HOUSING POLICY
DEVELOPMENT, HCD

JUN 1 3 2011

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Santa Barbara

Mailing Address: PO Box 1990
Santa Barbara, CA 93102

Contact Person: Irma Unzueta Title: Project Planner

Phone: 805.564.5470 ext 4562 FAX: 805.897.1904 E-mail: iunzueta@SantaBarbaraCA.gov

Reporting Period by Calendar Year: from 1/1/10 to 12/31/10

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 1/1/2010 - 12/31/2010

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	
Artisan Court	5+	R		55			55	55	RDA & HOME		
630 Bath St	Duplex	R		2			2	2	RDA		
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	64	64				
(10) Total by income Table A/A3 ► ►				57		64	121	57			
(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 Santa Barbara

Reporting Period 1/1/2010 - 12/31/2010

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 whichmeet 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**	14	1	48	1		64	48

* Note: This field is voluntary

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

Jurisdiction City of Santa Barbara

Reporting Period 1/1/2010 - 12/31/2010

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	1,009											1,009
	Non-deed restricted												
Low	Deed Restricted	746			4	57						61	685
	Non-deed restricted												
Moderate	Deed Restricted	746											746
	Non-deed restricted												
Above Moderate		1,887	48	34	8	64						154	1,733
Total RHNA by COG. Enter allocation number:		4,388	48	34	12	121						215	4,173
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly 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 Santa Barbara

Reporting Period 1/1/2010 - 12/31/2010

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**
Equal Housing Opportunity	**Program 1.1.1**	Fund & Support RHMTF	Ongoing	Program serves 1,250 people/year
Equal Housing Opportunity	**Program 1.1.2**	Publicize services of RHMTF	Ongoing	Publicized through media sources/organizations
Equal Housing Opportunity	**Program 1.1.3**	Use CDBG Funds	Ongoing	CDBG funding assists approximately 350 people/year
Equal Housing Opportunity	**Program 1.1.4**	Enforce against discrimination	Ongoing	Approximately 14 enforcement cases/year
Homelessness	**Program 1.2.1**	Implement Continuum of Care	Ongoing	$271,000 CDBG funds provided annually
Homelessness	**Program 1.2.3**	Support homeless housing	Ongoing	Approximately 50 units approved in 2010
Homelessness	**Program 1.2.6**	Provide RV parking provisions	Ongoing	Zoning Ordinance Amended in 2007
Homelessness	**Program 1.2.7**	Locate RV parking areas	Ongoing	25 overnight RV spaces located in City parking lots
Homeless Services	**Program 1.3.1**	Expand Homeless Shelter Prog	Ongoing	Shelter bed capacity expanded to 200 (Winter months)
Homeless Services	**Program 1.3.2**	Expand Shelter Services yr-round	Ongoing	Shelter beds offered year-round
Homeless Services	**Program 1.3.3**	Fund Services and Programs	Ongoing	$271,000 CDBG funds provided annually
Homeless Services	**Program 1.3.4**	Support operation/service needs	Ongoing	$271,000 CDBG funds provided annually
Transitional Housing	**Program 1.4.1**	Provide transitional housing	Ongoing	Funded 12 beds and served 19 people
Transitional Housing	**Program 1.4.2**	Implement Continuum of Care	Ongoing	Coordinates program with County & Cities
Senior Housing	**Program 1.5.1**	Develop full range of senior hsg	Ongoing	Continues to promote and support senior housing
Senior Housing	**Program 1.5.2**	Acquire/rehabilitate existing units	Ongoing	Continues to provide funding for unit acquisition/rehabilitation
Senior Housing	**Program 1.5.3**	Facilitate private sector efforts	Ongoing	Continues to support/facilitate efforts to upgrade senior housing
Senior Housing	**Program 1.5.5**	Work w/Area Agency on Aging	Ongoing	$43,000 CDBG Funds provided to program in 2011
Disabled Persons	**Program 1.6.6**	Give priority status to disabled	Ongoing	368 Section 8 vouchers for disabled persons issued in 2010
Disabled Persons	**Program 1.6.7**	Fund accessibility improvements	Ongoing	No accessibility improvements were funded in 2010

Table C (continued)
Program Implementation Status

Program Description		Housing Programs Progress Report - Government Code Section 65583.		
Name of Program		**Objective**	**Timeframe**	**Status of Program Implementation**
Disabled Persons	**Program 1.6.8**	Ensure at-risk units remain afford.	Ongoing	Continues to extend affordability controls
Disabled Persons	**Program 1.7.1**	Review plan for accessiblity stds.	Ongoing	Continues to review plans per State/Fed law
Disabled Persons	**Program 1.7.3**	Adhere to Fair Hsg Access. Guide.	Ongoing	Continues to adhere to State/Fed laws
Hsg. Rehabilitation	**Program 2.1.1**	Provide housing rehabilitation loans	Ongoing	3 rehabilitation loans provided in 2010
Hsg. Rehabilitation	**Program 2.1.4**	Provide low-interest rehab loans	Ongoing	12 rehabilitation loans/grants in 2010
Hsg. Rehabilitation	**Program 2.1.7**	Remove architectural barriers	Ongoing	No loans to remove barriers in units in 2010
Preserve Housing	**Program 2.2.5**	Allow demo of substandard housing	Ongoing	Continues to allow demo of substandard hsg
Housing Conditions	**Program 2.3.1**	Enforce on chronic offenders	Ongoing	400 enforcement cases processed annually
Housing Conditions	**Program 2.3.2**	Acquire large substandard apts	Ongoing	No large substandard apts acquired in 2010
Housing Conditions	**Program 2.3.3**	Provide bilingual ombudsperson	Ongoing	Bilingual staff assist w/ tenant compliants
Housing Conditions	**Program 2.3.4**	Require Zoning Information Reports	Ongoing	Approximately 800 ZIRs processed annually
Historic Resources	**Program 2.4.1**	Survey architectural/historic bldgs.	Ongoing	2 historic survey areas have been completed
Affordable Housing	**Program 4.1.3**	Promote infill hsg with assistance	Ongoing	57 infill units with RDA funds (2010)
Affordable Housing	**Program 4.1.7**	Preserve affordable hsg covenants	Ongoing	1 housing covenant preserved in 2010
Affordable Housing	**Program 4.1.9**	Encourage affordable rentalunits	Ongoing	57 affordable rentals constructed in 2010
Affordable Housing	**Program 4.1.10**	Encourage infill hsg projects	Ongoing	95 infill units permitted in 2010
Affordable Housing	**Program 4.1.11**	Identify opportunity sites	Ongoing	2,423 opportunity sites identified in 2010
Affordable Housing	**Program 4.1.12**	Inventory gov't owned land in City	Ongoing	Included in sites inventory prepared in 2010
Afford Hsg Funding	**Program 4.2.3**	Support limited/non-equity co-ops	Ongoing	No cooperative conversion projects in 2010
Afford Hsg Funding	**Program 4.2.5**	Encourage real estate lending	Ongoing	Continues to support & encourage lending
Mixed-use Develop.	**Program 4.3.1**	Encourage predevelop. consultation	Ongoing	City offers predevelopment consultation
Mixed-use Develop.	**Program 4.3.2**	Provide property profile services	Ongoing	Property profiles prepared upon request
Mixed-use Develop	**Program 4.3.3**	Encourage infill/mixed-use projects	Ongoing	City encourages infill/mixed-use projects
Market Rate Hsg	**Program 4.4.4**	Encourage mixed-use projects	Ongoing	20 mixed-use project approved (2001-2007)
Seniors/Disabled	**Program 4.5.2**	Provide reduced parking incentives	Ongoing	City allows reduced parking standards
Conservation	**Program 4.6.4**	Update design guidelines	Ongoing	Solar Design Guidelines adopted in 2006
Conservation	**Program 4.6.5**	Fund energy efficient improvements	Ongoing	44 afford units receive funds annually
Conservation	**Program 4.6.9**	Reuse/recycle building materials	Ongoing	Standard approval req't for larger projects
Conservation	**Program 4.6.10**	Provide information to developers	Ongoing	Information available at public counters
Conservation	**Program 4.6.11**	Publish/distribute solar guidelines	Ongoing	Guidelines routinely updated and published
Conservation	**Program 4.6.12**	Implement waste mgmt strategies	Ongoing	Implemented through project approval
Conservation	**Program 4.6.13**	Work with utility providers	Ongoing	Implemented on a project by project basis
Conservation	**Program 4.6.14**	Support parade of green buildings	Ongoing	Continues to support Green Building parade
Housing Progress	**Program 4.7.1**	Report progress to PC	Ongoing	Report on housing provided annually to PC
Reduce Constraints	**Program 5.1.1**	Give priority to affordable housing	Ongoing	Priority given on agendas & plan check

Table C (continued)
Program Implementation Status

Program Description		Housing Programs Progress Report - Government Code Section 65583.		
Name of Program		**Objective**	**Timeframe**	**Status of Program Implementation**
Reduce Constraints	**Program 5.1.2**	Staff level afford hsg facilitator	Ongoing	Housing Programs Mgr serves as facilitator
Reduce Constraints	**Program 5.1.3**	Use CEQA infill exemption	Ongoing	CEQA infill exemption used as appropriate
Reduce Constraints	**Program 5.1.4**	Develop guidelines for infill projects	2005-2007	Guidelines not yet developed
Reduce Constraints	**Program 5.1.6**	Allow one water meter for apts	Ongoing	Implemented on a project by project basis
Reduce Constraints	**Program 5.1.7**	Expedite review of affordable hsg	Ongoing	LDT review provides steamlined process
Reduce Constraints	**Program 5.2.4**	Adopt MF Hsg Design Guidelines	2005-2007	Guidelines not yet adopted
Reduce Constraints	**Program 5.2.8**	Evaluate Develop. Review Process	Ongoing	Reviewed annual as part of budget process
Regional Housing	**Program 6.1.1**	Support Afford Hsg Task Force	Ongoing	City actively participates on Task Group
Regional Housing	**Program 6.1.2**	Explore hsg dev. opportunities	Ongoing	Joint hsg projects explored where possible
Regional Housing	**Program 6.1.4**	Participate in Jobs/Hsg Project	Ongoing	Jobs/Housing Project completed
Regional Housing	**Program 6.1.7**	Coordinate with MTD	Ongoing	Continues to work w/MTD on new hsg
Regional Housing	**Program 6.1.8**	Participate in RIGS	Ongoing	RIGS project completed
Regional Housing	**Program 6.1.9**	Support County in Farmworker hsg	Ongoing	Supports County's farmworker hsg efforts
Regional Housing	**Program 6.1.10**	Work with community groups	Ongoing	Continues work w/ groups on affordable hsg.
Regional Housing	**Program 6.2.1**	Explore Fed & State funding	Ongoing	Continues to pursue State & Fed funding
Regional Housing	**Program 6.2.2**	Pursue joint housing projects	Ongoing	Currently processing hsg project (121 units)
Regional Housing	**Program 6.2.4**	Encourage funds for afford hsg	Ongoing	Continues support for new funding sources
Regional Housing	**Program 6.2.5**	Encourage HA to provide new hsg	Ongoing	Continues to support Hsg Authority projects
Workforce Housing	**Program 6.3.1**	Encourage hsg for first-time buyers	Ongoing	Encouraged thru bonus density/inclusionary
Workforce Housing	**Program 6.3.2**	Expand Homebuyers Assist. Prog.	Ongoing	46 people assisted through this program
Workforce Housing	**Program 6.3.4**	Encourage employer housing	Ongoing	115 units approved for Hosptial employees
Regional Transp.	**Program 6.4.1**	Participate in Jobs/Hsg Project	Ongoing	Jobs/Hsg Project completed
Regional Transp.	**Program 6.4.2**	Participate in RIGS/transp needs	Ongoing	RIGS project completed
Regional Transp.	**Program 6.4.3**	Work w/ MTD on transp solutions	Ongoing	Continues work w/MTD on transp. Projects
Regional Transp.	**Program 6.4.4**	Participate in Hwy 101 Implem Plan	Ongoing	Continues work on 101 Implemen Plan
Housing Demand	**Program 6.5.1**	Coordinate with major employers	Ongoing	Continues to encourge employee housing
Housing Demand	**Program 6.5.2**	Encourage UCSB to provide hsg	Ongoing	Reviews UCSB Long-Term Dev Plan
Housing Demand	**Program 6.5.4**	Encourage SBCC to provide hsg	Ongoing	Participates in meetings to address hsg
Legis. Platform	**Program 6.6.1**	Encourage incentives for rental hsg	Ongoing	Support through annual legislative platform
Legis. Platform	**Program 6.6.2**	Resolve condo defect liability	Ongoing	Supports through annual legislative platform
Legis. Platform	**Program 6.6.3**	Support CEQA exemp for afford hsg	Ongoing	Supports through annual legislative platform
Legis. Platform	**Program 6.6.4**	Support disabled hsg opportunities	Ongoing	Supports through annual legislative platform
Legis. Platform	**Program 6.6.6**	Support hsg financial assistance	Ongoing	Supports through annual legislative platform
Legis. Platform	**Program 6.6.7**	Oppose legis. to reduce funding	Ongoing	Supports through annual legislative platform
Legis. Platform	**Program 6.6.8**	Support new Voucher 8 funding	Ongoing	Supports through annual legislative platform

Table C (continued)
Program Implementation Status

Program Description		Housing Programs Progress Report - Government Code Section 65583.		
Name of Program		**Objective**	**Timeframe**	**Status of Program Implementation**
Legis. Platform	**Program 6.6.9**	Support Voucher 8 renewal funds	Ongoing	Supports through annual legislative platform
Legis. Platform	**Program 6.6.10**	Support Nat'l Hsg Trust Fund	Ongoing	Supports through annual legislative platform
Legis. Platform	**Program 6.6.11**	Support Fed Afford Hsg Program	Ongoing	Supports through annual legislative platform
Public Education	**Program 7.1.1**	Encourage support for afford hsg	Ongoing	Continues to provide public w/ information
Public Education	**Program 7.1.3**	Use Public Access TV	Ongoing	Continues to use Channel 18 (City TV)
Public Education	**Program 7.1.5**	Foster dialogue with community	Ongoing	Continues outreach thru media & info.
Public Education	**Program 7.1.6**	Publicize afford hsg achievements	Ongoing	Achievements publicized thru media
Public Education	**Program 7.1.7**	Publicize afford hsg achievements	Ongoing	Achievements publicized thru media
Public Education	**Program 7.2.2**	Publish/distribute resource guide	Ongoing	Afford hsg guide listing distributed
Public Education	**Program 7.2.3**	Provide Title 24 info to public	Ongoing	Title 24 regs provided to owners/developers

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

Jurisdiction	City of Santa Barbara	
Reporting Period	1/1/2010 -	12/31/2010

General Comments:

The City of Santa Barbara is in the process of updating its General Plan, including the Housing Element. The update process was initiated in 2005 and has involved an extensive outreach and public participation effort. Presently, the City Council is reviewing and considering the adoption of the General Plan Update, but is not expected to act on the adoption until the fall. Because of this, the program implementation status in this Annual Progress Report is based on the City's 2004 Housing Element programs. The majority of the City's programs are ongoing, and therefore are implemented continously. Where possible and appropriate, quantified results are shown for the reporting period of January 1, 2010 through December 31, 2010.