efforts on property owners who are chronic, repeat offenders with emphasis on multi-departmental inspections and abatement orders, and prosecution of violators through the court system. | Improve housing conditions through zoning enforcement efforts (approximately 400 cases per year) and the completion of Zoning Information Reports (approximately 1,000 per year). | The City continues its enforcement efforts on substandard housing through a multi-departmental team, which conduct inspections and generate reports that are used by the City's Attorney's Office to bring | Continue programs H20.1, H20.2, H20.3, H20.4 and H20.8 to help address issues related to substandard units and/or properties. |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/qualified) | Results/Evaluation | Continue/Modify/Delete |
|---|----------------------------------|---|------------------------|
| H20.2: <u>Substandard Apartment Complexes</u> . Look for opportunities to acquire larger, substandard apartment complexes in cooperation with the Housing Authority, Peoples' Self Help Housing or other community-based organizations in order to correct health and safety problems and to provide ongoing management services. | | properties into compliance with applicable codes. Approximately, 350 enforcement cases are processed on an annual basis. The City continues to look for opportunities and support the acquisition of substandard apartment complexes in order to address health and safety issues. | |
| H20.3 <u>Bilingual Assistance</u> . Continue to provide a bilingual ombudsperson for tenants in substandard units who wish to file a housing complaint. | | Bilingual staff to assist with tenant complaints and other issues is available in most City Departments. | |
| H20.4 <u>Zoning Information Reports</u> . Continue to require Zoning Information Reports when residential units change ownership, excluding condominiums. | | The City continues to require ZIRs when dwelling units change ownership. Between 2007 and 2014, approximately 4,400 ZIRs, an average of 550 ZIRs per year were processed. | |
| H20.8 <u>Tax Code</u> . Continue to utilize the processes of Sections 17274 and 24436.5 of the State Revenue and Taxation Code which prohibits a taxpayer who derives rental income from substandard housing from receiving income tax deductions for interest, taxes, depreciation or amortization paid or incurred with respect to the substandard housing. | | The City continues to use Tax Code sections 17274 and 23336.5 as a tool to bring substandard housing into compliance. | |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|--|--|--|---|
| H20.5 <u>Illegal Dwelling Units</u> . Consider ways to legalize illegal dwelling units in accordance with the requirements of the Zoning Ordinance. | Complete studies to identify methods and implications of increased enforcement on illegal and substandard housing units. | Studies related to legalizing illegal dwelling units, intensifying enforcement of substandard dwellings, and requiring owners to pay relocation assistance to tenant displaced by enforcement of substandard units were not undertaken due to workload priorities. | Continue programs H20.5 and H20.7 to help legalize illegal dwelling units and improve substandard housing. Delete program H20.6 the intent of this program is addressed by program H20.7 |
| H20.6 <u>Code Enforcement</u> . Consider intensifying enforcement of the requirements of the Zoning Ordinance, the California Building Code and the Uniform Housing Code only if adequate protection measures and relocation assistance are available for tenants who may be displaced by such enforcement activities. | | | |
| H20.7 <u>Substandard Buildings</u> . Consider implementing a program that would require owners of buildings found by the City’s Building and Safety Division to be substandard to assume the financial burden of relocating their tenants to habitable units. | | | |
| Policy H21: Maintain the affordability of existing extremely low, very low, low- and moderate-income dwelling units. | | | |
| H21.1 <u>Affordability Covenants</u> . Continue to monitor and preserve affordable housing covenants before they expire. | Preserve affordable housing through the maintenance of affordability covenants, including requiring longer affordability of units. | The City continues to monitor affordability covenants before they expire, as well as encourage nonprofit organization to acquire and/or manage at risk affordable units. Covenants in six affordable housing projects with 189 units were extended for time | Continue programs H21.1, H21.2 and H21.4 to maintain the affordability of existing affordable housing. |
| H21.2 <u>At-Risk Affordable Units</u> . Continue to encourage the Housing Authority and nonprofit organizations to acquire and manage units whose affordability requirements are due to expire. | | | |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|---|----------------------------------|--|--|
| <p>H21.3 <u>Expiring Affordability</u>. For projects with expiring affordability provisions:</p> <ul style="list-style-type: none"> Make a determination as to whether longer affordability is feasible under existing financing; Engage in dialogue with property owners, no later than 12 months prior to the expiration of the recorded affordability covenant, to extend the affordability period. If the affordability period is not extended the City in conjunction with the property owner shall notify the tenants of the impending expiration to ensure proper and timely notification; Explore options for refinancing first mortgage bonds; Explore potential for sale of project to nonprofit or the Housing Authority; Require additional affordability as a condition of subordination of an existing City loan against the property. | | <p>periods ranging from 30 to 99 years. New covenants for single family units totaled 269.</p> | <p>Modify H21.3 to delete third bullet related to refinancing first mortgage bonds. The City does not refinance first mortgage bonds</p> |
| <p>H21.4 <u>Presidio Park Apartments</u>. Ensure that Presidio Park Apartments remain affordable in the interim between when their Section 8 contract expires (2004) and when the City has option to purchase (2018). Develop a financial plan to purchase Presidio Park</p> | | <p>The Presidio Park Apartments project has remained affordable. The owner has continued the Section 8 contract on an annual basis. The City is considering financial options to purchase or</p> | <p>Modify H21.4 to ensure that Presidio Park Apartments remains affordable long term.</p> |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|--|--|---|--|
| Apartments as long term affordable housing project in 2018. | | preferably monetize the apartments by 2018 to ensure long term affordable units. This could be a source of funding for future affordable housing development. | |
| Policy H22: The City is committed to working with neighboring jurisdictions and the private sector to solve the regional jobs/housing imbalance in a regional manner. | | | |
| H22.1 <u>Affordable Housing Task Group</u> . Continue to support and participate on the Joint Cities / County Affordable Housing Task Group. | Continue active participation to address regional affordable housing issues. | The City continues to participate in the Joint Affordable Housing Task Group, with membership including the County of Santa Barbara and all municipalities of the region (South Coast). Meetings are held quarterly to discuss potential opportunities for coordinating regional housing efforts. The City continues to support the County's effort to address special housing needs for farmworkers. The City will continue to work with groups that support affordable and workforce housing. | Continue programs H22.1, H22.2, H22.3, H22.5, H22.6, H22.7, H22.8, H22.9 and H22.10 to help address regional jobs/housing imbalance issues. Modify program H22.4 ensure conformance with State law. |
| H22.2 <u>Shared Housing Development</u> . Explore joint housing development opportunities, with the County of Santa Barbara and the cities of Carpinteria and Goleta. | | | |
| H22.3 <u>Affordability Criteria</u> . Continue coordination with the County to maintain uniform affordability criteria. | | | |
| H22.4 <u>Farmworker Housing</u> . Encourage and support the County's efforts to address the special housing needs of farmworkers on the South Coast. | | | |
| H22.5 <u>Affordable and Workforce Housing</u> . Continue to work with community groups in support of Affordable and "Workforce" housing on the South Coast. | | | |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|---|--------------------------------------|---|--------------------------------|
| H22.6 <u>Coastal Housing Partnership</u> . Continue to participate and support the Coastal Housing Partnership, as well as explore ways to expand its role and reach. | | The City is an active member in the Coastal Housing Partnership, a regional partnership of 47 businesses, nonprofit organizations, and government agencies that provides financial assistance programs and educational services that assist employees in acquiring homes in Santa Barbara and Ventura Counties. | |
| H22.7 <u>Employer Incentives</u> . Work with the Coastal Housing Partnership to develop incentives for employers throughout the South Coast to provide employee housing on-site or close-by off-site, and establish or expand programs that encourage employers to provide other housing benefits or financial assistance programs, such as down payments, closing costs and rental move-in fees for employees. | | In 2012, the City held an Employer Sponsored Housing Forum to inform local employers of the City's AUD Program intended to provide density and development standard incentives in an effort to produce below market employer sponsored residential units offered to South Coast employees. | |
| H22.8 <u>Bridge Loans</u> . Encourage the Community Housing Trust Fund to explore the feasibility of providing "bridge loans" to existing property owners to add small rental units (including "granny units") to their property. The bridge loan would be for the construction period. In exchange, the rental units would be required to be affordable for a reasonable period of time. | | The City continues to encourage UCSB and SBCC to address housing needs of students and staff. The City participates in the review of the UCSB Long Range Development Plan on an ongoing basis. As appropriate, | |
| H22.9 <u>Affordable Student Housing</u> . Encourage UCSB and Santa Barbara City College to address affordable student, faculty and staff housing on campus and at close-by off-site opportunity sites. | | | |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|---|--|---|--|
| H22.10 <u>Regional Coordination on Affordable Housing</u> . Continue to coordinate with other South Coast agencies to identify available land for residential development and consider partnerships between local agencies to develop housing for the South Coast workforce. Inventory and consider publicly-owned sites throughout the South Coast's urban areas with good transit accessibility for such development. | | the City participates in discussions related to housing with SBCC. To the extent possible, the City will coordinate with other South Coast agencies to identify available land for residential development. The City's Housing Element contains an inventory of opportunity sites, including publicly-owned sites, suitable for residential development. | |
| Policy H23: Develop regional strategies to fund and construct Affordable Housing for different need categories (e.g. senior, young families, disabled, homeless) within existing urban growth limits. | | | |
| H23.1 <u>State and Federal Funding</u> . Explore opportunities for joint City/County applications for Federal and State housing assistance programs. | Continue to participate and encourage inter-jurisdictional housing funding and construction. | The City is coordinating with the County of Santa Barbara to process a proposal to develop the Hillside House (currently in the County) project, including annexation to the City. If approved, the project will result in 121 affordable housing units. | Continue programs H23.1, H23.2, H23.4 and H23.5 to promote inter-jurisdictional collaboration in providing affordable housing. |
| H23.2 <u>Annexations</u> . At the request of the County and community, pursue joint projects, including annexations, similar to the Mercy Housing / St. Vincent's affordable housing project. | | | |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/qualified) | Results/Evaluation | Continue/Modify/Delete |
|---|---|---|---|
| <p>H23.4 <u>New Funding Sources.</u> Encourage the community-based Housing Trust Fund and the Trust for Public Lands to work together in efforts to identify new funding sources for affordable housing projects.</p> <p>H23.5 <u>Housing Authority Coordination.</u> Encourage the City and County Housing Authorities to work together to purchase sites and/or construct affordable housing.</p> | | <p>City Staff participates in the Joint Affordable Housing Task Force and recently developed a pending project list covering upcoming affordable housing projects and initiatives. The Task Force is comprised of the Cities of Santa Barbara, Carpinteria, Goleta, County of Santa Barbara, Housing Authorities and various non-profit affordable housing providers.</p> <p>The City continues to collaborate with the County Housing Authority and County Planning Department to promote housing opportunities.</p> | |
| H23.3 <u>City Resources.</u> Look for opportunities to use City funding and staffing resource for affordable projects outside the City limits as requested and appropriate. | Develop new regional strategies to fund and construct affordable housing. | City Staff assists the City of Carpinteria with their affordable homeownership programs. | Continue program H23.3 to promote affordable housing. |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|---|--|---|--|
| Policy H24: Pursue a joint legislative platform to achieve regional housing solutions for the South Coast. | | | |
| H24.1 <u>Rental Housing</u> . Encourage the passage of legislation that provides incentives for the construction of rental housing. | Support state and federal legislation to encourage housing funding and construction. | The City regularly monitors State and Federal legislation and prepares a platform and strategy for supporting, opposing or amending legislation in order to support the creation of affordable housing in all forms. The City's Legislative Platform supports the following: <ul style="list-style-type: none"> Legislation that assists in funding affordable housing and associated infrastructure. Federal funding of CDBG and HOME programs, HOPE IV, Section 202, Section 811 for disabled, and McKinney Act homeless assistance grants. Preservation of Section 8 Program funding. | Continue programs H24.1, H24.2, H24.3, H24.5, and H24.6 to achieve regional housing solutions. |
| H24.2 <u>Condominium Production</u> . Encourage the passage of legislation that would resolve the condominium construction defect liability crisis. | | | |
| H24.3 <u>Housing for Disabled</u> . Support State legislation that would expand housing opportunities for the disabled. | | | |
| H24.5 <u>Residential Development</u> . Encourage the federal and state governments to establish policies and expand programs that will assist in the production and financing of residential development including the following: <ul style="list-style-type: none"> Adopt legislation or regulatory changes that will result in an expanded secondary mortgage market for mixed use and affordable housing developments. Revise the tax code to provide incentives for the construction and ownership of rental housing, such as accelerated depreciation. | | | |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|--|--------------------------------------|--------------------|--------------------------------|
| <ul style="list-style-type: none"> ▪ Increase funding for affordable housing programs. ▪ Amend the Community Reinvestment Act to require banks and savings associations to provide more financing for the production of affordable housing. ▪ Adopt legislation that will facilitate the use of Mortgage Credit Certificates and tax exempt bond financing for affordable housing in higher cost areas. <p>H24.6 <u>Section 8 Program.</u> To ensure the continuation of the Section 8 Housing Voucher Program the following shall be pursued:</p> <ul style="list-style-type: none"> ▪ Oppose any legislation that would reduce funding for the Section 8 Housing Voucher Program, including the block granting of the program to the states. ▪ Support legislation that provides new incremental units of Section 8 Voucher assistance nationwide, particularly in high cost areas like Santa Barbara where the need is greatest. ▪ Support legislation that ensures adequate Section 8 Voucher renewal funding so that the number of low- | | | |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|---|---|---|---|
| income families presently served are not reduced. | | | |
| H24.4 <u>Redevelopment</u> . Pursue State legislation to extend the life of the Redevelopment Agency's Central City Redevelopment Project. | Pursue the extension of the RDA's Central City Redevelopment Project. | The RDA was dissolved in 2012, this program is no longer appropriate. | Delete program H24.4, the City's RDA was dissolved in 2012. |
| Policy H25: Encourage broad based support in the community for the siting and permitting of affordable housing projects, senior housing, homeless shelters, and group homes for persons with disabilities or terminal illnesses. | | | |
| H25.1 <u>Housing Resources</u> . The City shall provide information to the public about housing needs and resources that exist in the community, <ul style="list-style-type: none"> Through reports to the Planning Commission or Council, and in coordination with the Housing Authority. By public access television to provide information on affordable housing: what it is, whom it is for, and why it is necessary. | Continue to provide information and publicize housing needs and programs. | The City continues to provide the community with information related to housing and uses a variety of media methods to inform the public about affordable housing opportunities, resources and activities. Staff presents reports to the City Council and Planning Commission, which are rebroadcast on local public access television. Articles appear regularly in local newspapers and on news blogs. Readily accessible information also appears on the City's website. | Continue programs H25.1 and H25.2 to provide information related to public housing needs and resources. |
| H25.2 <u>Rental Incentive Information</u> . Provide rental incentive program information to potential developers regarding the need for large (3+ bedroom) rental units affordable to extremely low, very low, low, and moderate income households. | | | |

Progress Toward Meeting 2007-2014 Housing Element Goals and Objectives

| Policy/Program | Objective (quantified/ qualified) | Results/Evaluation | Continue/ Modify/ Delete |
|--|--|--|---|
| Policy H26: Inform the public of affordable housing opportunities that currently exist in the community. | | | |
| H26.1 <u>Tax Deductions.</u> Provide information on the availability of California income tax deductions to those persons rehabilitating property for handicapped access. | Increase awareness regarding tax deductions programs for the rehabilitation of housing for the disabled. | There appears to be no California income tax deduction program for residential rehabilitation involving handicapped access. | Delete program H26.1. |
| H26.2 <u>Housing Opportunities.</u> Continue to publish and distribute a resource guide to inform consumer households of available housing opportunities and community programs. | Continue to provide information on housing needs and programs. | The City prepared and distributed an updated guide listing all of the affordable housing managers and developers in the South Coast region. | Continue programs H26.2, H26.3 and H26.4 to promote public information about housing opportunities. |
| H26.3 <u>Accessibility Regulations.</u> Continue to provide information and technical assistance to property owners concerning compliance with Title 24, ADA and Fair Housing Act regulations (the standards for accessibility by the disabled). | | The City continues to provide information to property owners and developers related to Title 24 code requirements. Building and Safety Division Staff also conduct pre-case meetings with individuals on a case by case basis. | |
| H26.4 <u>Housing Achievements.</u> Support and assist efforts to publicize both public and private affordable housing achievements. | | | |