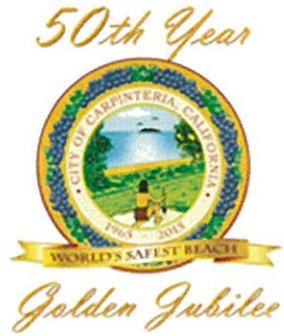


LR266 5/20/15

CITY of CARPINTERIA, CALIFORNIA



April 22, 2015

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

Re: Returned Submittal

Dear Colleague:

Please be aware that the City of Carpinteria originally mailed the 2014 Housing Element Annual Progress Report to The Department of Housing and Community Development on March 26, 2015. The mailing envelope was returned to our office and was marked "Undeliverable as Addressed". We have included the mailing envelope as evidence of our delayed submittal. We had sent the document to the same address as we had in years past, which was a mistake. Upon receipt of the returned envelope, we determined that a new address should be used and are now sending along the document for your consideration. We apologize for the lateness of the submittal and will make efforts to correct this error on all future submittals.

Sincerely,

Shanna R. Farley-Judkins

Shanna Farley-Judkins
Assistant Planner

Housing Policy Department
Received on:

APR 27 2015

CITY of CARPINTERIA, CALIFORNIA



March 26, 2015

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

Re: City of Carpinteria Housing Element 2014 Annual Progress Report

Dear Colleague:

The City of Carpinteria is formally submitting its 2014 Housing Element Annual Progress Report in conformance with Government Code section 65400(2)(b). The Report was reviewed and accepted by the City Council at its March 23, 2015 meeting. I have enclosed a copy of the staff report which accompanied the Annual Progress Report for the City Council's review. Please let me know if you need any additional information. I can be reached by phone at (805) 684-5405 ext. 451 or by email at jackiec@ci.carpinteria.ca.us.

Sincerely,

Jackie Campbell
Community Development Director

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



City of Carpinteria

COUNCIL AGENDA STAFF REPORT March 23, 2015

ITEM FOR COUNCIL CONSIDERATION

Review of the 2014 Annual Report to the State Department of Housing and Community Development on the status of the Housing Element and progress on implementation of its goals, policies and objectives.

STAFF RECOMMENDATION

Action Item X ; Non-Action Item ___

Receive Annual Report on the status of the Housing Element Program Implementation

Motion: I move to accept the Annual Report on the status of the Housing Element Program implementation and direct the Community Development Director to submit the document to the State Department of Housing and Community Development.

BACKGROUND

Pursuant to California State law, each City and County is required to prepare an Annual Report to its legislative body on the status of the Housing Element and progress on its implementation. The law requires that a copy of the Annual Report be submitted to the State Department of Housing and Community Development (HCD) at the same time it is submitted to the legislative body. In compliance with state housing law, the Community Development Department will submit the report to the State once accepted by your Council.

DISCUSSION

The format and content of the Annual Housing Element Report has been prepared in accordance with the State's submittal requirements. The City Council adopted Resolution No. 5556 approving an updated Housing Element on November 10, 2014. The updated Housing Element is in effect for the 2015 through 2023 planning period. This report provides a summary of housing program implementation for the 2014 calendar year which falls within the 2009 - 2014 planning period.

In 2014, the City of Carpinteria issued building permits for the Casas de Las Flores Apartments (43 units) and the Faith Lutheran Parsonage.

Figure 1

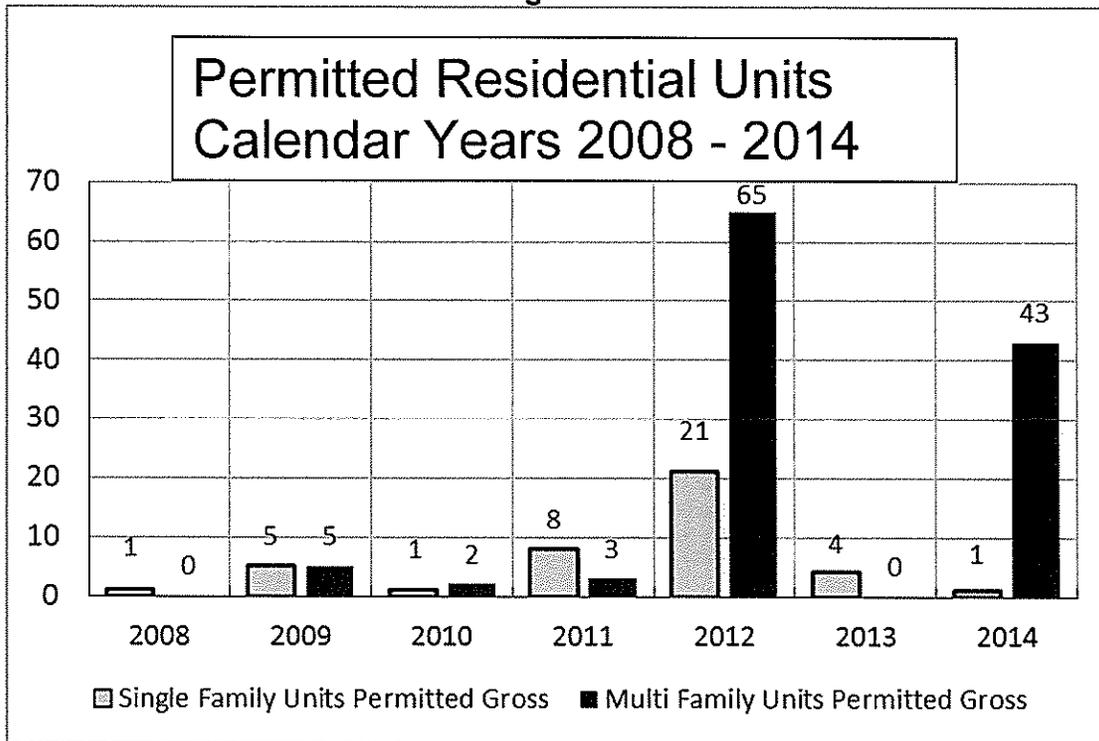
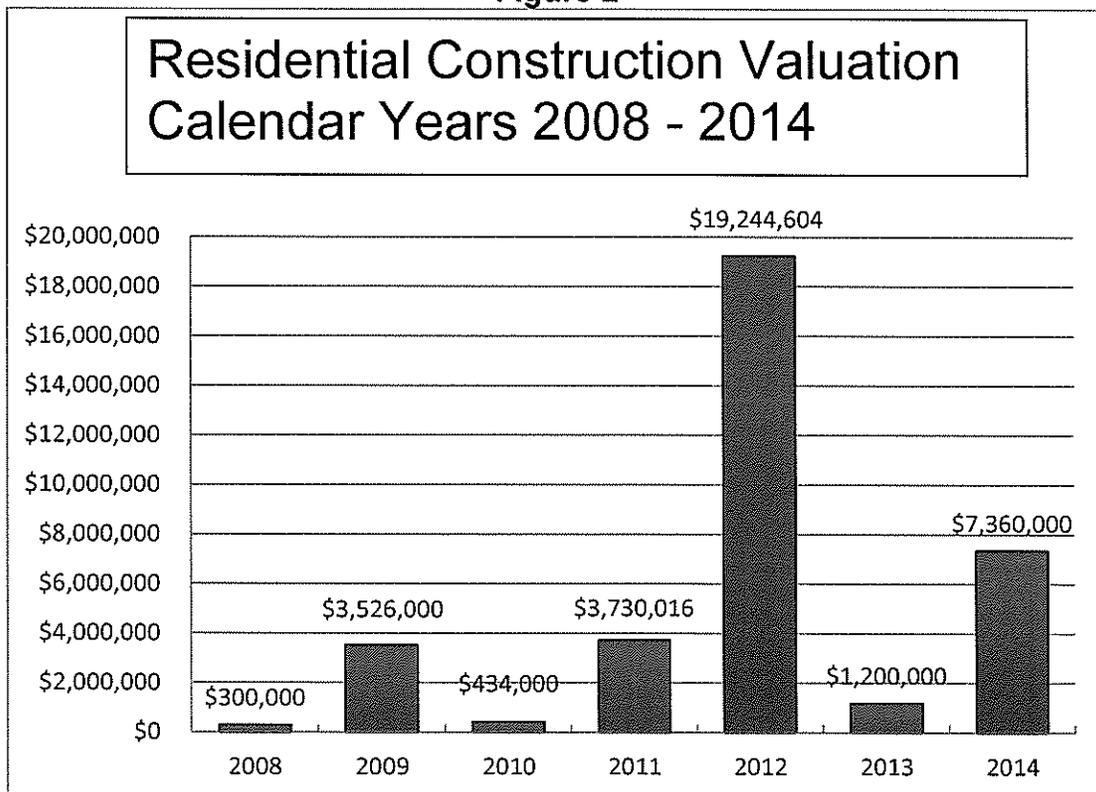


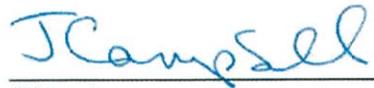
Figure 2



ATTACHMENT

Attachment A 2014 Annual Housing Element Progress Report (March 2015)

Staff contact: Jackie Campbell, Community Development Department Director
(805) 684-5405 x451/jackiec@ci.carpinteria.ca.us



Signature

Reviewed by: Dave Durlinger, City Manager



Signature

City of Carpinteria



2014 Housing Element Annual Progress Report



March 2015

INTRODUCTION

Pursuant to section 65400 of the Government Code, Community Development Department staff prepares an annual report to the City Council on the status of the General Plan and its Elements and progress being made in implementation. This is an opportunity to review activities and projects of the prior year in the areas of housing development and other programs that implement the City's Housing Element. The City's Housing Element identifies community housing needs and describes how safe, affordable housing can be provided and maintained for City residents. Included in this report are statistics demonstrating progress in meeting regional housing needs.

The 2009 - 2014 Housing Element was adopted by Resolution No. 5334 by the City Council on September 12, 2011. The State Department of Housing and Community Development certified the Housing Element on October 7, 2011. This update complies with the Housing Element planning period from September 1, 2009 through June 30, 2014 and includes information related to housing in Carpinteria for the 2014 calendar year.

2014 Housing Highlights

In 2014, construction was completed on three new residential units. This resulted in a net gain of two new residential units for the City. Site development plans for these units were reviewed by the City's Architectural Review Board and Planning Commission to ensure that residences were designed to be compatible with existing residential development in the community. Tables I – IV on pages 9 and 10 of this report include a breakdown of new and replaced residential units.

City staff continued to work closely with Peoples' Self-Help Housing on the Casas de Las Flores Apartments. This 43-unit affordable development will provide housing for low and very low income households. The apartment units and community center will replace 47 travel trailers that had provided temporary housing. The Planning Commission approved the project in December 2010. Construction commenced in April 2014 and is expected to be completed in September 2015.

In November 2014, the City Council adopted Resolution No. 5556 and approved an updated Housing Element, which provides an assessment of the City's housing needs, future goals and development strategies for the years 2015 - 2023. The resolution complies with the State Department of Housing and Community Development's requirement for municipalities within the Santa Barbara County Association of Governments (SBCAG) to update their housing elements every eight years and is consistent with the City's General Plan.

The City continues to provide various forms of assistance to increase housing opportunities in Carpinteria. In 2014, staff continued to develop the Workforce Housing Down Payment Loan Program. The program is funded by the 2011 Development Agreement that allowed the conversion of five affordable residential units at Lavender Court to a payment of \$571,000 to the City's Affordable Housing Trust Fund. Like an in-lieu fee, the funds are used to provide down payment loans for families purchasing homes in the City of Carpinteria. During 2014, one loan was approved (one loan was previously approved in 2013). Staff continues to work with the Housing Trust Fund of Santa Barbara County to find

interested buyers looking to use the deferred repayment loans to help buy homes in Carpinteria.

Housing Element Review

The Housing Element is organized into two sections that describe the goals and objectives of the City in addressing the community's housing needs. The Housing Element also includes Technical Appendices with detailed information to document compliance with the Government Code. Section 2 of the Housing Element is organized by the five primary program categories which are to be implemented during the planning period. The document also contains a Housing Program which describes 21 specific programs the City implements to realize the goals of the Housing Element. This report explains the housing programs and goals and how the City implemented them throughout 2014.

Program Category 1: Adequate Housing Sites - Actions to make sites available to accommodate RHNA.

Housing Needs Summary

The Santa Barbara County Association of Governments (SBCAG) allocated a housing need to the City of 305 housing units for the 2007 - 2014 Housing Element cycle. Housing Element Table 2-3 below shows the City's share of the regional housing need across five income categories.

*Housing Element Table 2-3
Share of Regional Housing Needs
January 1, 2007 - June 30, 2014*

<i>Income Category</i>	<i>2007 - 2014</i>	
	<i>Number</i>	<i>Percent</i>
<i>Extremely Low</i>	33	10.8%
<i>Very Low</i>	37	12.1%
<i>Low</i>	52	17.1%
<i>Moderate</i>	55	18.0%
<i>Above Moderate</i>	128	42.0%
<i>Total</i>	305	100.0%

Goals

- *Attain additions to the housing supply that meet the housing needs of all economic segments.*
- *Maintain a jobs-housing balance or ratio within the .75 to 1.25 range suggested by the Santa Barbara County Association of Governments.*

Policies

- *Adequate Sites: Provide sufficient sites in the General Plan/Coastal Plan and zoning map to meet the housing needs allocated to the City by the Regional Housing Needs Allocation (RHNA) Plan 2007 - 2014.*

- *Housing Types: In the General Plan/Coastal Plan and implementing ordinances provide for a mix of housing types consistent with the City's needs, including single family detached and multiple family housing.*
- *Public Services and Facilities: Ensure that public services and facilities have the capacity to support the need for the new residential development allocated to the City by the Regional Housing Needs Assessment.*

Result

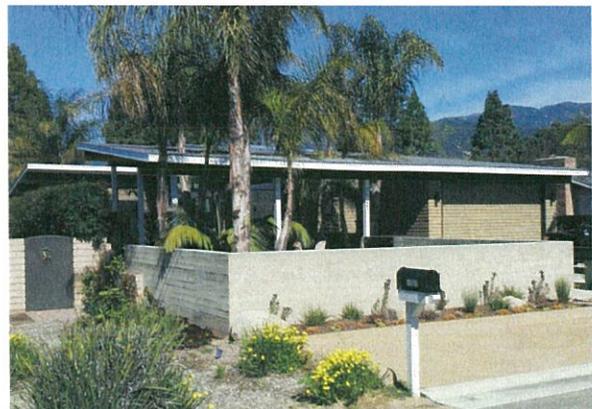
The City keeps an inventory that details the amount, type and size of vacant parcels to assist developers in identifying land suitable for residential development. The City also reports on the number of extremely low, very low, low and moderate income units constructed annually. If the inventory indicates a shortage of available sites, the City will rezone or identify new sites sufficient to accommodate the City's RHNA. The City also works with developers to ensure that appropriate lot densities are used when planning new development.



In 2014, one building permit was approved for a new single family residence that commenced construction in 2014. The Faith Lutheran Parsonage will be a 2,219 square foot modular home with attached garage.

Faith Lutheran Parsonage Under Construction

Two infill housing developments were completed in 2014: the Damiani residence at 1137 Church Lane and the Vernon Duplex at 4850 Fifth Street. The Damiani residence was built on a formerly vacant lot and the Vernon duplex replaced an existing single family dwelling that was demolished.



Damiani Residence

Program Category 2: Assist in the development of adequate housing to meet the needs of extremely low, very low, low and moderate income households.

Goals

- *Attain a housing supply that meets a variety of housing needs.*
- *Attain a housing supply that meets the needs of extremely low, very low, low and moderate-income households.*
- *Attain a housing supply that meets the needs of special population groups.*

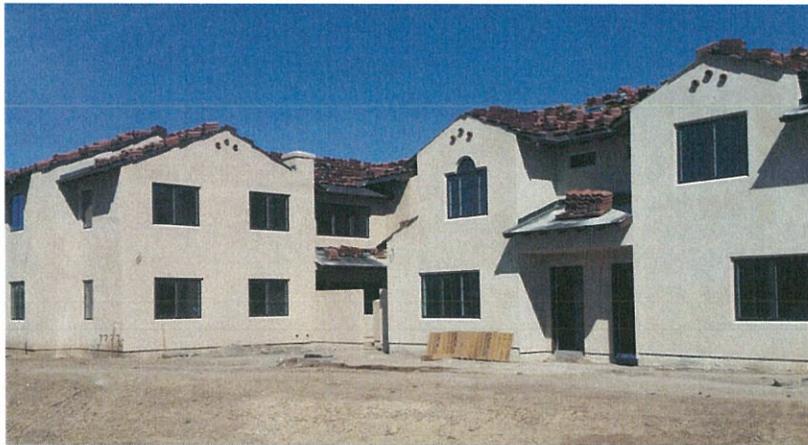
Policies

- *Infill Development: Promote infill housing development through land use policies and by deferring or reducing development impact fees where the City wants to encourage infill development.*
- *Infill Development: Promote the development of second units consistent with the State law and the City's second unit ordinance.*
- *Housing Unit Sizes: Provide for a range in the number of bedrooms in assisted housing developments so as to help meet the needs of various household types and special needs populations.*
- *Housing Unit Sizes: Encourage studio and one bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability.*
- *Rental Assistance: Continue participation in the County of Santa Barbara's Housing Authority's Section 8 program as the primary means to address the City's rental assistance needs.*
- *Rental Assistance: Allocate HOME funds and In-lieu Fees to state and federally assisted housing that provides rent restricted units in existing and/or new residential developments.*
- *Acquisition and Rehabilitation of Rental Housing: Work with non-profit sponsors to acquire and rehabilitate rental housing units in order to maintain long-term affordability of the units. This will include, but not be limited, to: (a) technical support needed to obtain funding commitments from county, state and/or federal programs; (b) assistance in permit processing; (c) possible deferral, reduction or waiver of City fees; and (d) contribution of City housing funds, if available.*
- *Critical Workforce Housing: Implement "set-aside" policies for critical workforce occupations. New housing developed through the Inclusionary Housing Ordinance, current and future Development Agreements and other appropriate Housing Element programs should set aside a percentage of the units for households employed in critical workforce occupations. Examples of critical workforce occupations are law enforcement, firefighters, nurses, teachers and local government.*
- *Farm Employee and Supportive Housing: Allocate In-lieu Fees for predevelopment activities, including state and/or federal funding applications, to support the sponsors of farm employee housing and supportive housing for special needs populations.*
- *Shelter for the Homeless: Support countywide programs to provide for a continuum of care for the homeless including emergency shelter, transitional housing, supportive housing and permanent housing.*

- *Homeless Persons and Families: Allocate CDBG funds to agencies assisting homeless persons and families to meet shelter and non-shelter needs.*

Result

To address the needs of low income households, the City worked with Peoples' Self-Help Housing to reserve HOME and Community Development Block Grant (CDBG) funds to assist in the acquisition and redevelopment of a blighted property located at 4096 Via Real. Construction commenced in April 2014 on the Casas de Las Flores Apartments which consists of a 43-unit multi-bedroom, multi-family apartment complex and community center. This project will meet the City's objective of providing additional affordable rental housing to low and very low income households. Construction is expected to be complete in September 2015.



Casas de Las Flores Apartments

Also within Program Category 2, the Community Development Department implements the Second Unit Program which allows development of secondary dwelling units in the Single Family Residential Zone District. The program allows owners of lots greater than 8,000 square feet in size to be eligible to construct second dwelling units. The program applies to 528 single family residential lots which have adequate lot sizes and do not already enjoy second units. In years past, an average of two second units were permitted annually. During the 2014 period, no new second units were requested or permitted. The City's 2015 – 2022 Housing Element addresses this issue and recommends that the second units development standards are reviewed to ensure that there are no governmental constraints to the development of second units. These development standards will be reviewed in the context of the City's comprehensive Zoning Code Update. One standard that was discussed was amending the Zoning Code to allow development of second units on lots smaller than 8,000 square feet. This option would make properties eligible to take advantage of the program. The City will continue to educate interested property owners about second unit opportunities.

Program Category 3: Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.

Goals

- *Address, and to the extent legally possible, mitigate and/or remove governmental constraints to the maintenance, preservation, improvement and development of housing.*
- *Implement land use regulations that facilitate meeting affordable housing needs.*

Policies

- *Expedite Affordable Housing Development Review: Affordable housing developments shall receive the highest priority and efforts by staff, the Planning Commission and City Council to: (a) provide technical assistance to affordable housing developers, including community involvement; (b) take into account project funding and timing needs in the processing and review of the applications; and (c) provide the fastest turnaround possible in determining application completeness.*
- *Fee Mitigation: Permit on a case-by-case basis fee reductions and waivers to help owner-builder projects, projects with minimum public service impacts, retrofitting projects and affordable housing developments.*

Result

The City has implemented a 50% Development Impact Fee reduction for 100% affordable housing development, to assist in removing governmental constraints to the development of affordable housing. This reduction was applied for both the Dahlia Court and Casas de Las Flores Apartments sites.

Additionally the City met with Habitat for Humanity representatives to consider development of a property located at 4949 Sawyer Avenue to provide affordable ownership units. The project was reviewed by the Architectural Review Board in February 2014 at the conceptual design phase and will likely be submitted for permitting in spring 2015. As with Peoples' Self-Help Housing, partnering with Habitat for Humanity will help the City provide more affordable housing options.



**Habitat for Humanity Conceptual Drawing
Sawyer Avenue Elevation**

Program Category 4: Conserve and improve the condition of the existing stock of affordable housing.

Goals

- *Conserve existing housing important to the community such as apartment rental housing, mobile home parks, and the affordable housing stock.*
- *Maintain the affordability of all existing and future affordable housing developments.*
- *Attain a housing supply free from substandard and deteriorated housing conditions.*

Policies

- *Section 8 Housing: Maintain the numbers of extremely low, very low and low income households that are assisted by the Section 8 rental assistance program.*
- *Apartment Conservation: Conserve apartment rental housing by prohibiting the conversion to condominium ownership unless the apartment rental vacancy rate is more than 5%.*
- *Mobile Homes, Mobilehome Parks and Manufactured Housing: Conserve mobilehomes, mobilehome parks and manufactured housing as an essential part of Carpinteria's housing supply.*
- *Mobile Home Rents: Continue the Mobile Home Park Rental Stabilization ordinance.*
- *Occupancy Inspections: Conduct occupancy inspections for code requirements for single family residential units and apartment structures when they are sold.*
- *Long-Term Housing Affordability: Establish resale controls and income restrictions to ensure that affordable housing provided through the Inclusionary Housing Program remains affordable over time to the income group for which it is intended.*
- *Maintenance and Repair: Promote the maintenance and repair of owner-occupied and rental housing to prevent deterioration within the City.*
- *Housing Rehabilitation: Facilitate the rehabilitation of substandard and deteriorated housing where feasible.*
- *Housing Replacement: Where possible, promote the removal and replacement of those substandard units that cannot be rehabilitated.*
- *CDBG Rehabilitation: Allocate CDBG funds to multi-family rehabilitation programs and retrofitting of existing housing.*
- *Acquisition and Rehabilitation of Rental Housing: Work with non-profit sponsors to acquire and rehabilitate rental housing units in order to maintain long-term affordability of the units. This will include, but not be limited to: (a) technical support needed to obtain funding commitments from County, State and/or Federal programs; (b) assistance in permit processing; (c) possible deferral, reduction or waiver of City fees; and (d) contribution of City housing funds, if available.*

Result

Seven mobile home parks provide housing in the City with a total of 860 mobile home park spaces. Mobile homes are generally affordable by design. The City's Mobile Home Rent Stabilization regulations aim to protect the value of mobile homes for tenants of rental parks. The City also allows manufactured homes to be constructed in all residential zones which may reduce construction costs.

The City completed 44 Inspection on Sale Reports and 47 Single Family Rental Housing Inspections in 2014 (conducted every three years to ensure rental properties are properly maintained). Ongoing Inspections of residential unit sales and rental units serve to maintain and improve the living standard of some of the City's aging rental housing stock and those units being sold on the open market or through foreclosure proceedings. The City continually promotes rehabilitation of substandard residential properties and mandates repairs and renovations as required by the Building Code. For example, in 2014 Code Compliance inspections continued at the Casa del Sol Motel and Apartments, Cypress Tree Apartments, Tomarla Apartments, La Concha Apartments and Sycamore Apartments. These inspections and follow-on citations for conditions that are not in non-compliance with Uniform Building Code and Housing Code standards, lead to improved site upkeep, general maintenance and serve to prevent public nuisance concerns in the neighborhood.

Program Category 5: Promote housing opportunities for all persons.

Goals

- *Attain a housing market with "fair housing choice," meaning the ability of persons of similar income levels regardless of race, color, religion, sex, national origin, disability and familial status to have available to them the same housing choices.*

Policies

- *Promote Fair Housing: Promote fair housing opportunities through the City's participation in the County's Community Development Block Grant Program.*
- *Information and Referral: Promote fair housing through the provision of information and referral services to residents who need help on fair housing issues. This includes referring local residents who want to file a housing discrimination complaint to the appropriate local, county, state or federal agency, depending on the nature of the complaint.*
- *Fair Housing Information: Implement activities to broaden resident knowledge of fair housing law. Specific actions include:*
 - *Provide written material at public locations.*
 - *Provide written material on the City's website.*
 - *Make information available to property owners and tenants on their rights, responsibilities, and the resources available to address fair housing questions.*
 - *Work with non-profit and service organizations to distribute information to the public.*

Result

The City continues to fund services provided by the City of Santa Barbara Rental Housing Mediation Task Force (RHMTF). The RHMTF provides dispute resolution resulting from landlord, tenant and roommate issues which arise in rental housing situations. The primary goal of the program is to provide an alternative to the formal judicial system and provide legal advice and mediation when disputes arise. The program provides free legal assistance for residents living at or below the poverty line, while also providing general social service guidance for those with disabilities, seniors and victims of domestic violence.

During 2014, the RHMTF provided service to 84 Carpinteria tenants and landlords regarding issues related to rental housing. In 2014, the RHMTF began outreach programs in Carpinteria to educate local residents about tenant/landlord rights and to answer housing questions. The program shows success in preventing litigation through mediation and conflict resolution.

**Table I: New Residential Units Completed in 2014
(Issued Certificates of Occupancy)**

Project Name	Address	Units	Income Category
Damiani Residence	1137 Church Lane	1	Above Moderate
Vernon Duplex	4860 and 4870 Fifth Street	2	Above Moderate
Total Residential Units Completed in 2014:		3	(net gain = 2)

**Table II: Residential Units Building Permits Issued In 2014
(Not Completed in 2014)**

Project Name	Address	Number of Units	Income Category
Faith Lutheran Parsonage	5110 Ogan Road	1	Above Moderate
Casas de Las Flores Apartments	4070, 4074, 4078, 4080, 4088, 4090, 4098 Via Real	43	Very Low / Low (42) Above Moderate (1)
Total Residential Units Approved in 2014:		44	(net gain = 44)

**Table III: Regional Housing Needs Allocation (RHNA) Progress
(Based on Building Permit Issuance Date)**

Income Group	2007-2014 RHNA	Units Added 2007	Units Added 2008	Units Added 2009	Units Added 2010	Units Added 2011	Units Added 2012	Units Added 2013	Units Added 2014	Total Units Approved
Extremely Low	33	0	0	0	0	0	0	0	5	5
Very Low	37	0	0	0	0	0	2	0	28	30
Low	52	0	0	0	0	0	31	0	9	40
Moderate	55	0	0	0	0	0	0	0	0	0
Above Moderate	128	24	56	11	8	11	54	4	2	170
TOTAL	305	24	56	11	8	11	87	4	44	245

Table IV: Constructed Units

Year	Units Completed (Certificate of Occupancy)
2007	28
2008	61
2009	11
2010	8
2011	13
2012	9
2013	112
2014	3
TOTAL	245

Conclusion

The Housing Element Annual Progress Report illustrates activities undertaken by the City of Carpinteria in 2014 that improved the quality and quantity of market rate and affordable housing in Carpinteria. As required by state law, the 2009 Housing Element Update was completed and certified in 2011. Given the success of Carpinteria's program, many of the affordable housing strategies were continued into the 2015 - 2023 Housing Element with modifications made as necessary to meet the City's regional housing needs. The City remains in compliance with Housing Element Law by adoption of its Housing Element update in late 2014. The City's 2015 Annual Progress Report will discuss the City's efforts to implement its 2015 – 2023 Housing Element.

Attachment 1 - Annual Housing Element Implementation

Attachment 1

**Department of Housing and Community Development
Annual Housing Element Implementation**

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

Jurisdiction City of Carpinteria
Reporting Period 1/1/2014 - 12/31/2014

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 See Instructions	Deed Restricted Units See Instructions	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					
Faith Lutheran Church Parsonage (5110 Ogan Road)	1	R				1	1	1			
Casas de Las Flores (4070 - 4098 Via Real)	5+	R	33	9		1	3	43	LIHTC / HUD Sect	43	
(9) Total of Moderate and Above Moderate from Table A3					0	44					
(10) Total by income Table A/A3			33	9		46	4	44			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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

Jurisdiction City of Carpinteria
Reporting Period 1/1/2014 - 12/31/2014

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 in 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	1	0	43			44	44

* Note: This field is voluntary

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

Jurisdiction City of Carpinteria
Reporting Period 1/1/2014 - 12/31/2014

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.		2007	2008	2009	2010	2011	2012	2013	2014	2015	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 Non-deed restricted 70						2		33		35	35
Low	Deed Restricted Non-deed restricted 52						31		9		40	12
Moderate	Deed Restricted Non-deed restricted 55						0					55
Above Moderate	128	24	56	11	8	11	54	4	2		170	-42
Total RHNA by COG. Enter allocation number: 305		24	56	11	8	11	87	4	44		245	96
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

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

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

Jurisdiction City of Carpinteria
Reporting Period 1/1/2014 - 12/31/2014

Table C
Program Implementation Status

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.				
Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1. Second Unit Program	Ongoing	Ongoing	Four second units were permitted in '07 and '08. Since, no new second units have been permitted. The 2015 - 2023 Housing Element Update addresses this issue and proposes implementation measures to encourage second unit development.	
2. Energy Conservation Program	Adoption and Implementation of Energy Conservation Measures	Q1 2010 - Q2 2012	The City continues to provide residents and property owners with information on conserving energy and use of green energy sources like solar power. The City will continue to work towards adopting an "energy conservation plan."	
3. No Net Loss Program	Maintain Capacity and Affordability	Ongoing	The City continues to inform housing developers and property owners about opportunities to maximize housing units on their sites to accommodate RHNA implementation.	
4. Section 8 Rental Assistance Program	87 Units for Lower Income Households	Ongoing	The City continues to work with the Housing Authority of the County of Santa Barbara which administers the Section 8 Program. The City also assists the HACSB in their Five-Year and One Year Action Plans to increase number of residents served.	
5. Affordable Rental Housing Program	102 Lower Income Housing Units	2009-2014	The City continues to assist in the development of three affordable housing programs sponsored by Peoples' Self-Help Housing. Dahlia Court Apartments Expansion, 33 units completed in 2013 and Casas de Las Flores, 44 units under construction in 2014.	
6. Inclusionary Housing Program	26 Inclusionary Housing Units	2009-2014	The City permitted 11 inclusionary units at Lagunitas Homes which were completed and sold to upper moderate income households in 2013.	
7. Revise Density Bonus Procedures	Adoption of Revised Procedures	Q4 2011	The City will continue to work on the Zoning Code Update to implement the revised State law as described in Government Code Sections 65915 - 65918. This will be completed in 2015.	
8. Regulatory Concessions and Incentives Program	Adoption of Density Bonus Parking Standards	2009-2014	The City will continue to provide concessions and incentives for projects that provide units for the targeted income groups or where zoning requirements can be modified to encourage more affordable units.	
9. Fee Mitigation Program	Ongoing Program Implementation	2009-2014	The City Council considers fee reductions and waivers for affordable housing. Dahlia Court and Casas de Las Flores each received a 50% Development Impact Fee reduction for providing 100% affordable apartments for a minimum 55-year affordability term.	
10. Special Needs Housing Program	Adoption of Zoning Code Amendments	Q3 2012	The City Council modified the Zoning Code in 2014 to include language to allow transitional and supportive housing and single room occupancy units. The Zoning Code modifications will be processed in 2015 by the	
11. Emergency Shelter Program	Amend Zoning Code to Permit Shelters in the M-RP Zone	Q3 2012	The City Council modified the Zoning Code to include language to allow emergency and transitional shelters in the M-RP Zone. The Zoning Code modifications will be processed by the Coastal Commission in 2015.	
12. Housing for the Disabled Zoning Code Amendment	Adoption of Zoning Code amendments	Q4 2011	The City will modify the Zoning Code to include new definitions and language to address families and licensed residential care facilities. The Zoning Code modifications will be processed in 2014.	
13. Conservation of Mobile Home Parks	Conserve seven parks and 860 mobile homes	2009-2014	The City continues to maintain the Mobile Home Park Zoning with no change to the number of mobile home parks through the 2013 period. The City continues to implement the Mobile Home Rent Stabilization Program and met in 2013 to implement the requirements to review and approve rents at local mobile home parks.	
14. Condominium Conversion Ordinance	Conserve existing rental housing	2009-2014	The City continues to maintain the Condominium Conversion Zoning and did not receive any applications for conversions during the 2013 period.	
15. Inspection on Sale Program	40 inspections per year	2009-2014	The City conducted 44 Inspection on Sale inspections in 2014.	
16. Rental Housing Inspection Program	50 inspections per year	2009-2014	The City conducted 47 Single Family Rental Housing Inspections in 2014.	
17. Housing Code Enforcement Program	Complete 90 housing unit inspections	2009-2014	The city conducted ## inspections on housing code violations in 2014. Building Permits were issued to resolve ## residential violations and ## garage conversions were abated.	
18. Single Family Housing Rehabilitation	Five low income owner-occupied housing units	2009-2014	No known rehabilitation projects. The City will improve information and outreach to single family home owners regarding loans to help rehabilitate homes.	

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19. Multi-family Rehabilitation	Nine low income renter-occupied housing units	2009-2010	The City supported allocation of \$1,279,957 of HOME funds to the Casas de Las Flores Apartments. Construction commenced in 2014.
20. Fair Housing Referral Program	Ongoing implementation of current referral program	2009-2014	The City continues to refer tenants and landlords to the Rental Housing Mediation Task Force (RHMTF) for assistance with disputes regarding rental housing. In 2014, the RHMTF conducted mediation services for 87 tenants/landlords in Carpinteria.
22. Fair Housing Information	Develop information by Q4 2010	2010-2014	The City continues to provide information and regulatory advice about housing. Information is provided in brochures available at City Hall, on the City website and in other public facilities.
23. Annual Fair Housing Workshop	Conduct work- shops annually Conduct first workshop by winter 2012	2012-2014	The City continues to work with the Rental Housing Mediation Task Force to plan workshops and outreach in the City and surrounding areas to implement this requirement. The RHMTF has planned workshops regarding tenant rights in 2015.

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General Comments:

Please see the City's 2014 Housing Element Annual Progress Report for information on the City's efforts and successes in implementing its Hosuing Element.