Department of Housing and Community Development

Housing Policy Department
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ANNUAL HOUSING ELEMENT PROGRESS REPORT

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City or County Name: City of Santa Barbara

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Reporting Period by Calendar Year: from 1/1/2015 to 12/31/2015

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Santa Barbara

Reporting Period 1/1/2015 - 12/31/2015

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	180	180	180			
(10) Total by income Table A/A3 ► ►						180	180	180			
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**	22	23	135	0	0	180	180

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	962											962
	Non-deed restricted												
Low	Deed Restricted	701											701
	Non-deed restricted												
Moderate	Deed Restricted	820											820
	Non-deed restricted												
Above Moderate		1,617	114	180								294	1,323
Total RHNA by COG. Enter allocation number:		4,100	114	180								294	3,806
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Reporting Period 1/1/2015 - 12/31/2015

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H2.1 Special Needs Population	Fund and support RHMTF	Ongoing	Program serves approximately 1,400 people per year
H2.2 Rental Housing Mediation	Fund and support RHMTF	Ongoing	Program serves approximately 1,400 people per year
H2.3 Promote Public Awareness	Publicize housing opportunities	Ongoing	Publicized through organizations/media sources/website
H2.4 Enforcement Against Discrimination	Enforce against discrimination	Ongoing	Approx. 1 enforcement case per year
H3.1 Continuum of Care Program	Implement Continuum of Care	Ongoing	Provided $106,342 to assist homeless prevention
H3.2 Prevention Programs	Fund homeless prevention	Ongoing	Provided $106,342 to assist homeless prevention
H3.3 Supportive Housing	Support homeless housing	Ongoing	TBRA assisted 47 people
H3.4 Recreational Vehicle Park	Facilitate RV park	Ongoing	RV parking locations continued
H3.5 RV Park Program	Fund RV park project	Ongoing	RV parking locations continued
H3.6 Parking Locations	Locate RV parking areas	Ongoing	90 overnight RV spaces located in City parking lots
H4.1 Year-Round Homeless Shelter	Allow homeless shelter by right	Dec. 2012	Emergency Shelter Ordinance adopted in July 2014
H4.2 Casa Esperanza Homeless Shelter	Fund and support Casa	Ongoing	As of 7/1/2016, People Assisting the Homeless (PATH) has taken over Casa Esperanza. City provided PATH $90,000 in 2015
H4.3 Operational and Service Needs	Support services and programs	Ongoing	City continues to fund and support services ($759,165 in 2015)
H5.1 Transitional Housing	Provide transitional housing	Ongoing	Funded transitional housing programs ($93,019)

Table C (continued)
2014 Program Implementation Status

Program Description	Housing Programs Progress Report - Government Code Section 65583.		
Name of Program	**Objective**	**Timeframe**	**Status of Program Implementation**
H5.2 Regional Coordination	Coordinate with County/Cities	Ongoing	City participates in regional application
H6.1 Senior Housing	Promote senior housing	Ongoing	Continues to promote senior housing
H6.2 Unit Acquisition & Rehab	Promote senior housing	Ongoing	City provided $1,000,000 in funding to Grace Village
H6.3 Upgrade Senior Facilities	Facilitate private sector efforts	Ongoing	Continues to support efforts to upgrade
H6.5 Senior Advocacy	Work with Area Agency on Aging	Ongoing	Provided $19,000 to program in 2015
H6.7 Housing Incentives	Provide reduced parking incentives	Ongoing	City allows reduced parking standards
H6.8 Design Guidelines	Develop accessibility guidelines	2014-2016	Program not yet completed
H71. Congregate Care	Promote congregate housing	Ongoing	Provided $20,000 to Sarah House in 2015
H7.2 Support for Landlords	Increase housing for disabled	Ongoing	Program not undertaken due to funding
H7.3 Special Needs Housing	Encourage special needs housing	Ongoing	City continues to fund special needs housing
H7.4 New Housing Opportunities	Assist with special needs housing	Ongoing	None due to lack of funding.
H7.5 Priority Status	Priority status for disabled persons	Ongoing	100 Section 8 vouchers reserved for disabled
H7.6 Accessibility Funding	Fund accessibility improvements	Ongoing	No funding availabel in 2015
H7.7 At-Risk Afford. Disabled Units	Ensure at-risk units remain afford.	Ongoing	Continues to extend affordability controls
H8.1 Accessibility Review	Review plans for accessibility stds.	Ongoing	Continues to review plans per State/Fed laws
H8.2 Accessibility Guidelines	Ensure compliance with regulations	Ongoing	Continues to provide guidance to builders
H8.3 Accessible Housing	Adhere to Fair Hsg Access. Guide.	Ongoing	Continues to adhere to State/Fed laws
H9.1 Accessible Housing Incentives	Provide incentives for access. Units	Ongoing	Provides through zoning modifications
H10.1 Early Project Consultation	Provide predevelopment consult	Ongoing	City offers predevelopment consultation
H10.2 Property Profiles	Provide property profile services	Ongoing	Property profiles prepared upon request
H10.3 Building Reuse	Encourage reuse of buildings	2016-2017	Program not yet undertaken
H10.4 Housing at Shopping Centers	Develop housing at shopping ctrs	Ongoing	Continues to encourage hsg at shopping ctrs
H11.1 Affordable & Workforce Hsg	Promote afford. workforce housing	2012-2013	Density Incentive Program adopted in 2013
H11.2 Priority Housing Overlay	Promote afford. workforce housing	2012-2013	Density Incentive Program adopted in 2013
H11.3 Inclusionary Housing	Increase inclusionary hsg req'mts	2014-2016	Program not yet undertaken
H11.4 Density Standards	Increase density for price restricted	2012-2013	Program not yet undertaken
H11.5 Bonus Density	Inc bonus density above State law	Ongoing	Density Bonus Ordinance Update in 2016
H11.6 Private Sponsors	Solicit hsg from private sponsors	Ongoing	Continues to solicit hsg from private sponsors
H11.7 Infill Housing	Develop infill hsg with assistance	Ongoing	No funding available.
H11.8 Opportunity Sites	Identify infill and opportunity sites	Ongoing	2,423 opportunity sites identified in Hsg Element
H11.9 Sweat Equity Projects	Support sweat equity projects	Ongoing	12 units constructed w/sweat equity
H11.10 Large Rental Units	Construct larger units	Ongoing	Continues to encourage larger units
H11.11 Condominium Conversions	Promote housing opportunities	Ongoing	Zoning provisions in place to allow conversions.
H11.19 Parcel Consolidation	Encourage consolidation of parcels	Ongoing	Continues to encourage the merging of lots
H12.1 Above Moderate Housing	Encourage hsg for first-time buyers	Ongoing	Encourages thru bonus density/inclusionary
H12.2 Large Employers	Encourage employer housing	Ongoing	115 units constructed for Hospital employees

Table C (continued)
2014 Program Implementation Status

Program Description	Housing Programs Progress Report - Government Code Section 65583.		
Name of Program	Objective	Timeframe	Status of Program Implementation
H13.1 Preserve Rentals	Avoid loss of rental units	2014-2016	Re-fi & extend affordable covenants (14 units)
H13.2 Condominium Conversion	Amend Municipal Code	2012-2013	Program not yet undertaken
H13.3 Rental Units	Allow nonconforming densities	2012-2013	Program not yet undertaken
H14.1 Market Rate Housing	Ensure sustainable MR housing	2012-2013	AUD Program promotes sustainable units
H14.2 Resource Conservation	Establish stds for resource use	2014-2016	Program not yet undertaken
H14.3 Market-Rate Incentives	Prepare design standards	2014-2016	Program not yet undertaken
H15.1 Secondary Dwelling Unit Ord.	Amend Municipal Code	2018+	Program not yet undertaken
H16.1 Affordable Housing Projects	Give priority to affordable housing	Ongoing	Priority given on agendas and plan checks
H16.2 Affordable Housing Facilitator	Staff level affordable hsg facilitator	Ongoing	Housing Programs Mgr serves as facilitator
H16.3 CEQA Exemptions	Use CEQA infill exemption	Ongoing	CEQA infill exemption used as appropriate
H16.4 Coordinated Project Review	Coordinate review with Boards	Ongoing	Coordinated reviews are currently conducted
H16.5 Infill Project Guidelines	Develop guidelines for infill projects	2014-2016	Program not yet undertaken
H16.6 Administrative Approvals	Develop list of admin. approvals	2014-2016	Program completed
H16.7 Water Meters	Allow one water meter for apts	Ongoing	Implemented on a project by project basis
H16.8 Expedited Review	Expedite review of affordable hsg	Ongoing	LDT review provides streamlined process
H16.9 MultiFamily Design Guidelines	Adopt MF Hsg Design Guidelines	2014-2016	Program not yet undertaken
H17.1 Parking Requirements	Allow flexible parking standards	2012-2013	AUD Program allows reduced parking stds
H17.2 Zoning Standards	Allow flexible zoning standards	2012-2013	AUD Program allows flexible zoning stds
H17.3 Expedite Environmental Review	Develop MEA to expedite review	2014-2016	Program completed as part of GPU EIR
H17.4 Development Review Process	Evaluate Develop Review Process	Annual	Reviewed annually as part of budget process
H18.1 Adaptive Mgmt Program	Evaluate hsg production	Annual	Housing production tracked annually
H19.1 Rehabilitation Loans	Provide housing rehabilitation loans	Ongoing	No grants provided in 2015.
H19.2 Outreach Efforts	Increase outreach efforts	2014-2016	Continues to provide outreach as feasible
H19.3 Review HLRP	Review for consistency with HEU	2014-2016	Continues to review as appropriate
H19.4 Low-Interest Loans	Provide loans for multifamily units	Ongoing	Provided loans to 2 apt owners (14 units)
H19.5 Neighborhood Surveys	Survey neighborhoods	2014-2016	Surveyed as part of Housing Element Update
H19.7 Remove Architectural Barriers	Provide loans to remove barriers	Ongoing	No loans to remove barriers in units in 2015
H19.8 Substandard Housing	Allow demo of substandard housing	Ongoing	Continues to allows demo of substandard hsg
H20.1 Zoning Enforcement	Enforce on chronic offenders	Ongoing	350 enforcement cases processed annually
H20.2 Substandard Apt Complexes	Acquire large substandard apts	Ongoing	No large substandard apts acquired in 2015
H20.3 Bilingual Assistance	Provide bilingual ombudsperson	Ongoing	Bilingual staff assist w/tenant complaints
H20.4 Zoning Information Reports	Require Zoning Information Reports	Ongoing	Approximately 550 ZIRs process annually
H20.8 Tax Code	Use tax code to abate substd hsg	Ongoing	Uses tax code to abate substandard housing
H21.1 Affordable Covenants	Preserve affordable hsg covenants	Ongoing	Monitors covenants before they expire
H21.2 At-risk Affordable Units	Acquire before covenant expires	Ongoing	Encourages non-profits to acquire units
H21.3 Expiring Affordability	Monitor covenant before expires	Ongoing	Monitors covenants before they expire

Table C (continued)
2014 Program Implementation Status

Program Description	Housing Programs Progress Report - Government Code Section 65583.		
Name of Program	**Objective**	**Timeframe**	**Status of Program Implementation**
H21.4 Presidio Park Apartments	Ensure that apts remain affordable	2014-2016	Presidio Park Apts have remained affordable
H22.1 Affordable Housing Task Force	Support Afford Hsg Task Force	Ongoing	Actively participates on Task Force
H22.2 Shared Housing Development	Pursue joint housing projects	Ongoing	Explores joint projects with County/Cities
H22.3 Affordability Criteria	Maintain uniform affordability criteria	Ongoing	Continues coordination with County
H22.4 Farmworker Housing	Support County Farmworker Hsg	Ongoing	Supports County's farmworker hsg efforts
H22.5 Affordable & Workforce Hsg	Support regional affordable Hsg	Ongoing	Works to support regional workforce hsg
H22.6 Coastal Housing Partnership	Support Coastal Hsg Partnership	Ongoing	Active member in Coastal Hsg Partnership
H22.7 Employer Incentives	Develop employer incentives	Ongoing	Employer hsg forum held in September 2012
H22.8 Bridge Loans	Explore bridge loans for rental units	Ongoing	Continue loans as funding allows
H22.9 Affordable Student Housing	Encourage UCSB/SBCC housing	Ongoing	Continues to encourage student housing
H23.1 State and Federal Funding	Explore Federal & State Funding	Ongoing	Continues to pursue Fed & State funding
H23.2 Annexations	Pursue joint housing projects	Ongoing	Continues to pursue joint housing projects
H23.4 New Funding Sources	Identify new funds for afford hsg	Ongoing	Continues to look for new funding sources
H23.5 Housing Authority Coordination	Encourage HA to provide new hsg	Ongoing	Continues to support Hsg Authority projects
H24.1 Rental Housing	Encourage incentives for rental hsg	Ongoing	Supports through annual legislative platform
H24.2 Condominium Production	Resolve condo defect liability	Ongoing	Supports through annual legislative platform
H24.3 Housing for Disabled	Support disabled hsg opportunities	Ongoing	Supports through annual legislative platform
H24.5 Residential Development	Support hsg financial assistance	Ongoing	Supports through annual legislative platform
H24.6 Section 8 Program	Support Section 8 Hsg Program	Ongoing	Supports through annual legislative platform
H25.1 Housing Resources	Provide information to public	Ongoing	Continue to inform public about hsg resources
H25.2 Rental Incentive Information	Provide information to developers	Ongoing	Continue to inform developers of need for hsg
H26.2 Housing Opportunities	Publish & distribute resource guide	Ongoing	Affordable housing guide listing distributed
H26.3 Accessibility Regulations	Provide Title 24 info to public	Ongoing	Title 24 regs provided to owners/developers
H26.4 Housing Achievements	Publicize housing achievements	Ongoing	Continues to publicize hsg achievements

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(CCR Title 25 §6202)

Jurisdiction	City of Santa Barbara	
Reporting Period	1/1/2015 -	12/31/2015

General Comments:

The 2015 Housing Element Update was unanimously adopted by the Santa Barbara City Council on February 10, 2015. As required by State law, the 2015 Housing Element describes the progress made in achieving the prior element's housing goals and objectives and includes an analysis related to the effectiveness and appropriateness of the goals, policies and programs.