

# CITY of CARPINTERIA



March 29, 2016

HCD – Division of Housing Policy Department  
P.O. Box 952053  
Sacramento, CA 94252-2053

Re: City of Carpinteria Housing Element 2015 Annual Progress Report

Dear Colleague:

The City of Carpinteria is formally submitting its 2015 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 28, 2016 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) 755-4414 or by email at [steveg@ci.carpinteria.ca.us](mailto:steveg@ci.carpinteria.ca.us).

Sincerely,

Steve Goggia  
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 28, 2016

### ITEM FOR COUNCIL CONSIDERATION

Review of the 2015 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. The Housing Element Annual Progress Report is included as Attachment A.

### DISCUSSION

The Housing Element Annual Progress 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 effective for the 2015 through 2023 planning period. This report provides a summary of housing program implementation for the 2015 calendar year which falls within the 2015-2023 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. In 2015, the two projects were completed and resulted in 44 new residential units.

The following tables are excerpted from the attached Report (page 4) and follow the required format established by the State Housing and Community Development Department. Table 1 summarizes the number of residential units permitted in the City that were completed in 2015. Table II summarizes the number of residential building permits issued in 2015.

**Table I: New Residential Units Completed in 2015  
 (Issued Certificates of Occupancy)**

<b>Project Name</b>	<b>Address</b>	<b>Units</b>	<b>Income Category</b>
Faith Lutheran	1335 Vallecito Place	1	Above Moderate
Casas de las Flores	4096 Via Real	43	42 Low / Very Low 1 Above Moderate
<b>Total Residential Units Completed in 2015:</b>		<b>44 (net gain = 44)</b>	

**Table II: Residential Units Building Permits Issued in 2015  
 (Not Completed in 2015)**

<b>Project Name</b>	<b>Address</b>	<b>Number of Units</b>	<b>Income Category</b>
Krausgrill	4640 Ninth Street	1	Above Moderate
MTI Capital	1275 / 1289 Cramer Circle	2	Above Moderate
Olsen	4879 Dorrance Way	1	Above Moderate
Olverd	5157 Ogan Road	1	Above Moderate
<b>Total Residential Units Approved in 2015:</b>		<b>5 (net gain = 3)</b>	

Figure 1 summarizes the number of residential units permitted in the City between 2008-2015. The total residential permit valuation is summarized for the period of 2008 to 2015 in Figure 2.

Figure 1

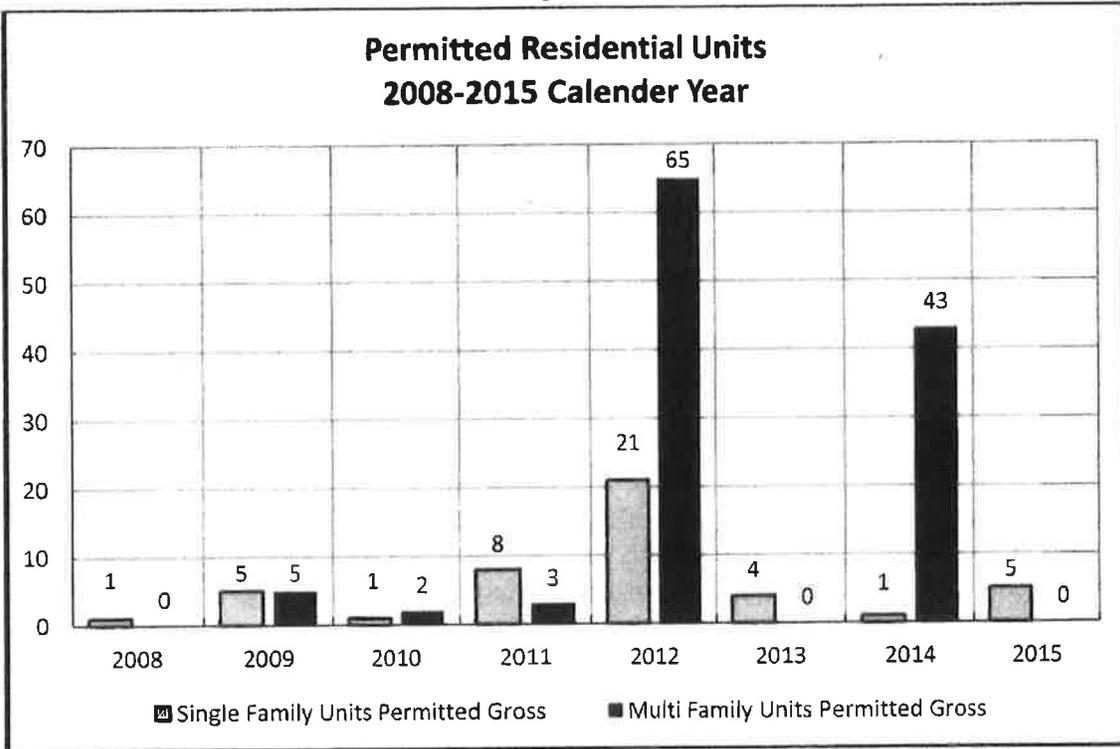
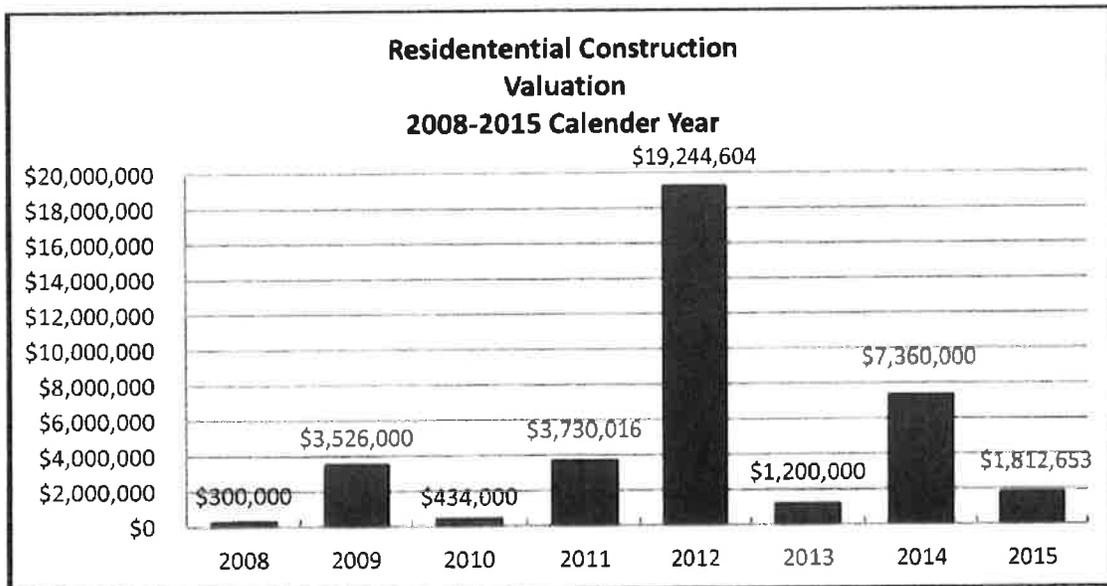


Figure 2



The Annual Housing Element Progress Report shows that the City has effectively implemented its Housing Element by supporting the development of housing for various economic income groups and partnering with housing providers like Peoples' Self-Help Housing to ensure that much needed low income rental housing is available in

Carpinteria. Additionally, the report shows the City's commitment to supporting special needs populations through Community Development Block Grants (CDBG) issued to public service groups. An example of this is funding for Peoples' Self-Help Housing through the CDBG grant program for housing services and case management to households at-risk of homelessness and directly to homeless individuals seeking permanent housing. It also shows the City's commitment to supporting housing and the quality of life in Carpinteria through implementation of the Inspection on Sale Program, the Single Family Rental Housing Inspection Program, the City's funding of the Workforce Down Payment Assistance Program and through funding the Rental Housing Mediation Task Force (administered by the City of Santa Barbara). All of these efforts are made in support of implementing the City's Housing Element and providing safe and adequate housing for all Carpinterians.

### **POLICY CONSISTENCY**

The attached Housing Element Annual Progress Report includes a detailed discussion of the City's compliance with its Housing Element policies and goals through the implementation of various housing programs throughout calendar year 2015.

### **FINANCIAL CONSIDERATIONS**

There is no financial impact to the City as a result of submitting this report.

### **LEGAL**

Upon submittal of this document to HCD, the City will have complied with California planning law pursuant to section 65400(b)(1) of the Government Code.

### **OPTIONS**

1. Recommend changes and direct staff to return a revised Annual Progress Report for further review.
2. Recommend changes be incorporated into the Annual Progress Report and authorize the Community Development Director to submit the revised Report to HCD.

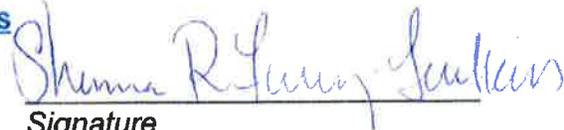
### **PRINCIPAL PARTIES EXPECTED AT MEETING**

None.

### **ATTACHMENT**

Attachment A            2015 Housing Element Annual Progress Report (March 2016)

Report prepared by and Staff contact:  
Shanna R. Farley-Judkins, Assistant Planner  
(805) 755-4405 / [shannaf@ci.carpinteria.ca.us](mailto:shannaf@ci.carpinteria.ca.us)



Signature

Reviewed by: Steve Goggia, Acting Community Development Director  
(805) 755-4414 [steveg@ci.carpinteria.ca.us](mailto:steveg@ci.carpinteria.ca.us)



Signature

Reviewed by: Dave Durlinger, City Manager



Signature

**Attachment A**

**2015 Housing Element Annual Progress Report (March 2016)**

**City Council Meeting  
March 28, 2016**

# City of Carpinteria



## 2015 Housing Element Annual Progress Report



*March 2016*

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## **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 2015-2023 Housing Element was adopted by Resolution No. 5556 by the City Council on November 10, 2014. The State Department of Housing and Community Development certified the Housing Element on November 20, 2014. This update complies with the Housing Element planning period from February 15, 2015 through February 15, 2023 and includes information related to housing in Carpinteria for the 2015 calendar year.

### **2015 Housing Highlights**

In 2015, construction was completed on **44** new residential units. 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 -11 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 provides housing for low and very low income households. The apartment units and community center replace 47 travel trailers that had provided temporary housing. The Planning Commission approved the project in December 2010. Construction commenced in April 2014 and was 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 2015, 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 2015, one loan was approved. 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 2015.

### Program Category 1: Make sites available to accommodate the RHNA

#### *Housing Needs Summary*

*The Santa Barbara County Association of Governments (SBCAG) allocated a housing need to the City of 163 housing units for the 2014-2022 Regional Housing Needs Allocation Plan. The 2015-2023 Housing Element Table II-1 below shows the City's share of the regional housing need across five income categories.*

**Table II-1  
Land Inventory Summary**

	Income Category				Total
	Very Low	Low	Mod	Above	
RHNA 2015-2023	39	26	34	64	163
Units completed after 1/1/2014 (Housing Element Table B-2)	33	9	2	5	49
Net remaining RHNA	23		32	59	114
Housing sites (Housing Element Table B-3)	76		6	35	117
Adequate capacity?	Yes		Yes <sup>1</sup>	Yes <sup>1</sup>	Yes

Notes:

1. Reflects excess lower-income sites

#### *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 0.75 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.
- *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 RHNA Plan.

**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.



**Casas de las Flores Apartments**

In 2015, construction was completed on Casas de las Flores, a 43 unit low income apartment complex. Constructed by Peoples' Self-Help Housing, Casa de las Flores generated affordable units available to households with low and very-low incomes.

One new residential unit was constructed on the grounds of the Faith Lutheran Church, to serve as an onsite parsonage. The new unit includes construction of a single-family residence and an attached two-car garage.



**Faith Lutheran Church Residence**

In 2014, five Building Permits were issued for the construction of new single-family homes. Two of the units replace homes which were previously demolished. Three of the units are being constructed on vacant lots. The five new units were not yet completed at the close of 2015.



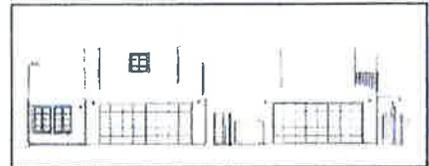
**4640 Ninth Street**



**5157 Ogan Road**



**4879 Dorrance Way**



**1275 and 1289 Cramer Circle**

**Table I: New Residential Units Completed in 2015  
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Olsen	4879 Dorrance Way	1	Above Moderate
Olverd	5157 Ogan Road	1	Above Moderate
<b>Total Residential Units Approved in 2015:</b>		<b>5 (net gain = 3)</b>	

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

Income Group	2015-2023 RHNA	Units Added 2015	Units Added 2016	Units Added 2017	Units Added 2018	Units Added 2019	Units Added 2020	Units Added 2021	Units Added 2022	Units Added 2023	Total Units Approved
Very Low	39	0	0	0	0	0	0	0	0	0	0
Low	26	0	0	0	0	0	0	0	0	0	0
Moderate	34	0	0	0	0	0	0	0	0	0	0
Above Moderate	64	3	0	0	0	0	0	0	0	0	3
<b>TOTAL</b>	<b>163</b>	<b>3</b>	<b>0</b>	<b>3</b>							

**Table IV: Constructed Units**

<b>Year</b>	<b>Units Completed (Certificate of Occupancy)</b>
<b>2007</b>	<b>28</b>
<b>2008</b>	<b>61</b>
<b>2009</b>	<b>11</b>
<b>2010</b>	<b>8</b>
<b>2011</b>	<b>13</b>
<b>2012</b>	<b>9</b>
<b>2013</b>	<b>112</b>
<b>2014</b>	<b>3</b>
<b>2015</b>	<b>44</b>
<b>TOTAL</b>	<b>289</b>

**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.
- *Second Units:* Promote the development of second units consistent with the State law and the City's second unit ordinance.
- *Suitable 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.
- *Downtown Mixed Use:* 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 Housing Authority's Section 8 program as the primary means to address the City's rental assistance needs. 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. 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 meets the City's objective of providing additional affordable rental housing to low and very low income households. Construction was completed in September 2015.



**Casas de Las Flores Apartments**

Also within Program Category 2, the Community Development Department implements the Secondary Dwelling Unit Program which allows development of secondary dwelling units in the Single Family Residential Zone Districts. 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 2015 period, only one second unit was permitted by the Community Development Department, although Building Permit had not yet been issued by the close of 2015. 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. Also, the City is considering reduction in the Development Impact Fees for smaller units, which will be considered in the next Development Impact Fee Study.

**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 three affordable residential ownership units. The project was reviewed by the Architectural Review Board in February 2014 at the conceptual design phase and was submitted for Development Permit review in November 2015. The project received a preliminary recommendation by the Architectural Review Board on January 14, 2016 and was approved by the Planning Commission on March 7, 2016. As with Peoples' Self-Help Housing, partnering with Habitat for Humanity will help the City provide more affordable housing options.



**Habitat for Humanity Residences**

**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 rental apartments, mobile home parks and other affordable housing units.
- Maintain the affordability of 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:* Enforce 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 54 Inspection on Sale Reports and 38 Single Family Rental Housing Inspections in 2015 (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 2015 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-up 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. The Cypress Tree Apartments recently transitioned into new ownership and are now identified as Ohm Apartments. The 28 unit Ohm Apartments were recently remodeled and now make upgraded housing accommodations available within 400 square feet studio units, with one and two bed options.

**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.

*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 2015, the RHMTF provided service to 94 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. In March 2015, RHMTF held a local workshop to help educate local residence about the services prides by RHMTF and other typical concerns related to rental housing.



**Rental Housing Mediation Task Force Workshop  
March 2015**

## **Conclusion**

The Housing Element Annual Progress Report illustrates activities undertaken by the City of Carpinteria in 2015 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.

**Exhibit 1** - Annual Housing Element Implementation Report

## **Exhibit 1**

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

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

Jurisdiction City of Carpinteria  
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 Rt/Lease/Co-Owner	Affordability by Household Income				Total Units per Project	Est. # of Aff. 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 prediction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
Krausgrill 4640 Ninth Street		O				1	1				
MTI Capital 1275/1289 Cramer Circle		O				2	2				
Olsen 4879 Dorrance Way		O				1	1				
Olverd 5157 Ogan Road		O				1	1				
(9) Total of Moderate and Above Moderate from Table A3			▶▶▶			0	0				
(10) Total by Income Table A/A3			▶▶				5	5			
(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 1/1/2015 - 12/31/2015

**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 Income				(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. Family Single	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	0	0				0	0

\* Note: This field is voluntary

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

Jurisdiction City of Carpinteria  
Reporting Period 1/1/2015 12/31/2015

**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.		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	39	0									39
	Non-deed restricted											
Low	Deed Restricted	26	0									26
	Non-deed restricted											
Moderate	Deed Restricted	34	0									34
	Non-deed restricted											
Above Moderate		64	3								3	61
Total RHNA by COG Enter allocation number:		183	3								3	180
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 1/1/2015 12/31/2015

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> 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
1. Second Unit Program	12 second units during the planning period	Ongoing	In 2015, one second unit was permitted by CDD. 11 second units remain to be completed during the planning period.
2. Energy Conservation Program	Reduce residential energy use throughout the planning period	Ongoing	The Building Division and Community Development Department continue to promote energy efficient and energy saving opportunities on new and redevelopment projects.
3. No Net Loss Program	Ensure compliance with no net loss requirements throughout the planning period	Ongoing	The Community Development Department continues to ensure compliance with no net loss of residential units through the review of development permits.
4. Section 8 Rental Assistance Program	169 Section 8 Certificates during the planning period	Ongoing	In 2015, Section 8 Certificates were issued by the County and City of Santa Barbara Housing Authorities within the City of Carpinteria.
5. Affordable Rental Housing Program	43 lower income rental units during the planning period	Ongoing	In 2015, construction was completed on Casas de las Flores a 43 unit residential rental complex which would serve low and very low income households.
6. Inclusionary Housing Program	10 Inclusionary Housing Units during the planning period	Ongoing	No new inclusionary units were constructed or proposed in 2015. Staff will continue to identify opportunities for additional inclusionary housing and work with developers which might develop multi-family housing developments.
7. Density Bonus Procedures	Continue to offer density bonus incentives throughout the planning period	Ongoing	Although no density bonus units were developed in 2015, staff will continue to provide density bonus incentive information to qualifying developments through the planning and development review process.
8. Facilitate Lot Consolidation	Continue to facilitate consolidation of small lots during the planning period	Ongoing	Although no lots were consolidated in 2015, staff will continue to identify and work with developers to consider consolidation of small lots.
9. Regulatory Concessions and Incentives	Facilitate construction of affordable units commensurate with the City's needs throughout the planning period	Ongoing	Although no projects were approved in 2015 which took advantage of the concessions and incentives provided for affordable housing, the Community Development Department accepted an application from Habitat for Humanity to consider three affordable ownership condominiums which have applied to take advantage of modifications to provide relief from parkign requirements and reduction in Development Impact Fees.
10. Fee Mitigation Program	Facilitate construction of affordable units commensurate with the City's needs throughout the planning period	Ongoing	Although no projects were approved in 2015 which took advantage of the concessions and incentives provided for affordable housing, the Community Development Department accepted an application from Habitat for Humanity to consider three affordable ownership condominiums which have applied to take advantage of the reduction in Development Impact Fees.
11. Special Needs Housing Program	Continue to implement zoning regulations that facilitate construction of housing for persons with special needs throughout the planning period	Ongoing	In 2015, the Planning Commission approved conversion of a vacant commercial office building to a 95 bed elderly residential care facility. The facility is under construction and expected to open in 2016.
12. Conservation of Mobile Home Parks	Facilitate preservation of seven mobile home parks and moderate rental rates throughout the planning period	Ongoing	The City has continued to monitor rental rates in mobile homes parks through the Mobile Home Rent Stabilization Program and has had no conversion of the seven mobile home parks in Carpinteria.
13. Condominium Conversion Ordinance	Facilitate preservation of existing units throughout the planning period	Ongoing	During the 2015 calender year, no rental residential units were converted to condominiums due provisions of the Condominium Conversion Ordinance related to rental vacancy rates.
14. Inspection on Sale Program	Facilitate preservation of existing housing units throughout the planning period	Ongoing	The Community Development Department and Buildign Division completed 49 Inspections on Sale during 2015. The program identified several zoning and building code violations, many of which were corrected.
15. Rental Housing Inspection Program	Facilitate preservation of existing single-family rental housing units throughout the planning period	Ongoing	The Community Development Department and Code Compliance Division completed 45 Rental Housing Inspections in 2015. The program identified several zoning and building code violations, many of which were corrected.

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §8202 )

Jurisdiction City of Carpinteria  
Reporting Period 1/1/2015 12/31/2015

**Table C**

**Program Implementation Status**

<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as defined in the housing element			
<b>Program Description (By Housing Element Program Names)</b>	<b>Objective</b>	<b>Timeframe in H.E.</b>	<b>Status of Program Implementation</b>
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10. Fee Mitigation Program	Facilitate construction of affordable units commensurate with the City's needs throughout the planning period	Ongoing	Although no projects were approved in 2015 which took advantage of the concessions and incentives provided for affordable housing, the Community Development Department accepted an application from Habitat for Humanity to consider three affordable ownership condominiums which have applied to take advantage of the reduction in Development Impact Fees.
11. Special Needs Housing Program	Continue to implement zoning regulations that facilitate construction of housing for persons with special needs throughout the planning period	Ongoing	In 2015, the Planning Commission approved conversion of a vacant commercial office building to a 95 bed elderly residential care facility. The facility is under construction and expected to open in 2016.
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15. Rental Housing Inspection Program	Facilitate preservation of existing single-family rental housing units throughout the planning period	Ongoing	The Community Development Department and Code Compliance Division completed 45 Rental Housing Inspections in 2015. The program identified several zoning and building code violations, many of which were corrected.
16. Housing Code Compliance	Facilitate preservation of existing single-family rental housing units throughout the planning period	Ongoing	The Community Development Department's Building and Code Compliance Division conducted several site inspections and enforced the housing and building and safety codes through compliance orders and administrative citations.
17. Single Family Housing Rehabilitation	Rehabilitation of two units occupied by extremely low income owner households and three units occupied by very-low income owner households during the planning period	Ongoing	The City will continue to promote eligible very-low income homeowners contact the USDA Rural Housing Repair and Rehabilitation Program for loans to help modernize and improve their homes to remove health and safety hazards.
18. Multi-family Rehabilitation	Rehabilitation of two extremely low income units, one very low income unit and six low income units during the planning period	Ongoing	The City will continue to seek grant funds to facilitate rehabilitation of multi-family housing in need of repair.
19. Fair Housing Information and Referral	Continue to disseminate fair housing information to residents, landlords and other interested parties throughout the planning period; conduct annual fair housing workshops in cooperation with the Rental Housing Mediation Task Force	Ongoing	The City continues to partner with the City of Santa Barbara's Rental Housing mediation Task Force to provide tenants, landlords and interested parties with information and mediation services related to housing and rental disputes. In 2015, several tenant/landlord disputes were resolved, out of court, through mediation. The City also refers residents to the Legal Aid Foundation of Santa Barbara County and California Rural Legal Assistance to address concerns related to disability access, those living on fixed incomes, and victims of domestic or elder abuse.
20. Workforce Homebuyer Down Payment Loans	Continue to facilitate home ownership for local workforce throughout the planning period	Ongoing	The City continues to provide down payment loans, in collaboration with the Housing Trust Fund of Santa Barbara County. In 2015, one loan was funded in the amount of \$37,500, for purchase of a home for a household of five.

**General Comments:**

Please see the City's 2015 Housing Element Annual Progress Report for information on the City's efforts and successes in implementing its Housing Element.