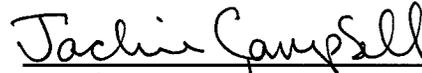


STAFF REPORT
COUNCIL MEETING DATE
September 12, 2011

ITEM FOR COUNCIL CONSIDERATION

**HOUSING ELEMENT UPDATE OF THE GENERAL PLAN
CASE No. 09-1508-GPA**

Report prepared by: Jackie Campbell, Director
Community Development Department


Signature

Reviewed by: Dave Durlinger, City Manager


Signature

Staff Recommendation

Action Item X ; Non-Action Item ____

Approve the Draft Housing Element and submit for certification by the State Housing and Community Development Department

Motion: I move to adopt Resolution No. 5334 to adopt the Proposed Final Negative Declaration and adopt the Draft Housing Element Update to the City's General Plan, and authorize staff to submit the document to the State Department of Housing and Community Development (HCD) for certification.

I. BACKGROUND

The City of Carpinteria's General Plan is the primary planning policy document for the City. Within the General Plan are seven mandated elements that set forth objectives, principles, standards and goals that guide orderly development. The City's current Housing Element was adopted in 2004. By law, the Housing Element is required to be updated every five years.

Over the past two and a half years, staff has been working with housing consultant Ralph Castañeda to update the Housing Element. Pursuant to Government Code §65588 (e)(1), all local governments within the regional jurisdiction of Santa Barbara County Association of Governments were required to update their Housing Elements for the 2009 - 2014 time period. In June 2009, a preliminary draft Housing Element was reviewed by the Planning Commission. At a Special Meeting on June 15, 2009, the Commission recommended approval of the preliminary draft to the City Council. The Council then reviewed the document in July 2009. After making some changes, the revised preliminary draft was submitted to the State Department of Housing and Community Development (HCD) on August 6, 2009.

Pursuant to State law, HCD has a 60-day period to review a Draft Housing Element and transmit comments on the draft back to the City. HCD transmitted its initial comments to the City on October 8, 2009. City staff prepared responses to the HCD comments and transmitted a revised Draft Housing Element to HCD on July 30, 2010. HCD comments on that version of the Housing Element Update were received on September 28, 2010 and indicated that additional sites would have to be identified to show how the City could accommodate its regional share of the low income housing need. After several emails and phone conversations and one final version of the document, HCD notified the City on July 12, 2011 that the revised draft of the Housing Element submitted in May 2011 met the statutory requirements and properly identified adequate sites to accommodate the City's regional housing need of 305 units. In this approved version of the Housing Element, staff was able to show how the City could accommodate its low income housing need without rezoning any property in the City and adopting various programs to support future development of affordable housing. This was accomplished by adding Sites 4, 5 and 6 to the land inventory of available sites in combination with Housing Program 3 (No Net Loss Program) and Housing Program 8 (Lot Consolidation Program). These sites and programs are discussed in more detail below and are fully described in Section 2 of the Draft Housing Element. A copy of the Draft Housing Element dated July 14, 2011 was previously transmitted to the City Council. One minor typographical change was made to the document to correct an error on Page D-26. The document has been updated and reissued with a final date of September 12, 2011 and is available for review at City Hall or on the City website at www.carpinteria.ca.us. A PDF copy is attached to the electronic version of this staff report as Exhibit D.

Housing Element Update Process

The process of amending the City's General Plan is spelled out in Government Code §65350. The amendment process requires the Planning Commission to hold at least one public hearing before approving a recommendation on any amendment to the General Plan. The Commission must make a written recommendation to the City Council on the General Plan Amendment, including a recommendation regarding the adequacy of the environmental document as discussed below. An affirmative vote of a majority of the Commission is required. After receiving the recommendation, the City

Over the past two and a half years, staff has been working with housing consultant Ralph Castañeda to update the Housing Element. Pursuant to Government Code §65588 (e)(1), all local governments within the regional jurisdiction of Santa Barbara County Association of Governments were required to update their Housing Elements for the 2009 - 2014 time period. In June 2009, a preliminary draft Housing Element was reviewed by the Planning Commission. At a Special Meeting on June 15, 2009, the Commission recommended approval of the preliminary draft to the City Council. The Council then reviewed the document in July 2009. After making some changes, the revised preliminary draft was submitted to the State Department of Housing and Community Development (HCD) on August 6, 2009.

Pursuant to State law, HCD has a 60-day period to review a Draft Housing Element and transmit comments on the draft back to the City. HCD transmitted its initial comments to the City on October 8, 2009. City staff prepared responses to the HCD comments and transmitted a revised Draft Housing Element to HCD on July 30, 2010. HCD comments on that version of the Housing Element Update were received on September 28, 2010 and indicated that additional sites would have to be identified to show how the City could accommodate its regional share of the low income housing need. After several emails and phone conversations and one final version of the document, HCD notified the City on July 12, 2011 that the revised draft of the Housing Element submitted in May 2011 met the statutory requirements and properly identified adequate sites to accommodate the City's regional housing need of 305 units. In this approved version of the Housing Element, staff was able to show how the City could accommodate its low income housing need without rezoning any property in the City and adopting various programs to support future development of affordable housing. This was accomplished by adding Sites 4, 5 and 6 to the land inventory of available sites in combination with Housing Program 3 (No Net Loss Program) and Housing Program 8 (Lot Consolidation Program). These sites and programs are discussed in more detail below and are fully described in Section 2 of the Draft Housing Element. A copy of the Draft Housing Element dated July 14, 2011 was previously transmitted to the City Council. One minor typographical change was made to the document to correct an error on Page D-26. The document has been updated and reissued with a final date of September 12, 2011 and is available for review at City Hall or on the City website at www.carpinteria.ca.us. A PDF copy is attached to the electronic version of this staff report as Exhibit D.

Housing Element Update Process

The process of amending the City's General Plan is spelled out in Government Code §65350. The amendment process requires the Planning Commission to hold at least one public hearing before approving a recommendation on any amendment to the General Plan. The Commission must make a written recommendation to the City Council on the General Plan Amendment, including a recommendation regarding the adequacy of the environmental document as discussed below. An affirmative vote of a majority of the Commission is required. After receiving the recommendation, the City

Council must hold at least one public hearing prior to its adoption of the General Plan Amendment. After action by the Council, the Final Housing Element is then certified by HCD.

Planning Commission Review

The Planning Commission considered this item at its regular meeting on August 1, 2011. The Commission unanimously recommended that the Council approve the Negative Declaration and the Draft Housing Element as presented. The minutes from the August 1, 2011 Planning Commission hearing are attached as Exhibit B. The Planning Commission Action Letter is attached as Exhibit C.

II. ANALYSIS

Share of the Regional Housing Need

The City's share of the regional housing need is a critical component of the Draft Housing Element. The Santa Barbara County Association of Governments (SBCAG) is responsible for allocating the Countywide need to each city and to the unincorporated county. Carpinteria's share of the regional housing need for the current Housing Element cycle is 305 housing units. The table below shows the number of housing units allocated to Carpinteria across five income groups. The City must identify the zoned sites that can accommodate the need for each income group.

Carpinteria's Regional Housing Need

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

Format/Organization

The Housing Element is arranged in two sections with six technical appendices. The sections and technical appendices are as follows:

- Section 1 - Introduction
- Section 2 – Housing Program

- Technical Appendix A – Housing Needs Assessment
- Technical Appendix B – Analysis of Governmental Constraints
- Technical Appendix C – Analysis of Non-Governmental Constraints
- Technical Appendix D – Sites Inventory and Analysis
- Technical Appendix E – Variety of Housing Types
- Technical Appendix F – Progress Report

The purpose of each technical appendix is to present the data, information and analysis required by a specific section of the Housing Element Law. The key findings and conclusions of each technical appendix are incorporated into the housing program description.

Housing Program

The most important part of the Housing Element is the Housing Program presented in Section 2 of the document. The Housing Program describes the actions the City will take to address community housing needs and meet the requirements of Housing Element law. The table below is excerpted from the Draft Housing Element (Chart 2-1 on Page 2-11) and lists the 24 specific programs that the City currently implements or will implement in the timeframe of this Housing Element cycle to comply with Housing Element Law and meet its share of accommodating the regional housing need. The programs that have changed since the Council’s original review in 2009 are shown in bold and italics and are discussed below.

List of Programs by Category

Program Category	Specific Program
Category 1 Adequate Housing Sites	1. Second Unit Program
	2. Energy Conservation Program
	3. <i>No Net Loss Program</i>
Category 2 Assist in the Development of Low and Moderate Income Housing	4. Section 8 Rental Assistance Program
	5. Affordable Rental Housing Program
	6. Inclusionary Housing Program
	7. Revise Density Bonus Procedures
	8. <i>Lot Consolidation Program</i>
Category 3 Removal of Governmental Constraints	9. Regulatory Concessions and Incentives Program
	10. Fee Mitigation Program
	11. Special Needs Housing Program
	12. <i>Emergency Shelter Zoning Program</i>
	13. Housing for the Disabled Zoning Code Amendments Program
Category 4 Conserving Existing Affordable Housing	14. Conservation of Mobile Home Parks
	15. Condominium Conversion Ordinance
	16. Inspection on Sale Program
	17. Rental Housing Inspection Program

	18. Housing Code Enforcement Program
	19. Single Family Housing Rehabilitation
	20. Multi-Family Housing Rehabilitation
Category 5 Fair Housing	21. Fair Housing Referral Program
	22. Fair Housing Information
	23. Annual Fair Housing Workshop

Program 3: No Net Loss Program

In response to HCD comments, staff created a No Net Loss Program that is consistent with state law. This program is used to show that the City has adequate capacity to accommodate its share of the regional housing need. This program requires that if any of the identified sites are developed at lower densities than anticipated, that the incremental loss of housing capacity will be accommodated elsewhere by either identifying other sites that have housing capacity or by rezoning sites within the City such that they could accommodate the lost capacity.

One way to accomplish this is to require a minimum density rather than our standard practice of identifying a maximum density for a specific site. It has been our goal to avoid any required rezoning of property through this Housing Element Update process. Therefore, staff will continue to work with affordable housing providers such as Peoples' Self-Help Housing to ensure that affordable units are developed at appropriate densities that are compatible with surrounding neighborhoods while achieving maximum affordability for future residents. This program will be implemented on an ongoing basis throughout the planning period and includes the following sites.

Site 4 - Downtown-East Properties: In response to HCD comments that the Bluffs I site was not acceptable as a site that could accommodate affordable housing associated with future residential or commercial development there, staff identified other undeveloped or underutilized properties in the Planned Residential Development (PRD) zone district that could accommodate some of the affordable housing need identified for Carpinteria. There are four contiguous properties in the eastern downtown area at Olive Street and Sixth Street that are currently developed with only one dwelling. These four properties are under one ownership and total approximately 1.5 acres. The properties are zoned for multi-family housing (Planned Residential Development – PRD) at a maximum density of 20 units per acre. This results in a net capacity of 30 units that could be affordable to eligible households.

Site 5 - 4295 Carpinteria Avenue (CPD-R): This property is .31 acres in size and is currently undeveloped. It is located in the Commercial Planned Development (CPD) Zone District with a Residential Overlay which allows residential only development. The housing capacity is six dwelling units based on a maximum density of 20 dwelling units per acre. Through the No Net Loss Program, staff will proactively encourage and facilitate the development of housing at a density of 20 dwelling units per acre on this lot. This is the same zoning that accommodated both

the eight-unit Sparrow's Landing Condominiums on Carpinteria Avenue and the 43-unit Casas de las Flores Apartments on Via Real.

Site 6 - 6175 Carpinteria Avenue: This site is located in the Bluffs II area in the Industrial Research Park Zone District (M-RP) which permits the following uses:

- Residential only development
- Mixed residential/industrial development
- Research and development
- Administrative offices
- Professional uses

As noted, residential only development is allowed consistent with the provisions of the Residential Overlay District. As previously explained, this Overlay District permits multi-family housing at a maximum density of 20 dwelling units per acre. Given the size of this property at approximately 3.3 acres, the housing capacity is set at a range of 33 to 67 housing units. However, for purposes of showing capacity for housing, the lower number has been used in the Housing Element Update. The Lagunitas Mixed-Use Project is being developed on property with the same zoning and land use designations and will provide eleven above-moderate affordable condominium units.

Program 8: Lot Consolidation Program

In implementing this program, the City will play an active role in facilitating lot consolidation, particularly as it relates to Site #4 in Table D-9 of the sites inventory (page D-14) of the Draft Housing Element and as shown below. For example, the City will work with non-profit developers and/or private landowners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to low income households. The lot consolidation program will be discussed with developers during the preliminary or conceptual review process or when inquiries are received at the public information counter. Lot consolidation requests are processed ministerially and allow for multiple lots to be merged into fewer parcels or one parcel. Incentives offered for lot consolidation include allowing for higher densities for larger parcels once consolidated, reduced setback requirements to allow creative site planning, flexibility in development standards and expedited processing.

This program will be implemented on an ongoing basis throughout the planning period, specifically for Site 4 as shown in the table below. The potential for development on all of these lots shows that the City has capacity to meet its share of the regional housing need in the low income category.

**Sites Inventory and Analysis
 Lower Income Housing Need**

Site Number and APN(s)	Location	Site Size	General Plan	Zoning	Existing Uses	Housing Capacity
Site #1 003-590-042 and 003-590-051	Santa Ynez Avenue (Dahlia Court)	2.1 acres	MDR Medium Density	PRD-20	Vacant	34 ¹
Site #2⁴ 004-013-019 and 004-013-020	4096 Via Real (Casas de las Flores)	2.37 acres	GC General Commercial	CPD/R Overlay	Recreational Vehicles and Trailers	43 ²
Site #3 003-302-007	681 Ash Avenue (Chapel Court)	3.13 acres	MDR Medium Density Residential	PRD-20	Single-story apartment buildings; 28 rental units	32 ³
Site #4⁵ 003-360-014, 003-360-015, 003-360-017 and 003-325-007	Sixth Street and Olive Avenue (Logue)	1.53 acres	MDR Medium Density Residential	PRD-20	One Dwelling (Underutilized)	29
Site #5 003-212-030	4295 Carpinteria Avenue	.31 acres	GC General Commercial	CPD/R Overlay	Vacant	6
Site #6 001-180-032	6175 Carpinteria Avenue	3.37 acres	RDI Research Development Industrial	M-RP	Vacant	30 ⁴

¹Based on site plan submitted to the City

²Based on site plan submitted to the City

³Net increase of 32 affordable housing units

⁴APN 004-013-019 = 1.19 acres; APN 004-013-020 = 1.18 acres

⁵APN 003-360-014 = .42 acres; APN 003-360-015 = .41 acres; APN 003-360-017 = .21 acres; APN 003-325-007 = .49 acres

Program 13: Emergency Shelter Program

The Housing Element acknowledges that the Zoning Code will be changed to address the provision for homeless shelters to be allowed as a permitted use in specific zone districts. In response to this state mandate, staff has identified the Industrial Research

Park (M-RP) zone as one that could accommodate this type of use (this is the zone that previously accommodated the Salvation Army facility). This mandate is similar to the State requirement from several years ago that no Conditional Use Permit or other discretionary permit be required for second dwelling units. Initially, staff had intended to develop a multi-jurisdiction shared homeless shelter program, however, when the Salvation Army facility closed, this option was no longer available, hence the mandatory change to the Zoning Code to allow homeless shelters as a permitted use. This approach is consistent with actions taken by other local jurisdictions to comply with this state mandate. Changes to the Zoning Code to allow emergency shelters as a permitted use will also include specific development standards to address the number of beds at a facility, proximity to other similar facilities, lighting requirements and other land use concerns.

Timelines: Another comment received from HCD on previous versions of the Draft Housing Element related to the timelines presented for implementation of the various programs shown in Chart 2-1. In response, staff amended the timelines to indicate exactly when over the cycle of this Housing Element that the various Housing Program Actions would be implemented. It will be important to meet these deadlines, many of which are related to updating the Zoning Code, to show that the City is in compliance with its own Housing Element in order to continue to receive federal funding through our HOME and Community Development Block Grant (CDBG) programs.

General Plan/Coastal Plan Consistency

The City's General Plan/Local Coastal Land Use Plan incorporates specific objectives, policies and implementation measures within its Land Use Element to address how the City should grow. Taking into consideration that the City is predominantly built-out, little land remains available for development, forcing the City to look inward for development opportunities. The following are a sample of key policies and objectives that address continued City growth. The policies facilitate City Council deliberation on the Draft Housing Element's recommended programs and policies.

LU-1 *Establish the basis for orderly, well-planned urban development while protecting coastal resources and providing for greater access and recreational opportunities for the public.*

LU-3 *Preserve the small beach town character of the built environment of Carpinteria, encouraging compatible revitalization and avoiding sprawl development at the City's edge.*

LU-4a. *Establish a greenbelt of open space including undeveloped land and open-field agriculture land surrounding the City.*

LU-6 *Create flexible land use and zoning standards for general commercial and industrial parcels that allow opportunities for residential use to expand, as determined appropriate by the City, in response to changing needs relative to the jobs/housing balance locally and in the region, and as incentive toward the development of affordable housing.*

LU-6d *City shall establish by ordinance an inclusionary housing program to mitigate housing impacts caused by new residential and commercial/industrial development. The residential component of the program shall be based upon policy set forth in the Housing Element. The commercial/industrial component of the program shall be based upon a jobs/housing nexus study that determines the demand generated for affordable housing in the city by commercial and industrial uses.*

LU-7a *The Sphere of Influence shall be established in support of the urban/rural limit line and in anticipation of annexing identified properties that are either already developed in urban use or meet the strict requirements of the Coastal Act for conversion from agricultural to urban use.*

The proposed Draft Housing Element implements and is consistent with these policies in that the program presented in the Update does not include any rezoning of existing property, does not include any new development, does not expand the City's Sphere of Influence and does not envision any annexation of property into the City in order to achieve the goal of showing that the City has the capacity to meet its share of the regional housing need across the five identified income categories. The existing inclusionary housing program will continue without change as set forth in Chapter 14.75 of the Zoning Code. Existing flexible zoning standards that allow residential development or mixed use development in commercial and industrial zones will remain in place. While the Zoning Code will be amended to allow emergency shelters in the Industrial Research Park (M-RP) zone as permitted by right without discretionary review, development standards to address the number of beds, lighting requirements, proximity to other uses, etc. will be included as discussed in Section 2 (page 2-31) of the Draft Housing Element Update.

Additionally, the Draft Housing Element identifies vacant and underutilized sites that are located within the downtown area and along major transportation corridors of the City. These sites are proximate to urban services such as transit, schools, shopping and open space/recreation areas and development of these identified sites would not be considered sprawl development at the City's edges. No greenbelts or open space areas would need to be converted to residential uses to accommodate the housing need; all 305 of Carpinteria's share of the regional housing need can be accommodated within the City boundary and under existing zoning designations. Therefore, the urban/rural boundary will not be affected and the ultimate build-out of the City as set forth in the 2003 General Plan/Coastal Land Use Plan is not changed. With all of this considered, the Draft Housing Element can be found consistent with the General Plan.

Therefore, the Planning Commission has recommended that the City Council approve the Housing Element Update and forward the document to the State Department of Housing and Community Development for certification.

III. ENVIRONMENTAL REVIEW

The adoption of the Housing Element is subject to review per the California Environmental Quality Act (CEQA). Staff prepared a Negative Declaration (ND) for the project as adoption of the Element does not include any physical development, property rezoning or change to land use designations. A Negative Declaration is appropriate when a project will not result in any direct physical impacts that would create new significant land use impacts. The Housing Element Update involves setting goals and adopting policies that will encourage the type of housing that is needed in the community to address the needs of lower income households and special needs households but does not require the construction of any new housing or rehabilitation of existing housing. The draft ND was released for a 30-day public review period on July 14, 2011. The public comment period closed on August 22, 2011. The Planning Commission recommended that the City Council approve the CEQA document. During the public comment period, only one comment letter was received. The letter from the APCD requested a clarification in reference to the discussion of the 2010 Clean Air Plan included in the Air Quality analysis section. No other comments on the Draft Negative Declaration were received. A copy of the Draft Negative Declaration was previously transmitted to the City Council. The document is available at City Hall or on the City website at www.carpinteria.ca.us. A PDF copy is attached to the electronic version of this staff report as Exhibit E.

IV. FINANCIAL CONSIDERATIONS

Staff does not anticipate any fiscal impact from adoption of the Housing Element Update. However, enactment of the implementing regulations may lead to future Council action with potential fiscal impacts, including, but not limited to, implementation of the Inclusionary Housing Requirement ordinance or ordinance amendments to address the issue of permitting emergency shelters in the Industrial Research Park zone district.

V. OPTIONS

The City Council may take any of the following options or other options as discussed at the hearing.

1. Adopt the Negative Declaration and approve the Draft Housing Element for submittal to HCD for certification as recommended by the Planning Commission.

2. Direct staff to make changes to the Negative Declaration and/or Draft Housing Element before transmitting the document to HCD.
3. Send the matter back to the Planning Commission with direction to revise the subject documents and return to the Council at a later date.

VI. ATTACHMENTS

- Exhibit A – City Council Resolution No. 5334
- Exhibit B - Planning Commission Minutes, August 1, 2011
- Exhibit C - Planning Commission Action Letter, August 11, 2011
- Exhibit D – Draft Housing Element, September 12, 2011 (e-version only)
- Exhibit E – Proposed Final Negative Declaration, September 12, 2011 (e-version only)

Exhibit A

City Council Resolution No. 5334

**Draft Housing Element Update
City Council Hearing
September 12, 2011**

RESOLUTION NO. 5334

A RESOLUTION OF THE CITY OF CARPINTERIA CITY COUNCIL ADOPTING A NEGATIVE DECLARATION AND HOUSING ELEMENT UPDATE TO THE CITY'S GENERAL PLAN

WHEREAS, the City of Carpinteria is required to update the Housing Element of the General Plan pursuant to Government Code §65581; and

WHEREAS, the City retained Castañeda and Associates, a private consulting firm that specializes in the development of public housing policies, to advise the City on the development and implementation of the Housing Element Update; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on June 15, 2009 and received testimony regarding the preliminary draft Housing Element prior to its submittal to the State Department of Housing and Community Development (HCD); and

WHEREAS, the City Council conducted a duly noticed public hearing on July 27, 2009 and received testimony regarding the preliminary draft Housing Element prior to its submittal to the State Department of Housing and Community Development (HCD); and

WHEREAS, the preliminary draft document was transmitted to HCD on August 6, 2009; and

WHEREAS, revisions to the draft Housing Element Update were made over the course of the ensuing two years in response to comments from HCD and were incorporated into the Public Draft Housing Element Update; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on August 1, 2011 to review the Public Draft Housing Element Update, with revisions, and recommended that the City Council accept the Negative Declaration and adopt the Housing Element Update; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) an Initial Study was prepared and determined that a Negative Declaration was the appropriate environmental document for the project; and

WHEREAS, the City Council has reviewed and received comment on the Negative Declaration and determines in its independent judgment that the document satisfies the requirements of CEQA; and

WHEREAS, the City Council has reviewed the policies of the General Plan/Coastal Land Use Plan that are relevant to the project and finds the Housing Element Update document dated September 12, 2011 to be consistent with the General Plan/Coastal Land Use Plan; and

WHEREAS, a properly noticed hearing on the adoption of this resolution was held as part of a regularly scheduled meeting of the City Council on September 12, 2011 at 5:30 p.m., at the City Council Chambers located at City Hall, 5775 Carpinteria, California 93013.

NOW THEREFORE, THE CITY COUNCIL HEREBY RESOLVES AS FOLLOWS:

- A. The City Council hereby finds pursuant to Government Code §65581 that the proposed General Plan Amendment is consistent with State Housing Element Law.
- B. The City Council hereby adopts the Proposed Final Negative Declaration dated September 12, 2011 prepared for the project.
- C. The City Council hereby adopts the Housing Element dated September 12, 2011.
- D. The City Council hereby directs that said Housing Element be sent to the State Department of Housing and Community Development for its review and certification.

PASSED, APPROVED AND ADOPTED this 12th day of September 2011 by the following called vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBER(S):
ABSENT: COUNCILMEMBER(S):

Mayor, City of Carpinteria

ATTEST:

City Clerk, City of Carpinteria

I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 12th day of September 2011.

City Clerk, City of Carpinteria

APPROVED AS TO FORM:

City Attorney, City of Carpinteria

Exhibit B

**Planning Commission Meeting Minutes
August 1, 2011**

**Draft Housing Element Update
City Council Hearing
September 12, 2011**

<p>CALL TO ORDER and ROLL CALL Chair La Fevers called the meeting to order at 5:33 p.m.</p> <p>Commissioners Present: David Allen, Vice-Chair Jane L. Benefield John Callender Glenn La Fevers, Chair John Moyer</p> <p>Others Present: Jackie Campbell, Community Development Director Approximately two interested persons</p>	<p>CALL TO ORDER & ROLL CALL</p>
<p>PLEDGE OF ALLEGIANCE - Chair La Fevers called for the flag salute.</p>	<p>PLEDGE OF ALLEGIANCE</p>
<p>INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS Community Development Director Jackie Campbell announced that the Chevron Soil Remediation project starts this Wednesday and is expected to last eight weeks. She added that the Albertsons project will be considered by the City Council on Monday, August 8, 2011, as well as a DIF waiver applied for by the Carpinteria Valley Arts Council.</p>	<p>ANNOUNCEMENTS</p>
<p>PRESENTATIONS BY CITIZENS – None</p>	<p>PRESENTATIONS</p>
<p>CONSENT CALENDAR a. Minutes of the regular Planning Commission meeting held July 5, 2011.</p> <p>Commissioner Benefield asked that a comment she made appearing on page 4 reflect that she commented on rather than read a letter prepared by Vons.</p> <p>MOTION Upon a motion by Commissioner Callender, seconded by Commissioner Benefield, the Planning Commission voted 4-0 (Allen abstained) to approve the minutes of the regular Planning Commission meeting held on July 5, 2011 with the change to the minutes suggested by Commissioner Benefield.</p>	<p>CONSENT CALENDAR</p> <p>MOTION</p>
<p>NEW PUBLIC HEARING</p> <p>Seventh Street Cottages Revisions Planner: Steve Goggia Project # 10-1570-DPR/CDP</p> <p>Hearing at the request of Thomas Vernon to consider Case No.10-1570-DPR/CDP [application filed July 8, 2011] for approval of a Development Plan Revision and Coastal Development Permit to modify the previous approval granted by the Planning Commission to remove four existing cottages and accessory structures, renovate two cottages and construct six new cottages, a carport, three uncovered parking spaces and new landscaping and a Modification to allow two parking spaces to encroach into the side yard setbacks under the provisions of the Planned Residential Development (PRD) Zone District. The revision includes changes to the footprints and floor plans of the six new cottages. The Commission will also consider accepting the exemption pursuant to §15302 and §15332 of the State Guidelines for the implementation of CEQA. The application involves APN 003-305-004, located at 4863 Seventh Street.</p> <p>DISCLOSURE OF EX PARTE COMMUNICATIONS Commissioner Moyer recused himself.</p> <p>Community Development Director Jackie Campbell presented the staff report. She described the project, noting it had been approved by the Planning Commission in March of this year and staff was recommending denial of the</p>	<p>10-1570-DPR/CDP</p>

current request for revisions. She explained that the applicant came back with revisions that triggered concerns by staff that the intent of the project had been changed, resulting in a project that did not provide adequate parking. Although the applicant agreed to remove interior revisions such as wing walls and sinks in the bedrooms, the units have increased in size by approximately 60 square feet each and have the potential to be used as two-bedroom units which would generate a higher demand for parking than can be accommodated on the site.

Commissioner Allen asked how much space was in the attics and how they see it being used.

Community Development Director Jackie Campbell stated there was a possibility the space could be used as lofts, a small study or a bed for a child. She said staff's biggest concern about the project was how the arrangement of the floor plans and the dining room with wing walls caused the units to look like two-bedroom units.

She explained the rationale behind staff's recommendation, noting that even though the interior modifications had been removed since the original building permit submittal, those amenities could easily be reconstructed after final inspection. She said according to the Zone Code, if a unit contains certain features and there is potential to use that unit in a way that was not approved, the director has the authority to say the unit looks like a two-bedroom unit and in this case, makes the project inconsistent with the parking requirements.

PUBLIC HEARING OPENED

Chair La Fevers opened the public hearing at 6:10 p.m.

Thom Vernon, owner/applicant, said construction is new to him and he thought minor tweaks were okay once the project was approved. He explained that wing walls were added to increase wall space and to separate the bathroom from the dining room. About the increase in square footage, he said because there was no usable space in the western side yard behind the triplex, the building was moved and they were able to add two feet to the units. With respect to the floor plan design, he said the intent was to have activities occur in the front part of the houses. In response to a question why sinks were added to the bedrooms, he explained that he has a drinking fountain in his own bedroom. He said he was not up to something.

Chair La Fevers commented that a sink in a bedroom is unusual, and Mr. Vernon responded that he wanted people to think his houses were unique and different. He noted he lived in a 1909 house where every bedroom had a sink.

Tony Xiques said he was hired by Mr. Vernon to finish the drawings. He said by adding an extra foot to each triplex, the usability of the structures would be enhanced. He said the original architect wanted a community feel, where activities are in the front and you can see neighbors, and by rearranging the floor plan to move the kitchen to the back of the unit, the neighborly feel is lost. He explained how changing the roof pitch made the width wider. He said the project is essentially the same as the one previously approved, only six inches larger in every direction.

PUBLIC HEARING CLOSED

Chair La Fevers closed the public hearing at 6:20 p.m.

Commissioner Allen said he liked the project and concept; however he shares staff's concerns that the design lends itself to the dining room becoming living space. He said the problem would be solved for him if the kitchen were moved to the back wall. He said the neighborly feeling is not a compelling argument when balanced with the concerns regarding protecting neighbors and the parking. He

said the Commission's job is to implement the City's policies.

Commissioner Benefield said she likes the kitchen in the front, and rental agreements and conditions of approval can require that the units are one bedroom. She said we are worrying too much, that a whole lot of people living in a unit would trigger an inspection. She expressed support for approving the two-foot reduction in the west side setback and change in roof pitch. She said the benefits of the units outweigh the concerns of the units becoming two-bedroom.

Commissioner Callender said he appreciates staff's concerns with somebody doing a bait and switch or sneaking in something that would create parking issues, but he does not see that here. He said he was having difficulty with the project being right when it was approved and opposing it based on the changes. He commented that he lived in a unit where the kitchen was in back and there was no neighborly feeling. He said the developer's explanation of the wing walls makes sense. He expressed support for approving the project as proposed.

Commissioner Allen pointed out that a kitchen in front has disadvantages, and it is also nice to have a spacious living/dining room combination. He said it is a matter of where one's priorities are as a tenant, where you spend a lot of your time. He pointed out that the front porches are a wonderful amenity and will contribute to the neighborly feel. He emphasized that experience shapes views on policy and spoke about how the design of a unit dictates what happens when a family expands. He said the design of these units lends themselves to being cut up into smaller spaces and he understands staff's concerns.

Chair La Fevers noted it was a good project and the Commission was in support the first time around. He explained that the Commission is charged with doing what they can to ensure designs are consistent with how they were intended. He noted staff had flagged this. He said he was not opposed to Allen's suggestion of relocating the kitchen. He said he is willing to stand with the original approval and the slight enlargement to the west is reasonable. He said he does not support the interior changes that were initially submitted for building plan check.

Regarding the comments by Benefield about restricting the units to one bedroom occupancy, Community Development Director Jackie Campbell explained that the units are already described that way in the conditions of approval, but the City cannot regulate how many people occupy a unit as long as Building Code requirements are met. She stated that there is no code to enforce that regulates the number of people in a unit, beyond the basic Building Code requirements, or the number of cars parked on the public street.

Commissioner Benefield responded to her comments that the units are self-policing because they are so tiny.

Commissioner Allen said he listened to the applicant as to why the changes were made and, for him, what is relevant is the design and what it may lend itself to. Allen said the design lends itself to a greater number of people than if the kitchen were moved, and a design that does not lend itself to being cut up into smaller rooms tends to have a smaller occupancy. He said that is what planners learn and what they look at.

Community Development Director Jackie Campbell explained the option paths to the Commission, noting that they could direct staff to return with findings for approval of the Revised Development Plan or direct staff to find the revisions minor in nature.

MOTION

Commissioner Benefield moved that they direct the applicant to prepare project

revisions to enable the director to find the proposed changes are minor in nature, and those changes are additional square footage that would occur as a result of reducing the side yard setback and the pitch of the roof for the Seventh Street Cottages Development Plan revisions. Commissioner Callender seconded the motion. Motion failed with a 2-2 vote.

Commissioner Allen said he would echo Benefield's motion with an additional revision to relocate the kitchen to the back wall, noting that such a revision could be approved at a staff level and not come back to the Commission.

Owner/applicant Thom Vernon provided feedback. He said his goal was to get through this anyway he could. He said the Commission knows his first choice, but he is willing to switch the floor plan because it is not worth holding the project up another month.

Commissioner Benefield commented that it is not the Commission's job to have him redesign the whole project.

Commissioner Callender said forcing Mr. Vernon to make a significant change felt like extortion. He asked for Chair La Fevers' input.

Chair La Fevers said because the Commission was seeing the project for the second time with modifications that he wants to provide clear direction moving forward. He said he is not comfortable that the revisions are minor in nature, does not support the proposed interior modifications and is not compelled to force relocation of the kitchen. He said they had a clean project and now it is fuzzy, and the kinds of changes are not appropriate to change as minor.

Commissioner Allen said he thinks the kitchen is an awkward design to begin with. He explained that the Commission has changed many projects over the years, and it is not extortion or about what is best for the applicant or architect but to design a project that will work best in future years. He pointed out that it is quite likely the project will be sold in the future. He said the changes are not minor and an issue was flagged that was not fully considered before.

Thom Vernon said they know his first choice, but it would not kill the project to flip the kitchen, and he has revised floor plans that show that.

Commissioner Allen said that is precisely what he would do.

Commissioner Benefield said if it is not minor to add two feet to the side yard then it is not minor to add two feet and flip the kitchen. She said she is sorry to see the kitchen go to the back of the unit as her kitchen is in front and she likes it that way. She commented that we are losing sight of what a positive addition these buildings are to the community.

Commissioner Callender commented that he was confused and asked for clarification regarding La Fevers' position.

In response to discussion about what changes are considered minor, Commissioner Allen clarified that the changes are minor or not minor depending on the context of what is going on. Because of the design, the changes in this project are not minor, he said, but we can consider the revisions minor based on the applicant's revision to include flipping the floor plan so the kitchen is in the rear, allowing the dining room and living room to create one large space at the front of the units.

MOTION

Commissioner Allen moved in line with option 4 presented in the staff report, that

<p>they direct the applicant to prepare project revisions which would consist of the project as brought to them this evening with the addition of the kitchen moved to the back of the units to the area now shown as the dining room, to enable the director to find the proposed changes are minor. Chair La Fevers seconded the motion.</p> <p>Commissioner Benefield stated that she thinks the kitchen in front is a great idea, but if the applicant is willing to change it to allay concerns, she will vote for the project. She asked to be on record as a reluctant yes. Motion was passed 4-0.</p> <p>Community Development Director Jackie Campbell clarified to the applicant that the Planning Commission has directed staff to find the changes minor in nature, which include flipping the floor plan so the kitchen is in the back with the bedroom, and the living and dining areas are in the front of the unit. Additional square footage is allowed; relocation of the triplex two feet closer to the west property line is allowed; and the proposed change to the roof pitch is allowed. Pending plans submitted for the revision would need to be withdrawn and staff will approve these changes through the building permit review process.</p>	
<p>City of Carpinteria Housing Element Update Planner: Jackie Campbell Project #09-1508-GPA</p> <p>Hearing to consider Project No 09-1508-GPA, a review of the draft update to the City's Housing Element of the General Plan. The Planning Commission will make a recommendation to the City Council regarding approval of the Housing Element Update and its submittal to the State Department of Housing and Community Development for certification. The Commission will also consider the Negative Declaration prepared for the project pursuant to the State Guidelines for Implementation of CEQA. As a result of this project, no significant effects on the environment are anticipated. The ND and all documents may be reviewed at the Community Development Department, 5775 Carpinteria Avenue, Carpinteria. The ND is also available for review at the Carpinteria Branch of the Santa Barbara Public Library, 5141 Carpinteria Avenue, Carpinteria. The Housing Element applies citywide.</p> <p><i>Commissioner Moyer rejoined the meeting.</i></p> <p>Community Development Director Jackie Campbell presented the staff report. She introduced Ralph Castañeda who has worked on this Housing Element Update as well as previous Housing Elements for the City. She gave a brief history of the Housing Element Update process to date. Among other things, she explained that the State Housing and Community Development Department (HCD) had not previously accepted the City's finding that there was adequate capacity to accommodate the low income housing need. She said this position by HCD resulted in staff developing a Lot Consolidation Program and No Net Loss Program to show where lots could be consolidated and more dense projects could be developed. She said in May a revised program was submitted to HCD, and a response letter was received indicating that the City's Draft Housing Element was now in compliance. Campbell said her department, as a requirement of the Housing Element Update, prepared a Negative Declaration (ND). She noted the Element does not include any physical development, property rezoning or change to land use designations and therefore the ND concluded that no significant impacts would result.</p> <p>Following her presentation, Mr. Castañeda provided more detail as to why HCD did not approve previous versions of the Housing Element Update. He explained that sites on the Bluffs designated for low income housing were not accepted, noting that the State did not like that the housing was contingent upon resort or other hotel development. He spoke about a new law requiring extremely low</p>	<p>09-1508/GPA</p>

housing to be considered, and also about SB-2 which requires cities to have a zone allowing emergency shelters without a CUP or any other discretionary permit.

Community Development Director Jackie Campbell noted that a good thing about the program taking a long time to develop is that the Zoning Code will not have to be amended and all of the required amendments to the Code to accommodate the provisions of the Housing Element will be incorporated into the public draft of the Zoning Code. For example, a provision to allow emergency shelters in the Industrial Research Park zone district was added, as well as clarification allowing employee housing as part of the Resort zone that should allow for credit for the capacity to accommodate these units in future Housing Element cycles.

Regarding how they would meet future RHNA numbers, she explained that City staff is working with SBCAG in efforts to create a sustainable communities strategy, and that a lot of the housing needs stem from the Regional Growth Forecast which is in the early development stages at this time.

In response to Commissioner Moyer's concerns about reducing commuter traffic, she said the State is asking regional governing bodies to carefully plan housing and transportation so as not to create bedroom communities. She said our General Plan is current and we are on the right path, and a closer look is being taken at how land use affects behavior, including commuting.

Commissioner Benefield complained that cities are not given credit for building low income housing and the only thing that matters is capacity to build. She noted communities who don't build have capacity forever. She asked for feedback.

Mr. Castañeda agreed that there is a disconnect between cities that can demonstrate capacity and the actual performance. He said there is no mechanism to give cities credit that carries over to the next housing cycle. He spoke about how it would make more sense to tie the numbers to the availability of funds, noting such a mechanism would reduce the need to overzone for low income housing.

PUBLIC COMMENT OPENED AND CLOSED
 Chair La Fevers opened and closed the public hearing, with no speakers coming forward.

Chair La Fevers thanked Ms. Campbell and Mr. Castañeda for their hard work. He said it was great they were able to meet obligations for this cycle without rezoning parcels.

MOTION
 Upon a motion by Commissioner Benefield, seconded by Commissioner Allen, the Planning Commission recommended that the City Council accept the Negative Declaration and adopt the draft Housing Element Update to the City's General Plan. Motion was passed 5-0.

MATTERS PRESENTED BY COMMISSIONERS

Commissioner Benefield asked for the status of the Nutbelly Deli restaurant. Community Development Director Jackie Campbell said Nutbelly is in the process of renovating the interior and are speeding things up. Benefield also noted that the planter boxes in front of Main School are incredibly unattractive and shabby. Campbell explained that the facility had planned to extend the play area with a wrought iron fence but found it costly. She said she would contact them to get the status of their efforts to install a fence.

MATTERS PRESENTED

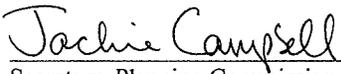
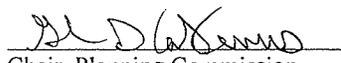
<p>Commissioner Allen asked if they could work with Venoco regarding the increasing amount of material stored in the parking lot on the bluffs adjacent to the ocean. He noted it is highly visible. Campbell explained that the facility is allowed to store items in the parking area and all we can do is ask them to relocate items. She said Venoco had been contacted but did not remove anything.</p>	
<p>DIRECTOR'S REPORT</p> <p>a. Distributed Information</p> <ul style="list-style-type: none"> i. Action Minutes of the Architectural Review Board meetings of June 30, 2011 and July 14, 2011. ii. City calendar for the month of August 2011 iii. Community Development Project Status Report as of July 28, 2011 iv. Construction Permit Report as of July 28, 2011 <p>Community Development Director Jackie Campbell reviewed the distributed materials.</p>	<p>DIRECTOR'S REPORT</p>
<p>ADJOURNMENT – 7:40 p.m.</p> <p style="text-align: center;">  Secretary, Planning Commission </p> <p>ATTEST:</p> <p style="text-align: center;">  Chair, Planning Commission </p>	<p>ADJOURNMENT</p>

Exhibit C

**Planning Commission Action Letter
August 11, 2011**

**Draft Housing Element Update
City Council Hearing
September 12, 2011**

CITY of CARPINTERIA CALIFORNIA



Members of the City Council

Al Clark - Mayor

J. Bradley Stein - Vice Mayor

Joe Armendariz

Gregg Carty

Kathleen Reddington

August 11, 2011

Honorable Carpinteria City Council
5775 Carpinteria Avenue
Carpinteria, CA 93013

Re: Draft Housing Element Update

Dear Councilmembers:

On August 1, 2011, the Planning Commission took action on the following item:

Hearing on the request of the City of Carpinteria to consider Case No. 09-1508-GPA, a review of the draft update to the City's Housing Element of the General Plan. The Planning Commission will make a recommendation to the City Council regarding approval of the Housing Element Update and its submittal to the State Department of Housing and Community Development for certification. The Commission will also consider the Negative Declaration prepared for the project pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, no significant but mitigable effects on the environment are anticipated. The ND and all documents may be reviewed at the Community Development Department, 5775 Carpinteria Avenue, Carpinteria. The ND is also available for review at the Carpinteria Branch of the Santa Barbara Public Library, 5141 Carpinteria Avenue, Carpinteria. The Housing Element applies citywide.

The Planning Commission voted 5 - 0 (Commissioner Allen absent) to recommend that the City Council accept the Negative Declaration and approve the Draft Housing Element for submittal to the State Department of Housing and Community Development for certification. Should you have any questions or need further information regarding this matter, please contact me at 684-5405, ext.451.

Sincerely,

Jackie Campbell
Community Development Director

Exhibit D

**Draft Housing Element
September 12, 2011**

**Draft Housing Element Update
City Council Hearing
September 12, 2011**

City of Carpinteria

Draft Housing Element
2009 - 2014



September 12, 2011

TABLE OF CONTENTS

Introduction

A - Introduction.....	1-1
1. Scope and Content.....	1-1
2. Background and Authorization.....	1-1
B - Organization of the Housing Element.....	1-2

A. INTRODUCTION

1. Scope and Content

Government Code Section 65583 states:

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

The Housing Element Law requires Carpinteria to prepare and adopt a Housing Element of the General Plan. The Housing Element must include four major components:

- An assessment of the City's housing needs.
- An inventory of resources to meet needs and of the constraints that impede public and private sector efforts to meet the needs.
- A statement of the City's goals, quantified objectives and policies relative to the construction, rehabilitation, conservation and preservation of housing.
- An implementation program which sets forth a schedule of actions which the City is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

2. Background and Authorization

Housing Elements of the general plan were first mandated by State legislation enacted in 1967. In 1977, the State Department of Housing and Community Development (HCD) published "Housing Element Guidelines". The "guidelines" spelled out not only the detailed content requirements of housing elements, but also gave HCD a "review and approval" function over this element of the general plan. In 1981, Article 10.6 of the Government Code was enacted, which placed the guidelines into statutory language and changed HCD's role from "review and approval" to one of "review and comment" on local Housing Elements.

This update complies with the Housing Element planning period from September 1, 2009 through June 30, 2014. The Housing Element also includes the City's share of the regional housing need for the period from January 1, 2007 through June 30, 2014.

B. ORGANIZATION OF THE HOUSING ELEMENT

Section 2 describes the City's Housing Program. This Section describes the specific actions the City will undertake during the program period to address the community's housing needs within the framework of the Housing Element Law.

Section 2 describes the goals, policies and quantified objectives of the Housing Element. Of particular importance are the quantified objectives which represent numerical targets for the construction, rehabilitation, conservation and preservation of housing.

The Housing Program also describes 21 specific housing programs that will be implemented during the program period. The 21 programs are organized according to the five categories that are required by the Housing Element Law.

The Housing Element also contains detailed information to comply with each section of the Government Code. A description of each Technical Appendix is given below.

- Technical Appendix A contains all of the detailed data, statistics and analyses pertaining to the City's housing needs, existing and future.
- Technical Appendix B describes potential and actual governmental constraints that impede efforts at addressing housing needs.
- Technical Appendix C describes non-governmental constraints such as the cost of land and construction.
- Technical Appendix D contains the detailed information on the inventory of residential sites and explains how the sites accommodate the City's share of regional housing needs.
- Technical Appendix E describes the City's zoning regulations that provide for a variety of housing types.
- Technical Appendix F is the Housing Element Progress Report. This Technical Appendix assesses the progress made toward implementation of the prior Housing Element.

TABLE OF CONTENTS

Housing Program

A - Introduction	2-1
B - Program Administration and Utilization of Financing Programs	2-1
1. Land Use and Development Controls.....	2-1
2. Regulatory Concessions and Incentives.....	2-1
3. Financing Programs.....	2-2
C - Responsible Agencies, General Plan Consistency and Public Participation	2-3
1. Responsible Agencies.....	2-3
2. General Plan Consistency.....	2-3
3. Public Participation Effort.....	2-4
D - Coastal Zone Localities	2-5
E - Water Sewer Priority	2-6
F - Housing Program	2-6
1. Components of the Housing Program.....	2-6
2. Meaning of Goals, Quantified Objectives and Policies.....	2-7
3. Quantified Objectives.....	2-8
4. Objectives and Programs for Extremely Low Income Households.....	2-9
5. Actions to Reduce Overpaying and Overcrowding.....	2-9
6. Housing Program Overview.....	2-10
Program Category #1 Actions to Make Sites Available to Accommodate the RHNA	2-14
1. Housing Need Summary.....	2-14
2. Goals, Policies and Quantified Objectives.....	2-15
a) Goals.....	2-15
b) Policies.....	2-15
c) Objectives.....	2-15
3. Housing Programs.....	2-16
a) Second Unit Program (Program #1).....	2-16

b) Energy Conservation Program (Program #2)	2-16
c) No Net Loss Program/Government Code §65863 (Program #3)	2-17

Program Category #2 Assist in the Development of Adequate Housing to Meet the Needs of Extremely Low, Very Low, Low, and Moderate-Income Households 2-17

1. Housing Need Summary	2-17
2. Goals, Policies and Quantified Objectives	2-18
a) Goals	2-18
b) Policies	2-18
c) Objectives	2-19
3. Housing Programs	2-19
a) Section 8 Rental Assistance Program (Program #4)	2-19
b) Affordable Rental Housing Program (Program #5)	2-20
c) Inclusionary Housing Program (Program #6)	2-22
d) Revise Density Bonus Procedures (Program #7)	2-23

Program Category #3 Address and, Where Appropriate and Legally Possible, Remove Governmental Constraints to the Maintenance, Improvement and Development of Housing 2-24

1. Housing Need Summary	2-25
2. Goals and Policies	2-25
a) Goals	2-25
b) Policies	2-25
3. Housing Programs	2-25
a) Regulatory Concessions and Incentives Program (Program #8)	2-25
b) Fee Mitigation Program (Program #9)	2-27
c) Special Needs Housing Program (Program #10)	2-27
d) Emergency Shelter Program (Program #11)	2-30
e) Housing for the Disabled Zoning Code Amendments (Program #12)	2-31

Program Category #4 Conserve and Improve the Condition of the Existing Stock of Affordable Housing 2-32

1. Housing Need Summary	2-33
2. Goals, Policies and Quantified Objectives	2-33
a) Goals	2-33
b) Policies	2-33
c) Quantified Objectives	2-34
3. Housing Programs	2-34
a) Conservation of Mobile Home Parks (Program #13)	2-34
b) Condominium Conversion Ordinance (Program #14)	2-35
c) Inspection on Sale Program (Program #15)	2-35
d) Rental Housing Inspection Program (Program #16)	2-36
e) Housing Code Enforcement Program (Program #17)	2-36

f) Single Family Housing Rehabilitation (Program #18).....	2-36
g) Multi-family Housing Rehabilitation (Program #19).....	2-37
Program Category #5 Promote Housing Opportunities for All Persons.....	2-37
1. Housing Need Summary.....	2-38
2. Goals, Policies and Quantified Objectives.....	2-38
a) Goals.....	2-38
b) Policies.....	2-38
c) Quantified Objectives.....	2-39
3. Housing Programs.....	2-39
a) Fair Housing Referral Program (Program #20).....	2-39
b) Fair Housing Information (Program #21).....	2-40
c) Annual Fair Housing Workshop (Program #22).....	2-41
Attachment A - City of Santa Rosa Single Room Occupancy (SRO) Ordinance Development Standards	

List of Charts

2-1	Housing Element Update 2007 to 2014 List of Programs by Category	2-11
2-2	Housing Program Summary	2-12

List of Tables

2-1	Quantified Objectives: 2007 - 2014	2-8
2-2	Share of Regional Housing Needs January 1, 2007 - June 30, 2014	2-14
2-3	Inclusionary Housing Units	2-23

HOUSING PROGRAM

A. INTRODUCTION

Section 2 presents the City's Housing Program. The Housing Program describes the actions the City will undertake during the program period to address the community's housing needs.

With respect to program administration, Section 2 describes: 1) land use and development controls that encourage and facilitate affordable housing; 2) regulatory concessions and incentives and 3) the funding resources that will most likely be utilized to meet housing needs.

In addition, the Housing Program explains 1) the agencies responsible for program implementation; 2) the consistency of the Housing Element with the General Plan; and 3) the public participation efforts undertaken during the development of the Housing Element.

This section also describes the goals, policies and quantified objectives of the Housing Element. Of particular importance are the quantified objectives which represent numerical targets for the construction, rehabilitation, conservation and preservation of housing.

The Housing Program also describes 23 specific housing programs that will be implemented during the program period. The 23 programs are organized according to five categories as required by the Housing Element Law.

B. PROGRAM ADMINISTRATION AND UTILIZATION OF FINANCING PROGRAMS

Section 65583(c) requires that the housing element include:

A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a Low and Moderate Income Housing Fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law. (emphasis added)

1. Land Use and Development Controls

The City's residential zones facilitate the development of a variety of housing types such as affordable housing, condominiums, townhomes, manufactured housing, mobile homes, multifamily dwellings, and second dwelling units. The City will develop regulations regarding transitional and supportive housing as required by SB 2. Additionally, the City will adopt development standards and processing procedures for Single Room Occupancy (SRO) housing units.

2. Regulatory Concessions and Incentives

The City encourages affordable housing through regulatory concessions and incentives such as providing relief from covered parking and parking space requirements. A second component of this effort involves the incentives provided as part of the Inclusionary Housing Program. The City will also update the parking standards for density bonus projects in order to be consistent with the State density bonus law (SB 1818).

HOUSING PROGRAM

3. Financing Programs

Technical Appendix C describes in detail the funding resources that will contribute to meeting the City's housing needs. These programs include:

- Section 8 Rental Assistance
- CDBG and HOME funds
- United States Department of Agriculture (USDA) Programs
- Local Housing Trust Fund
- Joe Serna, Jr. Farmworker Grant
- Low Income Housing Tax Credits

A summary of these funding programs is provided in the following paragraphs.

The County of Santa Barbara Housing Authority reports that 87 Carpinteria residents receive monthly rental assistance from the Section 8 Voucher Program. Under this program, a tenant has a "contract" rent with the landlord. The tenant pays a rent payment based on their income, usually 30%, and the Housing Authority makes a monthly "housing assistance payment" to the landlord. Annually, Section 8 rental assistance provides almost \$1 million of funding for Carpinteria's residents.

Annually, the City receives both CDBG and HOME funds from the County through a fair share formula. The following projects which will be completed during the program period have received CDBG and HOME funding reservations as follows:

▪ Dahlia Court Expansion Project	33 affordable units	\$950,627
▪ Chapel Court Rehabilitation	28 affordable units	\$50,000
▪ Casas de las Flores	43 affordable units	\$150,000

The USDA provides loans and grants to very low income homeowners to repair, improve or modernize their dwellings to remove health and safety hazards. Other USDA programs provide loans for the preservation, rehabilitation and construction of housing.

In-lieu fees collected as part of the Inclusionary Housing Program are deposited into an affordable housing trust fund. The fund is used exclusively for the provision of affordable housing and for reasonable costs associated with the development, maintenance and oversight of the affordable housing.

Other potential funding sources are available from the State Department of Housing and Community Development (HCD) such as the Joe Serna, Jr. Farmworker Grant. Low income housing tax credits are another potential funding resource for affordable housing developments. The City supports the efforts of nonprofit housing organizations to apply for funding from these sources.

The City does not have a redevelopment agency. Therefore, there is no Low and Moderate Income Housing Fund.

HOUSING PROGRAM

C. RESPONSIBLE AGENCIES, GENERAL PLAN CONSISTENCY AND PUBLIC PARTICIPATION

Section 65583(c)(7) states:

The program shall include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals. The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element and the program shall describe this effort. [emphasis added]

1. Responsible Agencies

Chart 2-2 on pages 2-9 and 2-10 identifies the agencies responsible for implementing each of the 23 housing programs that will be implemented during the program period. The City's Community Development Department is responsible for administering practically all of the existing and planned housing programs. The County of Santa Barbara Housing Authority administers the Section 8 rental assistance program within the City limits. Peoples' Self-Help Housing Corporation is the project sponsor of three affordable housing projects currently in the planning stage.

2. General Plan Consistency

The Planning Commission and City Council adopted an updated *General Plan/Local Coastal Land Use Plan* in 2002. The Coastal Commission approved the *Plan* in August 2002. The *General Plan/Local Coastal Land Use Plan* establishes land use policies that provide the framework for designation of housing sites and an estimate of the site capacity that is available to accommodate the City's share of the regional housing needs.

The Housing Element Update is consistent with the City's *General Plan/Local Coastal Land Use Plan*. The sites identified in the Sites Inventory and Analysis are consistent with the General Plan and Zoning designations and no rezoning is required. The Housing Element also carries forward several policies and programs that were contained in the prior Housing Element.

During the planning period, consistency between the Housing Element and General Plan will be maintained through preparation of the General Plan Annual Progress Report. This Report, which is usually completed in spring of each year, describes the status of the following General Plan Elements: Land Use, Community Design, Circulation, Open Space, Recreation & Conservation, Safety, Noise and Public Facilities & Services. The Progress Report contains information on the status of amendments to the General Plan and work efforts and programs implemented by the City each year that go toward meeting the goals and objectives and fulfilling the policies set forth in each General Plan Element. In future Progress Reports, the City will include information on whether any of these amendments will generate a need to amend the Housing Element with respect to goals, policies, objectives, programs or the sites inventory. Revisions to the Housing Element can then be made concurrently with amendments to the other General Plan Elements. In this way, internal consistency between the General Plan Elements and the Housing Element will be maintained throughout the planning period.

In addition, the City will add an internal consistency section to the Housing Element Progress Report which is completed in April of each year and submitted to HCD. That section will

HOUSING PROGRAM

describe any revisions or changes to the Housing Element that were enacted the prior calendar year in order to maintain consistency with all the other General Plan Elements.

3. Public Participation Effort

A Housing Advisory Committee was involved extensively in the development of the prior Housing Element. The goals, policies and programs endorsed by the Housing Advisory Committee were intended to guide the City's housing efforts during the 2004 - 2009 planning period and, if appropriate, beyond this period. As noted in Technical Appendix F, all of the current goals are deemed appropriate for incorporation into the Housing Element Update. However, one goal was revised to reflect the fact that State law now requires the Housing Element to respond to the needs of extremely low income households. And, most of the policies are also deemed appropriate for incorporation into the Housing Element Update. However, there is a need to modify some policies to reflect changed circumstances.

During the development of the Draft Housing Element, the City completed an extensive public participation effort. The HCD Housing Element PowerPoint presentation identifies four Public Participation Strategies. To obtain public input on the development of the Draft Housing Element, the City employed Strategy #3:

Outreach to advocacy, church, community, housing developers (both for- and non-profit), and service groups.

Outreach efforts included interviews with churches, social service agencies and interviews with non-profit housing developers such as Peoples' Self-Help Housing Corporation.

Telephone interviews with local churches were conducted during the development of the Draft Housing Element. The focus of the interviews was on a "qualitative" assessment of housing needs and housing programs that are administered by the churches. Most churches mentioned that they provide limited assistance to low income persons (i.e., food, gas and utilities). All churches mentioned that the high cost of housing is a problem for both families and seniors. Some churches mentioned that due to the economic slowdown, there is deferred maintenance of homes owned by parishioners. The church interviews contributed to the development of housing programs, particularly the programs addressing the needs of families.

Telephone interviews were also conducted with advocacy groups. One group mentioned a high need for affordable housing for the disabled. Other groups mentioned the populations that they serve and the housing that has been developed. This input was compiled into a directory of housing and social services provided to Carpinteria residents.

The City's public participation efforts also included interviews and data collection from County of Santa Barbara departments that address the needs of the homeless, low income, elderly and disabled persons.

On June 15, 2009, the Carpinteria Planning Commission conducted a noticed public hearing on the Draft Housing Element. The public was invited to the hearing to provide input on the development of the Draft Housing Element. In addition to the 21 programs included in the Draft Housing Element, members of the Planning Commission suggested the following:

- Construct small single-family dwellings in areas zoned for multiple dwellings and on in-fill lots.

HOUSING PROGRAM

- Eliminate the on-site parking requirement for one bedroom/single room occupancy (SRO) units located in the Downtown.
- Allow tandem parking in the Downtown.
- Reduce the onsite open space requirement by considering private space, decks/balconies and the proximity of the beach and local parks as open space.
- Mandate that garages be used to store vehicles.
- Fund the Rental Housing Mediation Task Force as a line item in the General Fund rather than through the Community Development Block Grant Program.

Many of these ideas relate to the Housing Element's analysis of actual and potential governmental constraints (e.g., housing unit sizes, parking standards and open space requirements). However, the Planning Commission did not believe it was necessary to revise the Draft Housing Element in order to incorporate these ideas. Instead, the Planning Commission will further discuss the ideas and formulate a consensus on those that should be included in the Final Housing Element.

On July 27, 2009, the City Council conducted a noticed public hearing on the Draft Housing Element. The public was invited to the hearing to participate in the discussion and provide input. The City Council requested minor revisions to the Draft and authorized its transmittal to HCD in order to commence the 60-day review period.

Prior to adoption of the Final Housing Element, the City will implement two other strategies mentioned in the HCD PowerPoint presentation: post notices in public gathering places and include information in newspapers. Information will also be posted on the City's website.

D. COASTAL ZONE LOCALITIES

Coastal localities must document the number of low and moderate-income units converted or demolished and the number of replacement units provided (§65588(d)). More specifically, the following must be reported in the Housing Element:

- The number of new housing units approved for construction within the coastal zone (after January 1982).
- The number of housing units for persons and families of low and moderate-income required to be provided in new housing developments either within the coastal zone or within three miles of it.
- The number of existing residential dwelling units occupied by low and moderate-income households either within the coastal zone or within three miles of the coastal zone that have been authorized to be demolished or converted (after January 1982).
- The number of residential dwelling units for low and moderate-income households that have been required for replacement.

The City of Carpinteria is located entirely within the coastal zone. Since 1982, an estimated 400 housing units have been constructed in the City.

Through the City's inclusionary housing program, affordable housing units have been required and developed. In one 40-unit development, five units were income restricted as affordable housing. In a second development, seven of 20 units were income restricted as affordable housing. Other affordable housing has been constructed in Carpinteria through programs such as Section 811 and the Low Income Housing Tax Credits.

HOUSING PROGRAM

Table 2-1 lists the projects that will have inclusionary housing units developed during the planning period of the Housing Element.

Table 2-1
City of Carpinteria
Inclusionary Housing Units

Development	Number of Units	% of Area Median Income
Lavender Court	5 units	121-200%
Sparrow's Landing	1 unit	121-200%
Mission Terrace	3 units	160-200%
Lagunitas Mixed Use	9 units	121-200%
	2 units	160-200%
Green Heron Spring	4 units	121-200%

Since 1982, 76 housing units have been demolished in the Coastal Zone. Sixty-one housing units were demolished during the period covered by the prior Housing Elements (up to 2004). Fifteen housing units have been demolished between January 1, 2004 and September 1, 2009.

Since 1982, 23 housing units occupied by low- or moderate-income households have been demolished. The 23 units were located at three separate addresses. Twenty-one replacement housing units affordable to low or moderate-income households have been constructed at five separate addresses since 1982.

E. WATER SEWER PRIORITY

The City will transmit a copy of the Housing Element with a cover letter referencing Government Code §65589.7 to both the Carpinteria Valley Water District and Carpinteria Sanitary District. This will be accomplished when the City receives final certification approval from the Department.

F. HOUSING PROGRAM

1. Components of the Housing Program

Government Code §65583(c) requires that the City's Housing Element Program:

- Identify actions that will be taken to make sites available during the planning period of the general plan with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's share of the regional housing need for each income level that could not be accommodated on sites identified in the sites inventory.
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- Address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.
- Conserve and improve the condition of the existing affordable housing stock.

HOUSING PROGRAM

- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.
- Preserve for lower income households the assisted housing developments at risk of conversion to market rate housing.

2. Meaning of Goals, Quantified Objectives and Policies

Government Code §65583(b) requires that the Housing Element include:

A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

HCD defines these terms as follows:

Goals are general statements of purpose. Housing element goals will indicate the general direction that the jurisdiction intends to take with respect to its housing problems. While reflecting local community values, the goals should be consistent with the legislative findings (Section 65580) and legislative intent (Section 65581) of Article 10.6 and other expressions of state housing goals contained in the housing element law. Goals may extend beyond the time frame of a given housing element.

Policies provide a link between housing goals and programs; they guide and shape actions taken to meet housing objectives.

Section 65583(b)(2) states:

The quantified objectives shall establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year period.

HCD defines quantified objectives as follows:

Quantified objectives are the maximum actual numbers of housing units that the jurisdiction projects can be constructed, rehabilitated, conserved and preserved over a five-year time frame. In order to more realistically plan for the implementation of housing programs, it is useful for localities to establish objectives for each housing program which will be implemented during the time frame of the element. Objectives may therefore be short-term in outlook compared to community's goals. (emphasis added)

The Housing Element Law states that needs may exceed resources and, therefore, allows cities to set forth objectives less than the total housing needs. More exactly, §65583(b)(2) states:

It is recognized that the total housing needs ... may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlined in article 6 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs.

This interpretation is confirmed by Opinion No. 03-104 (May 18, 2005) of the Office of the Attorney General that states:

HOUSING PROGRAM

We conclude that a community may establish its maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over the next five-year period below the number of housing units that would meet the community's goal of achieving its share of the regional housing needs established pursuant to the Planning and Zoning Law if the community finds its available resources in the aggregate, including but not limited to federal and state funds for its housing programs, its own local funds, tax or density credits, and other affordable housing programs, are insufficient to meet those needs. (pages 7 and 8)

3. Quantified Objectives

As required by §65583(b), quantified objectives *by income group* for the 2007-2014 program period are stated in Table 2-2. State law defines the income groups in terms of the percentage of the Santa Barbara County median income.

Table 2-2
City of Carpinteria
Quantified Objectives: 2007 - 2014

Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction	28	33	48	55	181	345
Rehabilitation	4	4	6	0	0	14
Conservation	80	36	381	410	40	947
Preservation	0	0	0	0	0	0

Construction: This objective includes the housing constructed and under construction as of June 2009. In addition, the objective includes housing developments in the planning stages as well as projected development on underutilized infill sites. The objective for extremely low, very low and low income housing units includes the Dahlia Court Expansion, Casas de las Flores and Chapel Court projects. The latter project will be well underway (i.e., site plans, development processing and funding) toward the end of the planning period. However, it may be possible that not all funding would be in place to enable the start of construction by 2013 and completion by mid-year 2014. Nonetheless, this project was included in the construction objective.

Rehabilitation: This objective includes the rehabilitation of five owner occupied housing units through the USDA program and nine housing units at the Chapel Court apartment complex. The Chapel Court housing site could include a mix of rehabilitated and new housing units.

Conservation: This objective includes a continuation of Section 8 rental assistance for 87 lower income elderly, disabled and low income families. By law, 75% of the families receiving Section 8 rental assistance must have incomes of less than 30% of the median income. Because of this criterion, 65 of the 87 Section 8 assisted households were placed in this income group. Eleven households each were placed in the very low and low income groups.

HOUSING PROGRAM

The City has established stable zoning for mobile home parks. HCD estimates a total of 860 mobile homes in Carpinteria. The income distribution of the mobile home households is estimated below*:

Extremely Low	15
Very Low	25
Low	370
Moderate	410
Above Moderate	<u>40</u>
	860

(*Census 2000 data does not report the household income of mobile home householders. However, the "aggregate" or total income of owner and renter occupied mobile homes (by age group) is reported. The mean income can be computed because Census 2000 also reports on the number of owner and renter-occupied mobile homes. The mean incomes, together with assumed average household size of two persons, can be used to estimate the income group. Also, all of the households were in the low- and moderate-income groups. The distribution, however, was adjusted to account for the fact that there may be some households in the very low and above-moderate income categories.)

Preservation: Preservation refers to preserving existing affordable housing at-risk of conversion to market-rate housing. There is no at-risk housing in Carpinteria; therefore, an objective was not established for the preservation of housing.

4. Objectives and Programs for Extremely Low Income Households

Through implementation of the Housing Program, 112 extremely low income households will be assisted through actions to achieve the construction, rehabilitation and conservation of affordable housing.

- 28 households in two new affordable housing developments - Dahlia Court Expansion Project and Casas de las Flores. (Program #5)
- Four households - Chapel Court rehabilitation. (Program #20)
- 65 households - Section 8 rental assistance. (Program #4)
- 15 households - Mobile home park conservation. (Program #14)

5. Actions to Reduce Overpaying and Overcrowding

Reducing the cost burdens experienced by the City's extremely low and very low income households is the objective of the City's participation in the Section 8 Rental Assistance Program. Additionally, new affordable housing developments also reduce the number of lower income households that are cost burdened.

During the development of the Draft Housing Element, the City did evaluate the feasibility of a local rental assistance program. However, this option is too expensive given that the average annual rental assistance is \$10,700 per assisted household (County of Santa Barbara Housing Authority). Moreover, this level of assistance would be needed on more than an annual basis as many extremely low and very low income households need the assistance for many years because they are working poor families, permanently disabled or frail elderly. Under these

HOUSING PROGRAM

circumstances, the City does not have the financial resources to implement a long-term rental assistance program.

Overcrowding is directly addressed by new affordable housing developments. These developments will include two- and three-bedroom units to alleviate overcrowding among City residents. Overcrowding also is alleviated by households assisted by the Section 8 Rental Assistance Program. Assisted households move from overcrowded conditions to rental housing that meets the Section 8 Housing Quality Standards (which include enough space for the number of persons in the households.)

Overcrowding will also be alleviated in the future as second units are constructed. Although second units serve primarily one and two-person households, they provide the opportunity for these small households to move from situations with one, two or three families living in one unit.

6. Housing Program Overview

Chart 2-1 on the next page lists each of the 23 housing programs according to one of five Program Categories as described on page four.

Chart 2-2 describes each program as follows:

- Specific Programs
- Responsible Implementing Agency
- Quantified Objective
- Time Schedule and
- Funding Source

HOUSING PROGRAM

Chart 2-1
Housing Element Update - 2007 - 2014
List of Programs by Category

Program Category	Specific Program
Category 1 - Adequate Housing Sites	1. Second Unit Program
	2. Energy Conservation Program
	3. No Net Loss Program
Category 2 - Assist in the Development of Low and Moderate Income Housing	4. Section 8 Rental Assistance Program
	5. Affordable Rental Housing Program
	6. Inclusionary Housing Program
	7. Revise Density Bonus Procedures
Category 3 - Removal of Governmental Constraints	8. Lot Consolidation Program
	9. Regulatory Concessions and Incentives Program
	10. Fee Mitigation Program
	11. Special Needs Housing Program
	12. Emergency Shelter Zoning Program
Category 4 - Conserving Existing Affordable Housing	13. Housing for the Disabled Zoning Code Amendments Program
	14. Conservation of Mobile Home Parks
	15. Condominium Conversion Ordinance
	16. Inspection on Sale Program
	17. Rental Housing Inspection Program
	18. Housing Code Enforcement Program
Category 5 - Fair Housing	19. Single Family Housing Rehabilitation
	20. Multi-Family Housing Rehabilitation
	21. Fair Housing Referral Program
	22. Fair Housing Information
	23. Annual Fair Housing Workshop

HOUSING PROGRAM

Chart 2-2
Housing Program Summary

Specific Programs	Responsible Agency	Quantified Objective	Time Schedule	Funding Source
1. Second Unit Program	Community Development Department	21 second units	Ongoing	General Fund for Department Staff
2. Energy Conservation Program	Community Development Department	Adoption and implementation of energy conservation measures	Q1 2010-Q 2 2012	General Fund for Department Staff
3. No Net Loss Program	Community Development Department	Maintain capacity and affordability	Ongoing	General Fund for Department Staff
4. Section 8 Rental Assistance Program	Housing Authority of the County of Santa Barbara	87 units for lower income households	Ongoing	County Section 8 contract with HUD
5. Affordable Rental Housing Program	Community Development Department Peoples' Self-Help Housing Corp.	102 lower income housing units	2009-2014	HOME funds CDBG funds Housing Trust Fund and other funds secured by PSHHC
6. Inclusionary Housing Program	Community Development Department	26 inclusionary housing units	2009-2014	General Fund for Department Staff and project applicant fees
7. Revise Density Bonus Procedures	Community Development Department	Adoption of revised procedures	Q4 2011	General Fund for Department Staff
8. Lot Consolidation Program	Community Development Department	Achieve consolidated lots	Ongoing	General Fund for Department Staff
9. Regulatory Concessions and Incentives Program	Community Development Department	Ongoing plus adoption of density bonus parking standards	2009-2014 Parking standard adopted by Q4 2011	General Fund for Department Staff
10. Fee Mitigation Program	Community Development Department	Ongoing program implementation	2009-2014	General Fund for Department Staff
11. Special Needs Housing Program	Community Development Department	Adoption of Zoning Code amendments	Q3 2012	General Fund for Department Staff

HOUSING PROGRAM

Chart 2-2 continued
Housing Program Summary

Specific Programs	Responsible Agency	Quantified Objective	Time Schedule	Funding Source
12. Emergency Shelter Zoning Program	Community Development Department	Amend Zoning Code to permit Emergency Shelters in the M-RP Zone	Q3 2012	General Fund for Department Staff
13. Housing for the Disabled Zoning Code Amendments	Community Development Department	Adoption of Zoning Code amendments	Q4 2011	General Fund for Department Staff
14. Conservation of Mobile Home Parks	Community Development Department	Conserve seven parks and 860 mobile homes	2009-2014	General Fund for Department-Staff
15. Condominium Conversion Ordinance	Community Development Department	Conserve existing rental housing	2009-2014	General Fund for Department Staff
16. Inspection on Sale Program	Building Inspector	40 inspections per year	2009-2014	Building Inspection Fee
17. Rental Housing Inspection Program	Code Compliance Officers	50 inspections per year	2009-2014	General Fund for Department Staff Inspection Fee
18. Housing Code Enforcement Program	Code Compliance Officers	Complete 90 housing unit inspections	2009-2014	General Fund for Department Staff
19. Single Family Housing Rehabilitation	Community Development Department USDA - Visalia Office	Five low income owner-occupied housing units	2009-2014	General Fund for Department Staff USDA funds for rehabilitation of housing units
20. Multi-Family Housing Rehabilitation	Community Development Department and Peoples' Self-Help	Nine low income renter-occupied housing units	2009-2010	CDBG Funds
21. Fair Housing Referral Program	Community Development Department	Ongoing implementation of current referral program	2009-2014	General Fund for Department Staff
22. Fair Housing Information	Community Development Department	Develop information by Q4 2010	2010-2014	General Fund for Department Staff
23. Annual Fair Housing Workshop	Community Development Department Rental Housing Mediation Task Force County of SB Housing Authority	Conduct work-shops annually Conduct first workshop by winter 2012	2012-2014	General Fund for Department Staff

HOUSING PROGRAM

PROGRAM CATEGORY #1

ACTIONS TO MAKE SITES AVAILABLE TO ACCOMMODATE THE RHNA

Section 65583(c)(1) states that the housing program must:

Identify actions that will be taken to make sites available during the planning period of the general plan with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's ... share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory ... without rezoning...

1. Housing Need Summary

The Santa Barbara Association of Governments has allocated a new housing construction need to the City of 305 housing units. Table 2-3 shows the City's share of the regional housing need by five income groups.

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

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

Source: Santa Barbara Association of Governments, *Final Regional Housing Needs Allocation Plan - Planning June 19, 2008*.

Technical Appendix D contains the Sites Inventory and Analysis. The analysis of capacity and affordability demonstrates that the identified sites can accommodate the regional housing need for each income level: above moderate, moderate and lower income.

Program Category 1 includes two programs. The first program will increase the diversity of the future housing supply by establishing development standards to encourage and facilitate the development of second units. The second program meets the requirement to analyze opportunities for energy conservation.

HOUSING PROGRAM

2. Goals, Policies and Quantified Objectives

a. Goals

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

b. Policies

- 1) *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*.
- 2) *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.
- 3) *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.

c. Objectives

The housing production objectives for the January 1, 2007 through June 30, 2014 RHNA period are as follows:

<u>Income Group</u>	<u>Housing Units</u>
Above Moderate	181
Moderate	55
Lower	74

The above moderate income housing units include 75 constructed units and 106 approved housing units in the Lagunitas and Green Heron Spring developments.

The 55 moderate income units include infill development on vacant and underutilized sites and second unit development.

The lower income units include the Dahlia Court Expansion Project (34 units) and Casas de las Flores (40 units). When the term "lower" income is used, it refers to the three income groups below 80% of the median income: extremely low, very low and low.

HOUSING PROGRAM

3. Housing Programs

a. Second Unit Program (Program #1)

There are 547 parcels with a lot size greater than 8,000 square feet. Nineteen second units have been constructed. Therefore, there are 528 eligible lots without a second unit.

During 2007 and 2008, four second units were constructed, yielding an annual average of two per year. Five and one-half years remain in the planning period. Based on the historical trends, it is projected that an additional 11 second units will be constructed between January 1, 2009 and June 30, 2014, i.e., two second units per year based on historical trends. However, it is projected that additional second units will be constructed as the public becomes more informed through announcements on the City's website, City Newsletter and other forums. These efforts are expected to increase the total number of second units constructed to 17, or about three each year during the balance of the program period (five and one-half years).

Therefore, it is determined that 21 second units will accommodate a portion of the moderate income housing need of 55 units.

The City's Community Development Department will be responsible for implementation of this program. Information to the public will be disseminated by Q4 2009 and the program will be implemented on an ongoing basis thereafter. Yearly, the City will report on the number of second units constructed in the Housing Element Annual Progress Report.

b. Energy Conservation Program (Program #2)

Within one year of adoption of the Housing Element, the City will adopt an "energy conservation plan" to include but not be limited to actions such as determining baseline energy use, establishing specific targets for energy conservation and implementing measures that increase energy conservation and efficiency.

Within one year of adoption of the Housing Element, the City will use its website to provide information to educate residents, businesses and visitors on actions they can take to conserve energy.

Within two years of adoption of the Housing Element, the City will adopt model energy conservation projects and programs that showcase new energy conservation, sustainability and alternative technologies.

Within two years of adoption of the Housing Element, the City will evaluate and update (as appropriate) the following General Plan energy utilization and conservation policies:

To ensure the efficient utilization of energy resources, design measures shall be incorporated into project design that allow for development projects to exceed the minimum energy requirements of the City's Uniform Codes, as follows:

1. Building orientation shall be designed to maximize natural lighting, passive solar heating, and cooling;
2. Landscaping shall be designed to maximize the use of native drought tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter;

HOUSING PROGRAM

3. Energy efficient street lighting shall be used, with consideration of safety, visual impacts, and impacts to wildlife and sensitive habitat;
4. Design of parking facilities shall take into consideration the layout of entrances and exits so as to avoid concentrations of cars or excessive idling.
5. Alternatively fueled vehicles are to be used in construction and as fleet vehicles, if feasible and available.

The City's Community Development Department will be responsible for implementation of the Energy Conservation Program. The Community Development Department may add other actions following its review and evaluation of best practices.

c. No Net Loss Program (Government Code §65863) (Program #3)

To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will annually update an inventory that details the amount, type and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development. The City will also report 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 sufficient sites to accommodate the City's RHNA.

To ensure sufficient residential capacity is maintained to accommodate the City's RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code §65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and zone sufficient sites to accommodate the shortfall.

This program will be implemented on an ongoing basis throughout the planning period.

PROGRAM CATEGORY #2

ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF EXTREMELY LOW, VERY LOW, LOW AND MODERATE-INCOME HOUSEHOLDS

Government Code §65583(c)(2) states that a housing program shall:

Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households.

The term "development" includes providing for affordability covenants in existing housing and construction of new affordable housing units.

1. Housing Need Summary

Program Category 2 addresses housing needs such as overpaying, overcrowding and the need for new affordable housing. Overpaying is defined as the number of lower income households that spend 30% or more of their income on housing costs. About 800 and 450 lower income renters and owners, respectively, are overpaying. Overcrowding is estimated by the number of households with 1.01 or more persons per room. An estimated 500 renters and 300 owners, respectively, are overcrowded. Additionally, the City's share of the regional housing need for lower income housing is 122 units.

HOUSING PROGRAM

2. Goals, Policies and Quantified Objectives

a. Goals

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

b. Policies

- 1) *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.
- 2) *Infill Development.* Promote the development of second units consistent with the State law and the City's second unit ordinance.
- 3) *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.
- 4) *Housing Unit Sizes.* Encourage studio and one bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability.
- 5) *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.
- 6) *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.
- 7) *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.
- 8) *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.
- 9) *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.

HOUSING PROGRAM

10) *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.

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

c. Objectives

Provide Section 8 rental assistance to 65 extremely low income households.

Provide Section 8 rental assistance to 11 very low income households.

Provide Section 8 rental assistance to 11 low income households.

Produce 28 housing units affordable to extremely low income households through the Affordable Rental Housing Program.

Produce 33 housing units affordable to very low income households through the Affordable Rental Housing Program.

Produce 48 housing units affordable to low income households through the Affordable Rental Housing Program.

The Section 8 objective is the same as the current number of assisted households. The housing production objective includes housing to be provided in three affordable housing developments.

3. Housing Programs

a. Section 8 Rental Assistance Program (Program #4)

Rental assistance is a program that meets multiple housing needs. It helps to reduce the number of households that are cost burdened, that is households spending more than they can afford on housing costs. The program also helps to reduce overcrowding as some of the assisted families shared housing with two or three households prior to receiving rental assistance. This program also helps to meet special housing needs such as the needs of elderly and disabled persons.

The Housing Authority of the County of Santa Barbara administers the Section 8 Housing Choice Voucher Program within the City limits. This program assists very low-income families, the elderly and the disabled to afford decent, safe and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.

In general, a family's income may not exceed the very low income limits (50% of the median income) for Santa Barbara County. By law, the Housing Authority must provide 75% of its vouchers to extremely low income households whose incomes do not exceed 30% of the County median income.

Under the provisions of the Voucher Program, the tenant pays approximately 30% of his/her income towards rent and the Housing Authority pays the balance of the rent to the property

HOUSING PROGRAM

owner who participates in the program on a voluntary basis. HUD annually sets rent ceilings by bedroom size; the FY 2009 rent ceilings are:

<u>Bedrooms</u>	<u>Maximum Monthly Rent</u>
0	\$1,007
1	\$1,124
2	\$1,262
3	\$1,662
4	\$1,897

As of June 2009, 87 Carpinteria households were being assisted by the Section 8 rental assistance program. The objective cited earlier maintains this number of assisted households given the uncertainty of funding in the future for the Section 8 Housing Choice Voucher Program.

The City will provide input to the Housing Authority by transmitting the results of the apartment housing survey completed in 2009 and reviewing and commenting on the Housing Authority's Five-Year and One Year Action Plans.

b. Affordable Rental Housing Program (Program #5)

There are a variety of federal and state housing programs; however, most of these programs award funds on a competitive basis. The City's housing funds *alone* are not enough to complete projects of the size that would meet the community's housing needs. Consequently, the City partners with nonprofit organizations in order to leverage its housing funds and obtain enough financing to rehabilitate existing housing and produce new affordable housing units.

This program also follows past practices of the City in helping nonprofit organizations to complete new construction and rehabilitation projects. Through the Affordable Rental Housing Program, the City will continue to work with nonprofit housing groups that are interested in the development and/or rehabilitation of housing under the provisions of specific federal and state housing programs. This program includes the following projects:

Dahlia Court Expansion Project	34 housing units
Chapel Court Expansion Project	32 housing units
Casas de las Flores	43 housing units

The City's involvement and assistance to nonprofit housing developers will include, but not be limited to: provision of demographic and background data; assistance in the preparation of funding applications; letters of support to lenders; assistance at neighborhood and community meetings; provision of regulatory concessions and incentives; fast-track permit processing; and fee deferrals and/or waivers.

HOUSING PROGRAM

More specifically, the City will commit to the following actions:

- Fifty percent reduction of Development Impact Fees
- Deferral and/or waiver of City planning fees
- Reduction in the number of parking spaces required
- Reduction in the distance between buildings development standard
- Provision of surplus property at no cost
- Provide funding support through the City's Housing Trust Fund for soft costs
- Support in the funding application process for low income housing tax credits and Joe Serna, Jr. Farmworker Housing Grant Program. For example, the City will expedite the local review and evaluation required of low income housing tax credit projects.

The commitment to these actions is consistent with the following Housing Element policies:

#7) *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 planning fees; and (d) contribution of City housing funds, if available.

#9) *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.

On April 12, 2010, the City Council approved Resolution No. 5238, as follows:

The City of Carpinteria Development Impact Fees shall be reduced by 50% across the board for affordable housing projects providing 100% of their units in the low and very-low income category range for a period no less than 55 years.

This action will reduce the fees for the Dahlia Court expansion project from \$828,176 to \$414,088 and for the Casas de las Flores project from about \$1 million to \$500,000.

The entities responsible for program implementation are PSHHC and the Community Development Department. As explained in Chart 2-2, the timeline for Program #5 is initiation in 2009 and completion in 2014. The following are the key milestones for each project as noted below:

Dahlia Court Expansion

- | | |
|---|--------------|
| ▪ Conceptual Review by Planning Commission/City Council | March 2009 |
| ▪ Architectural Review Board | January 2010 |
| ▪ Environmental Review | March 2010 |
| ▪ Planning Commission Public Hearing | May 2010 |
| ▪ Project Approval | June 2010 |

Casas de las Flores

- | | |
|---|-------------|
| ▪ Conceptual Review by Planning Commission/City Council | August 2009 |
|---|-------------|

HOUSING PROGRAM

- | | |
|--------------------------------------|---------------|
| ▪ Architectural Review Board | August 2010 |
| ▪ Environmental Review | October 2010 |
| ▪ Planning Commission Public Hearing | December 2010 |
| ▪ Project Approval | January 2011 |

Chapel Court

- | | |
|---|------|
| ▪ Conceptual Review by Planning Commission/City Council | 2011 |
| ▪ Architectural Review Board | 2012 |
| ▪ Environmental Review | 2012 |
| ▪ Planning Commission Public Hearing | 2012 |
| ▪ Project Approval | 2013 |

c. Inclusionary Housing Program (Program #6)

The City of Carpinteria has adopted an Inclusionary Housing Ordinance to encourage the development and availability of affordable housing in the above moderate income category in an effort to provide housing for middle income and critical work force households that cannot afford the cost of housing in Carpinteria, and to ensure that the private sector, as well as the public sector, contributes to and participates in providing adequate housing for all economic segments of Carpinteria.

Residential development projects of five or more housing units involving a subdivision map for the purpose of creating individual ownership units or parcels, must construct 12% of the total units at a price affordable to households earning 121% of the area median income (AMI).

The City has provided incentives for developers to facilitate inclusionary requirements. A developer may request and the City may approve one incentive to facilitate the construction of inclusionary units, if the developer can demonstrate that the modification is necessary to provide for affordable housing cost.

If it is determined that the construction of the affordable units is infeasible, the inclusionary ordinance provides for an in-lieu fee. However, no one has requested to pay an in-lieu fee since adoption of the program in 2004. The ordinance currently does not provide for the affordable housing to be provided off-site.

Any in-lieu fees collected are deposited into an affordable housing trust fund. The fund is used exclusively for the provision of affordable housing and for reasonable costs associated with the development, maintenance and oversight of affordable housing in the City. The fund includes in-lieu fees as well as other funds available to the City for exclusive use for the provision of affordable housing. Currently, the trust fund has approximately \$225,000 available to provide for affordable housing.

Table 2-4 lists the current and future projects that will have inclusionary housing units developed during the program period.

HOUSING PROGRAM

Table 2-4
Inclusionary Housing Units

Development	Number of Units	% of Area Median Income
Lavender Court	5 units	121-200%
Sparrow's Landing	1 unit	121-200%
Mission Terrace	3 units	160-200%
Lagunitas Mixed Use	9 units	121-200%
	2 units	160-200%
Green Heron Spring	4 units	121-200%

The program will be administered by the Community Development Department as new subdivisions of five or more units are processed.

d. Revise Density Bonus Procedures (Program #7)

The City will prepare an ordinance describing its procedures for implementing the revised State density bonus law. SB 1818, which took effect on January 1, 2005, revised the State density bonus law - Government Code §65915 - 65918. Density bonus units must be granted when certain conditions are met by the applicant for very low, low, and moderate-income households as well as senior citizen housing developments. The law requires all cities to adopt procedures that describe how compliance with §65915 - 65918 will be implemented.

The City's density bonus provisions will need to be updated to reflect the SB 1818 requirements in the following areas.

Density bonus units required as a function of the percentage of housing units provided for very low, low and moderate income households;

Concessions and incentives;

Maximum parking standards; and

Length of affordability period.

By way of explanation, SB 1818 established a base and sliding scale density bonus standard as follows:

A 20% bonus for developments with 5% very low-income units and increases that by 2.5% for every percentage of very low-income units above 5%, up to a cap of 35%.

A 20% bonus for developments with 10% low-income units and increases that by 1.5% for every percentage of low-income units above 10%, up to a cap of 35%.

A 5% bonus for condominium/PUD developments with 10% moderate-income units and increases that percentage by 1% for every percentage of moderate-income units above 10%, up to a cap of 35%.

A 20% density bonus for a senior citizen housing development. "Senior" and "affordable" housing density bonuses cannot be combined. That is, an applicant may only seek a density bonus from one of the very-low, low, moderate or senior categories.

HOUSING PROGRAM

The Community Development Department is responsible for preparing the revisions to the density bonus ordinance. The Zoning Code revisions regarding density bonus units will be approved by the City Council by the end of Q4 2011.

e. Lot Consolidation Program (Program #8)

The City will play an active role in facilitating lot consolidation, particularly as it relates to parcels listed in Table D-9 of the sites inventory. For example, the City will work with non-profit developers and/or private landowners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The lot consolidation program will be discussed with developers during the preliminary or conceptual review process. Lot consolidation requests will be processed ministerially. Incentives offered for lot consolidation include allowing for higher densities for larger parcels once consolidated, flexibility in development standards and expedited processing.

This program will be implemented on an ongoing basis throughout the planning period.

PROGRAM CATEGORY #3

ADDRESS AND, WHERE APPROPRIATE AND LEGALLY POSSIBLE, REMOVE GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING

Government Code §65583(c)(3) states that a housing program must:

Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.

The program shall remove constraints to, or provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.

1. Housing Need Summary

Technical Appendix B contains an analysis of the governmental factors that affect the maintenance, improvement and development of housing. The analysis indicates that the City should take certain actions to remove or ameliorate governmental constraints, as follows:

- Continue to provide relief from the covered parking and parking space requirements in order to facilitate the development and rehabilitation of affordable housing.
- Amend the density bonus ordinance to comply with the parking standards of Government Code §65915(p).
- Continue to encourage studio and one-bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability.
- Amend the zoning regulations to provide for transitional housing, supportive housing, and single room occupancy housing.

HOUSING PROGRAM

- Continue to implement the fee mitigation program.
- Continue to encourage and facilitate the R Overlay zone in commercial areas in order to increase the supply of housing.
- Continue to facilitate the expedited review of affordable housing developments.
- Revise the City's definition of family. The City will revise its definition to reference households, housekeeping unit, and specify that the definition explicitly includes the "residents of residential care facilities and group homes for people with disabilities."
- Amend the zoning regulations to ensure that residential care facilities for six or fewer persons are permitted in all zones that permit single-family homes.

2. Goals and Policies

a. Goals

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

b. Policies

- 1) *Facilitating 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.
- 2) *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.

As this program category does not involve the rehabilitation or construction of housing, numerical targets are not established. However, the non-quantified objective is to accomplish the housing programs on an ongoing basis or per the time schedule outlined for each program.

3. Housing Programs

a. Regulatory Concessions and Incentives Program (Program #9)

1) *Targeted Concessions and Incentives*: Concessions and incentives are granted on a "targeted" income basis to facilitate the preservation or development of housing affordable to very low and low-income households. This program will continue the City's practice of providing regulatory concessions and incentives as a means of facilitating and encouraging affordable housing. These practices include:

HOUSING PROGRAM

- Providing relief from the covered parking and parking space requirements in order to facilitate the development and rehabilitation of affordable housing.
- Encouraging studio and one bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability.

The projects that will benefit from the regulatory concessions and incentives include, but are not limited, to the Dahlia Court Expansion Project, Casas de las Flores and Chapel Court Expansion Project.

2) Inclusionary Housing Incentives: Another component of this program is the incentives provided as part of the Inclusionary Housing Program. The City has provided incentives for developers to facilitate inclusionary requirements. A developer may request and the City may approve one incentive to facilitate the construction of inclusionary units, if the developer can demonstrate that the modification is necessary to provide for affordable housing cost. Incentives for condominium multi-family development may include one of the following:

- Allow an encroachment into the required side yard setback up to three feet from the property line, provided any structure on the adjacent parcel is setback a minimum of five feet from the side property line;
- Allow a modification to the requirement for covered parking spaces;
- Allow building coverage to exceed Zoning Code standards;
- Allow a modification to requirements for separation between structures on the same site or parcel;
- Allow a modification of private or common open space requirements, not to exceed twenty-five (25) percent; or
- Allow a modification to any other development standard that is mutually agreed to by the City and the developer that can be demonstrated as necessary to provide for affordable housing.

Incentives for single-family development may include one of the following:

- Allow an encroachment into the required side yard setback up to three feet from the property line, provided any structure on the adjacent parcel is setback a minimum of five feet from the side property line;
- Allow building coverage to exceed Zoning Code standards;
- Allow tandem parking in garages;
- Allow a modification to the minimum lot size requirement; or
- Allow a modification to any other development standard that is mutually agreed to by the City and the applicant that can be demonstrated as necessary to provide for affordable housing cost.

3) Density Bonus Parking Standards: The third component to this program is the planned revision to the parking standards required of density bonus unit projects. Government Code Section 65915(p) mandates the following parking standards for projects that contain density bonus units:

Zero to one bedrooms: one onsite parking space

Two to three bedrooms: two onsite parking spaces

Four and more bedrooms: two and one-half parking spaces

HOUSING PROGRAM

The above parking ratios are inclusive of handicapped and guest parking. In addition, a development may provide "onsite parking" through tandem parking or uncovered parking, but not through on street parking.

Program #10 will be implemented on an ongoing basis throughout the program period. The Community Development Department is responsible for preparing the Zoning Code amendment. The City Council will approve the Zoning Code amendment regarding density bonus parking standards by the end of Q4 2011.

b. Fee Mitigation Program (Program #10)

The impact of fees on total development costs is of statewide concern. In the past, the City has subsidized fees to facilitate the development or rehabilitation of affordable housing. These steps have been taken upon request of the applicants.

The City plans to permit, on a case-by-case basis, fee deferrals, reductions and waivers to help owner-builder projects, projects with minimum public service impacts, retrofitting projects and affordable housing developments.

The City will continue to implement the fee mitigation program on an ongoing basis throughout the program period. The Community Development Department is responsible for program implementation.

c. Special Needs Housing Program (Program #11)

Chapter 633, Statutes of 2007 (SB 2) was effective on January 1, 2008. SB 2 provides that transitional and supportive housing constitute a residential use. SB 2 requires zoning to treat transitional and supportive housing as a residential use and subject to only those restrictions that apply to other residential uses of the same type in the same zone. For example, if the transitional housing is a multi-family use proposed in a multi-family zone, then zoning should treat the transitional housing the same as other multi-family uses proposed in the same zone.

HCD guidance indicates that if jurisdictions do not explicitly permit transitional and supportive housing, the element must include a program to ensure that zoning treats transitional and supportive housing as a residential use, subject to only those restrictions on residential uses contained in the same type of structure.

In addition, Government Code §65583(c)(1) requires the City to provide for a variety of housing types, including single-room occupancy units. HCD has interpreted this code section as requiring jurisdictions to demonstrate that land use controls do or will encourage and facilitate the development of SRO housing.

1) Transitional Housing. The City's Zoning Code does not make specific provisions for transitional housing. As a housing type, transitional housing does not infer a unique or distinct structure. The distinguishing characteristics of transitional housing are:

- Housing is provided in a rental housing development.
- There are time limits on the minimum (six months) and maximum (24 months) term of occupancy.
- Occupants have the protections of landlord/tenant law because rents are charged.

HOUSING PROGRAM

- Services may be provided to occupants to enable them to move to permanent housing.

HCD describes this housing type as follows:

Transitional housing may be designated for a homeless individual or family transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units, and may include supportive services to gain necessary life skills in support of independent living.

The City's program will be accomplished one year after adoption of the Housing Element:

Include a definition of transitional housing Chapter 14.08 - Definitions - of the Zoning Code.

Identify transitional housing as a residential use subject only to the same restrictions as other residential uses in the R-1, PRD, CPD, CB, M-RP and PUD Zone Districts.

Transitional housing development applications will be processed in the same manner as other applications for residential uses in these zones.

Technical Appendix E provides a more detailed description of transitional housing.

2) *Supportive Housing*. As a housing type, supportive housing does not infer a unique or distinct structure. The distinguishing characteristics of supportive housing are:

It is a place for permanent residence unlike emergency shelters and transitional housing. There is no limit on the length of stay.

Services are provided to the occupants either at the residence or off-site. The types of support services that may be provided include, but are not limited to, mental health care, vocational and employment services, substance abuse treatment, child care and independent living skills training.

The residents of supportive housing are disabled or include populations such as families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans or homeless people.

An example of supportive housing is permanent housing for developmentally disabled persons. The term developmental disability refers to a severe and chronic disability that is attributable to a mental or physical impairment that begins before a person reaches adulthood. These disabilities include mental retardation, cerebral palsy, epilepsy, autism and disabling conditions closely related to mental retardation or requiring similar treatment. Examples of supportive services include day program services (socialization, recreation), supported employment (to help the developmentally disabled learn and perform work) and transportation.

The City's program will be accomplished one year after adoption of the Housing Element:

Include a definition of supportive housing Chapter 14.08 - Definitions - of the Zoning Code.

Identify supportive housing as a residential use subject only to the same restrictions as other residential uses in the R-1, PRD, CPD, CB, M-RP and PUD Zone Districts.

HOUSING PROGRAM

Supportive housing development applications will be processed in the same manner as other applications for residential uses in these zones.

Technical Appendix E provides a more detailed description of supportive housing.

3) *Single Room Occupancy Units*. One SRO definition describes this use as follows:

Single Room Occupancy (SRO) is defined as a dwelling unit intended to be occupied by a *single person*. SRO units have been used as emergency shelter, transitional housing, and permanent housing. The units are typically small (between 160 SF and 500 SF) and they generally do not contain either private bathrooms or kitchens. Bathrooms are usually developed at a ratio of about 1:8 units and each development includes a common kitchen. Efficiency (bachelor) units that include both a private bath and kitchenette may also be considered single room occupancy.

The zoning regulations do provide for “efficiency dwelling units” which is a use similar to SROs:

Efficiency dwelling unit means a single dwelling unit which does not contain a bedroom and which is located within a building containing more than one dwelling unit.

The City will amend the Zoning Code to facilitate and encourage the development of SRO housing units. In summary, the City’s program will be accomplished one year after adoption of the Housing Element:

Include a definition of Single Room Occupancy housing units in Chapter 14.08 - Definitions - of the Zoning Code.

Identify SRO housing units as among the residential uses subject only to the same restrictions as other residential uses in the identified zones.

SRO housing applications will be processed in the same manner as other applications for residential uses in these zones.

Establish development and management standards for Single Room Occupancy housing units.

Following adoption of the Zoning Code amendments, the City will prepare and distribute a pamphlet that describes the SRO housing and processing procedures. The City’s website will also describe SRO housing.

The City’s action program will include a review of other city SRO ordinances such as the one adopted by the City of Santa Rosa. According to the Santa Rosa ordinance, SROs “... are intended to provide opportunities for the development of permanent, affordable housing for small households and for people with special needs in proximity to transit and services, and to establish standards for these small units.” Attachment A describes the City of Santa Rosa SRO ordinance.

Technical Appendix E provides a more detailed description of SRO housing.

As previously mentioned, the transitional, supportive and SRO Zoning Code amendments will be completed through City Council approval one year following adoption of the Housing

HOUSING PROGRAM

Element. The Community Development Department will be responsible for preparing the Zoning Code amendments.

4) *Employee Housing.* Pursuant to the Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will amend the Zoning Code to add a definition of employee housing and to state the zones in which such housing will be permitted by right without requiring a Conditional Use Permit.

5) *Actions to Facilitate Housing for Farm Employees.* Fee waivers will help PSHHC meet the match requirement of the agricultural employee program. During the funding application process, the City will: a) provide information on the location of the project to nearby amenities (i.e., transportation, medical services); b) contribute market study and housing element information; and c) indicate through City Council adopted resolutions the local jurisdiction's support and involvement. This type of information is required of the Farmworker Housing Grant Program and the latter two serve as tiebreakers.

As explained in Chart 2-2, the timeline for Program #11 is initiation in 2011 and completion in Q3 2012.

d. Emergency Shelter Zoning Program (Program #12)

Government Code §65583(a)(4)(A) requires the City to identify:

... a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter... except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter.

If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element.

The City will amend the Zoning Code as follows:

- Add a definition of emergency shelter
- Include emergency shelters as a permitted use in the M-RP Zone
- Clarify that no Conditional Use Permit will be required for an emergency shelter in this zone district.
- Clarify that a Development Plan will not be required for an emergency shelter to be built in the M-RP Zone.
- Establish specific development standards for emergency shelters as allowed by Government Code §65583(a)(4)(a).
- No discretionary review will be required for an emergency shelter located in the M-RP Zone.

Government Code §65583(a)(4)(A) states that emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

HOUSING PROGRAM

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior onsite waiting and client intake areas.
- The provision of onsite management.
- The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Night lighting.
- Security during hours that the emergency shelter is in operation.

The Zoning Code will be amended within one year following adoption of the Housing Element.

As stated above, no development plan will be required of emergency shelters to be built in the M-RP Zone.

As explained in Chart 2-2, the timeline for Program #13 is initiation in 2011 and completion in Q3 2012.

e. Housing for the Disabled Zoning Code Amendments (Program #13)

The analysis of governmental factors (Technical Appendix B) identifies two amendments that the City will adopt to affirmatively further adequate housing opportunities for disabled persons. The Zoning Code amendments are to:

Revise the City's definition of "family." A definition of family should refer to a housekeeping or household instead of distinguishing between related and unrelated persons, as the City's current definition does.

Include the licensed residential care facilities that are required by State law to be permitted uses in the zones that allow single-family dwellings.

The City Council will approve the Zoning Code amendments by the end of Q4 2010. The Community Development Department will be responsible for preparing the amendments.

1) Definition of Family. In 1980, the California Supreme Court in the *City of Santa Barbara v. Adamson* struck down a municipal ordinance that permitted any number of *related* people to live in a house in a R-1 zone, but limited the number of *unrelated people* who were allowed to do so to five. A group home for individuals with disabilities that functions like a family could be excluded from the R-1 zone solely because the residents are *unrelated* by blood, marriage or adoption.

The City's zoning regulations (Section 14.08.235) define a family as follows:

Family means one or more persons related by blood or marriage, or a group of not to exceed five persons not all related by blood or marriage, occupying premises and living as a single non profit housekeeping unit, as distinguished from a group occupying a boardinghouse or lodginghouse, hotel, club, or similar dwelling for group use. A family shall not include a fraternal, religious, social or business group. A family shall be deemed to include domestic servants employed by the family.

HOUSING PROGRAM

A definition of family should look to whether the household functions as a cohesive unit instead of distinguishing between related and unrelated persons. The definition of “family” should emphasize the functioning of members as a cohesive *household*.

2) *Licensed Residential Care Facilities for Six or Fewer Persons*: Under state law, licensed facilities serving six persons or fewer receive special land use protection. California requires that many types of licensed facilities serving six persons or fewer be treated for zoning purposes like single-family homes. The land use protection applies to:

- Intermediate care facilities for individuals who have developmental disabilities (Health and Safety Code §1267.8)
- Residential facilities for persons with disabilities and for abused children (Health and Safety Code §1566.3 and Welfare and Institution Code §5116)
- Residential care facility for the elderly (Health and Safety Code §1569.87)
- Alcoholism and drug treatment facilities (Health and Safety Code §11834.23)
- Residential facilities for persons with chronic life threatening illness (Health and Safety Code §1568.0831)*

[*Law Offices of Goldfarb & Lipman, *Between the Lines: A Question and Answer Guide on Legal Issues in Supportive Housing*, 1999, pg. 110.]

For example, Health and Safety Code §1566.3 states:

No conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility which serves six or fewer persons which is not required of a family dwelling of the same type in the same zone.

A residential facility:

...means any family home, group care facility, or similar facility for 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

PROGRAM CATEGORY #4

CONSERVE AND IMPROVE THE CONDITION OF THE EXISTING STOCK OF AFFORDABLE HOUSING

Government Code §65583(c)(4) states that a housing program shall describe actions to:

Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public and private actions.

HOUSING PROGRAM

1. Housing Need Summary

The conservation of apartment rental housing, mobile home parks and affordable units is an important goal of the City. Ordinances have been adopted to attain this conservation goal.

The City housing rehabilitation estimate is 800 housing units. The rehabilitation need estimate is somewhat fluid as homeowners on their own as well as through resident access to assistance programs will make improvements to the housing stock. For instance, in 2007, 39 home improvement loans were approved by private lenders. In addition, the City's code compliance actions have resulted in repairs and improvements to existing housing.

Housing that is beyond reasonable repair or in a dilapidated condition usually requires replacement, not rehabilitation. The City's estimate is that 60 housing units are in "unacceptable" condition and should be replaced.

2. Goals, Policies and Quantified Objectives

a. Goals

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

b. Policies

- 1) *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.
- 2) *Apartment Conservation*: Conserve apartment rental housing by prohibiting the conversion to condominium ownership unless the apartment rental vacancy rate is more than 5%.
- 3) *Mobile Homes, Mobilehome Parks and Manufactured Housing*: Conserve mobilehomes, mobilehome parks and manufactured housing as an essential part of Carpinteria's housing supply.
- 4) *Mobile Home Rents*: Continue the Mobile Home Park Rental Stabilization ordinance.
- 5) *Occupancy Inspections*: Conduct occupancy inspections for code requirements for single family residential units and apartment structures when they are sold.
- 6) *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.
- 7) *Maintenance and Repair*: Promote the maintenance and repair of owner-occupied and rental housing to prevent deterioration within the City.

HOUSING PROGRAM

- 8) *Housing Rehabilitation*: Facilitate the rehabilitation of substandard and deteriorated housing where feasible.
- 9) *Housing Replacement*: Where possible, promote the removal and replacement of those substandard units that cannot be rehabilitated.
- 10) *CDBG Rehabilitation*: Allocate CDBG funds to multi-family rehabilitation programs and retrofitting of existing housing.
- 11) *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.

c. Quantified Objectives

The quantified objectives include:

Preserve seven mobile home parks and 860 mobile home park spaces.

Ninety housing unit code compliance inspections per year for all income levels during the 2007 - 2014 program period. This objective includes an average of 40 inspections on sale and 50 rental housing inspections.

Rehabilitation of five owner-occupied units through the USDA loan and grant programs.

Rehabilitate nine multi-family rental housing units through the CDBG program.

Conserve affordable mobile home park housing for 15 extremely low income households.

Conserve affordable mobile home park housing for 25 very low income households.

Conserve affordable mobile home park housing for 370 low income households.

3. Housing Programs

a. Conservation of Mobile Home Parks (Program #14)

Two actions will be implemented during the program period to contribute to conserving mobile home parks. These actions will contribute to conserving affordable housing for lower income households, including 15 extremely low income households. The actions involve zoning and rent stabilization.

1) *Mobile Home Park Zoning*. The City will retain the mobile home park zoning on the seven existing parks. According to the Zoning Code:

The purpose of the MHP district is to provide areas for mobile homes on nonpermanent foundations (i.e., mobile home parks) in recognition of the fact that such development

HOUSING PROGRAM

offers opportunities for affordable rental housing. The intent is to ensure a safe and attractive residential environment by promoting high standards of site planning, architecture, and landscape design for mobile home parks.

The uses permitted subject to development plan approval in the MHP district are:

Mobile home park;
Recreational facilities for the use of the residents of the park;
Uses, structures and buildings customarily incidental and subordinate to the uses permitted in this district.

The following mobile home parks have the MHP designation:

Sandpiper
Seabreeze
Arbor
San Roque
Silver Sands
Rancho Granada
Vista de Santa Barbara

The MHP designations will be maintained throughout the program period (September 1, 2009 through June 30, 2014).

2) *Mobile Home Rent Stabilization Program.* The City will *continue* implementation of the Mobile Home Park Rental Stabilization ordinance. In accordance with Section 5.69.040 of the Zoning Code, the maximum rent to be charged is set at 75% of the ratio of change in the Consumer Price Index (C.P.I.). Each year, the City calculates the rent schedules for each mobile home park using this formula. The rent schedule then becomes the maximum rent for each mobile home space. The rent stabilization program will be implemented throughout the program period (September 1, 2009 through June 30, 2014).

b. Condominium Conversion Ordinance (Program #15)

The purpose of the Condominium Conversion Ordinance "...is to establish criteria for the conversion of existing multiple unit rental housing to condominiums, community apartments and stock cooperatives." A reason cited for the criteria is that "...the existing rental housing stock needs to be preserved." However, the ordinance does point out that the conversion of rental units "...is a potential means of providing homeownership opportunities for households who cannot afford a detached single-family home."

Applications for conversion are not accepted unless the vacancy rate exceeds 5%. Applications also are not accepted when the converted units represent 15% or more of the apartment rental housing supply.

c. Inspection on Sale Program (Program #16)

The City plans to continue to implement Ordinance No. 476 which requires an Inspection on Sale Report of residential property, meaning single-family and multi-family residences, including apartment houses. Residential property does not include condominiums in complexes of four or more units and mobile homes. The Report includes information on:

HOUSING PROGRAM

- The zoning classification and permitted uses and occupancy of the residential property.
- Variances, home occupation permits, conditional use permits, modifications and other administrative acts of record.
- Any special restrictions on use or development that may apply to the property.
- The results of a physical inspection for compliance with applicable City ordinances and regulations.

The Report is prepared by the Building Inspector and is given to the buyer (or designated representative) before the Transfer of Title.

d. Rental Housing Inspection Program (Program #17)

Several years ago, the City Council adopted a Resolution to ensure property maintenance of rental properties in the R-1 zones. The scope of the program includes single-family homes that are rented and where the land owner does not live at the property. Code Compliance Division implements this program to preserve neighborhoods and to avoid the potential for decline that can occur when absentee landlords neglect general maintenance or defer necessary repairs or improvements to single-family homes. The rented single-family homes are inspected for code violations and general maintenance and upkeep.

e. Housing Code Enforcement Program (Program #18)

The City of Carpinteria has adopted ordinances to create and maintain a healthy, safe and beautiful environment in which to live, work and play. Code Compliance Officers investigate, document and enforce the Carpinteria Municipal Code, the California Building Codes, Health and Safety Codes and various state laws on public and private property regarding but not limited to:

- Building without permits
- Substandard housing
- Public nuisance and blighted property
- Zoning violations such as garage conversions

For homeowners who need financial assistance to correct violations, the Code Compliance Officers refer them to the United States Department of Agriculture (USDA) (Santa Maria and Visalia Offices). Carpinteria's very low income owners and seniors are eligible for USDA loans of up to \$20,000 and grants of up to \$7,500.

f. Single-Family Housing Rehabilitation (Program #19)

The USDA is an important funding resource. Carpinteria's very low-income homeowners are eligible to apply for loans of up to \$20,000 to repair, improve or modernize their dwellings to remove health and safety hazards. The loan term is 20 years and the interest rate is 1%. Grants of up to \$7,500 are available to homeowners who are 62 years of age or older and who cannot repay a loan. A loan/grant loan combination for up to \$27,500 can be made if the applicant can repay a part of the loan. The program is known as the Rural Housing Repair and Rehabilitation Program.

HOUSING PROGRAM

The quantified objectives for this program are:

- Rehabilitation of two units occupied by extremely low income owner households through the USDA loan and grant programs.
- Rehabilitation of three units occupied by very low income owner households through the USDA loan and grant programs.

To attain these objectives, the City will accomplish the following:

- Coordinate with the Visalia office of the USDA.
- Inform the public of the program through the City Newsletter, website and brochures available at the public counters.
- Assist homeowners in completing the application for grant or loan assistance.

g. Multi-family Housing Rehabilitation (Program #20)

Chapel Court is a 28-unit low-income apartment housing complex. The Chapel Court site is underutilized as it contains 28 housing units on a 3.13-acre site. The housing is located in eight single story buildings.

Originally built in 1983, the complex is in a state of disrepair and in need of rehabilitation. There are concerns of health hazards on site which need to be addressed. The Chapel Court Housing Corporation will be receiving \$50,000 from Carpinteria's CDBG funds to perform mold testing and correction. The funds also will be used to prepare specifications for the rehabilitation of the project and development of plans to add additional low-income housing units and a community center. Peoples' Self-Help Housing is acting as the managing agent to coordinate and oversee the rehabilitation and potential addition to the project.

The quantified objectives for this program are:

- Rehabilitation of two units occupied by extremely low income renter households through the CDBG program.
- Rehabilitation of one unit occupied by a very low income renter household through the CDBG program.
- Rehabilitation of six units occupied by low income renter households through the CDBG program.

<p>PROGRAM CATEGORY #5 <i>PROMOTE HOUSING OPPORTUNITIES FOR ALL PERSONS</i></p>

Section 65583(c)(5) requires that the housing program:

Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

HOUSING PROGRAM

1. Housing Need Summary

California has three major laws that provide protection from discrimination in housing. These laws include the Fair Employment and Housing Act, the Unruh Civil Rights Act and Ralph Civil Rights Act. The Fair Employment and Housing Act specifically provides protection from discrimination in housing based on race, color, ancestry, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income and disability.

An example of "familial status" discrimination is when a landlord refuses to rent to an applicant because there are children in the family. The requirements for rental and the terms and conditions must be the same for families with children as for any other applicant or tenant. The one exception to this rule involves housing that has been specifically designed for senior citizens (persons 55 and older or 62 and older). To qualify as "senior housing," a housing accommodation must meet specific legally-defined requirements which may include a minimum number of units, age-based residency limits and design features.

Fair housing needs were most recently documented in the *2006 Analysis of Impediments to Fair Housing Choice* prepared by the Santa Barbara County Housing and Community Development Department. The analysis made the following key conclusion:

The Legal Aid Foundation of Santa Barbara County statistics show the number of reported cases of discriminatory practices by landlords is on the rise throughout the County in 2005 compared to previously reported 2004 data. The discrimination that occurs in the County is based upon factors such as race, familial status, gender, age, and disability. Many of these cases occur simply due to the substantial lack of education on both the part of tenants as well as landlords. The lack of affordable housing in the County ultimately impacts the problem by providing few alternatives for low income families and by creating a "sellers market" for landlords who can choose to be selective and thus discriminatory.

2. Goals, Policies and Quantified Objectives

a. Goals

- 1) 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.

b. Policies

- 1) *Promote Fair Housing:* Promote fair housing opportunities through the City's participation in the County's Community Development Block Grant Program.
- 2) *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.
- 3) *Fair Housing Information:* Implement activities to broaden resident knowledge of fair housing law. Specific actions include:

HOUSING PROGRAM

- 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.

c. Quantified Objectives

Quantified objectives by income group need not be established for this Program Category. (The State housing law does not require that objectives be stated for this Program Category.)

3. Housing Programs

a. Fair Housing Referral Program (Program #21)

The City implements a referral program for discrimination complaints as a means of promoting equal housing opportunities. When the City receives a discrimination complaint, the City will refer the complainant to the appropriate agency, depending on the particular problem. If the complaint involves housing that has been assisted by the County Housing Authority, then the complaint will be referred to the Director of Housing Management at the County Housing Authority. If the complaint involves general housing in the City, then it will be referred to the State Fair Employment and Housing Department. If the complaint involves FHA federally assisted farm employee housing, it will be referred to the Farmers Home Administration. If the complaint involves other federally assisted housing, then it will be referred to the Fair Housing and Equal Opportunity Department.

By assisting in referrals for complaints to the appropriate agencies, Carpinteria can facilitate fair disposition of discrimination complaints in the City. When fair housing related needs are expressed by City residents, the City staff also can refer them to the following local agencies:

Rental Housing Mediation Task Force
630 Garden Street, Second Floor
Santa Barbara, CA 93101
805.564.5420

This Task Force resolves disputes offering an alternative to resorting to the formal judicial system between landlords, tenants and roommates. The primary purpose of the program is to provide these services for the resolution of rental housing disputes. Mediations are conducted in English and Spanish by staff and two mediators. Currently there are 15 volunteer mediators to facilitate these disputes. The City of Carpinteria has supported this group by contributing CDBG funds over the past three years through the Human Services Grant Program.

Legal Aid Foundation of Santa Barbara County
301 E. Canon Perdido Street
Santa Barbara, CA 93101
805.963.6754

HOUSING PROGRAM

The Foundation provides free legal assistance in critical civil matters to Santa Barbara County residents living at or below the poverty level, those facing language or disability barriers, seniors and others living on fixed incomes such as Social Security, and victims of domestic violence and elder abuse

California Rural Legal Assistance, Inc.
805.922.4563

Provides civil legal services to low income persons who reside in the South Coast area (Gaviota to Carpinteria). Priority service areas are housing, health, education, public benefits, civil rights and legal employment issues.

b. Fair Housing Information (Program #22)

As part of the flyers/pamphlets prepared for the development community, and for the potential users of City housing programs, bilingual flyers regarding fair housing laws and the agencies/organizations that are available to handle discrimination complaints will be published and distributed. Through this program, both Spanish- and English-speaking residents will be made aware of important fair housing issues, as well as their options if they feel they are victims of housing discrimination.

The fair housing information will be disseminated at the following locations: City Hall lobby, Carpinteria Valley Chamber of Commerce, Carpinteria Public Library and Carpinteria Senior Center. In addition, the City's Newsletter will periodically publish announcements on the availability of fair housing information. In addition, the City will make information available on its website and provide links to additional resources such as the following:

Reasonable Accommodations

Link to the State Department of Fair Employment and Housing's six-minute video on reasonable accommodations for tenants - <http://www.dfeh.ca.gov/DFEH/Publications/fairHousingVideo.aspx>

Fair Housing Information for New Developments

New multi-family housing with four or more units in a building, in the vast majority of cases, must meet the accessibility requirements of the Fair Housing Act:

Accessibility Requirements for Buildings -

<http://www.hud.gov/offices/fheo/disabilities/accessibilityR.cfm>

HUD Fair Housing Act Design Manual -

<http://www.huduser.org/publications/destech/fairhousing.html>

Fair Housing Accessibility First Website - <http://www.fairhousingfirst.org/index.asp>

The above is a HUD supported website to encourage compliance with Fair Housing Act design and construction requirements.

Zoning Activities Are Also Covered Under Fair Housing Laws

Link to Fair Housing Act information as it relates to Group Homes and Local Land Use

Additional HUD Fair Housing Information

HUD Office of Fair Housing and Equal Opportunity

HUD information on Fair Housing as it relates to Senior Housing

HOUSING PROGRAM

The City will implement this program throughout the program period. The Community Development Department is responsible for program implementation.

The Fair Housing Information Program will be implemented by Q4 2010 and continuously thereafter.

c. Annual Fair Housing Workshop (Program #23)

An annual workshop will be conducted for City staff charged with handling public inquiries to help residents understand fair housing requirements, and to train staff to answer calls and assist residents concerned with fair housing issues.

The entities responsible for program implementation include the Community Development Department, County Housing Authority and Rental Housing Mediation Task Force

The first workshop will be held during the winter of 2012.

HOUSING PROGRAM

Attachment A City of Santa Rosa Single Room Occupancy (SRO) Ordinance Development Standards

Among the development standards are the following:

Location. A Single Room Occupancy Facility may be proposed and approved in the CG, CSC, CD-5, CD-7 or CD-10 zoning districts.

Project review and approval. A proposed SRO shall require Design Review in compliance with Section 20-52.030 and the approval of a Conditional Use Permit in compliance with Section 20-52.050.

Density. A Single Room Occupancy facility is not required to meet density standards of the General Plan.

Unit size. An SRO unit shall have a minimum size of 150 square feet and a maximum of 400 square feet.

Occupancy. An SRO unit shall accommodate a maximum of two persons.

Bathroom. An SRO unit is not required to but may contain partial or full bathroom facilities. A partial bathroom facility shall have at least a toilet and sink; a full facility shall have a toilet, sink and bathtub, shower or bathtub/shower combination. If a full bathroom facility is not provided, common bathroom facilities shall be provided in accordance with the California Building Code for congregate residences with at least one full bathroom per floor.

Kitchen. An SRO unit is not required to but may contain partial or full kitchen facilities. A full kitchen includes a sink, a refrigerator and a stove, range top or oven. A partial kitchen is missing at least one of these appliances. If a full kitchen is not provided, common kitchen facilities shall be provided with at least one full kitchen per floor.

Closet. Each SRO unit shall have a separate closet.

Code compliance. SRO units shall comply with all requirements of the California Building Code.

Accessibility. All SRO units shall comply with all applicable accessibility and adaptability requirements. All common areas shall be fully accessible.

Facility Management. An SRO facility with 10 or more units shall provide on-site management. An SRO facility with fewer than 10 units shall provide a management office on-site.

Tenancy. Tenancy of SRO units shall be limited to 30 or more days.

TECHNICAL APPENDICES

**TECHNICAL APPENDIX A
HOUSING NEEDS ASSESSMENT**

TABLE OF CONTENTS

Technical Appendix A Housing Needs Assessment

A - Introduction and Summary	A-1
1. Introduction.....	A-1
2. Summary.....	A-1
B - Housing Characteristics	A-4
1. Existing Housing Stock.....	A-4
2. Vacant Housing Units.....	A-5
3. Condition of Existing Housing Stock.....	A-6
a) Estimate of Housing Rehabilitation Needs.....	A-6
b) Estimate of Replacement Housing Needs.....	A-8
C - Household Characteristics	A-8
1. Tenure Owner-Renters.....	A-8
2. Household Income Groups.....	A-9
a) Carpinteria's Household Income Groups.....	A-9
b) 2009 Income Limits for Income Groups.....	A-10
c) Carpinteria's Households by Income, Household Type and Tenure.....	A-11
3. Level of Payment and Ability to Pay.....	A-13
a) Renter Households.....	A-13
b) Owner Households.....	A-14
4. Overcrowding.....	A-16
D - At-Risk Housing Assessment	A-17
1. Meaning of At-Risk Housing.....	A-17
2. Inventory of Existing Assisted Housing Developments.....	A-18
E - Special Housing Needs	A-19
1. Elderly.....	A-19
a) Key Concepts.....	A-19
b) Special Housing Needs of the Elderly.....	A-19
c) Carpinteria's Older Persons.....	A-20
d) Many Older Persons Have Low Income and Are Cost Burdened.....	A-21
e) Housing for the Elderly.....	A-22

2.	Persons with Disabilities.....	A-22
	a) Definitions.....	A-22
	b) Special Housing Needs for Persons with Disabilities.....	A-23
	c) People with Disabilities.....	A-23
	d) Households with Disabilities.....	A-24
	e) Housing for the Disabled.....	A-25
3.	Large Families.....	A-25
	a) Definitions.....	A-25
	b) Special Housing Needs.....	A-25
	c) Large Family Households.....	A-25
	d) Housing for Large Families/Households.....	A-26
	e) Housing Affordability.....	A-26
4.	Farmworkers/Agricultural Employees.....	A-27
	a) Special Housing Needs.....	A-27
	b) Farmworkers/Agricultural Employees in Carpinteria.....	A-28
	c) Housing for Farmworkers/Agricultural Employees.....	A-28
5.	Female Householders.....	A-29
	a) Definitions.....	A-29
	b) Special Housing Needs of Female Householders.....	A-29
	c) Estimate of Female Householders.....	A-29
6.	Families and Persons in Need of Emergency Shelter.....	A-30
F - Projected Housing Needs.....		A-31
1.	Population Trends and Projections.....	A-31
2.	Employment Trends and Projections.....	A-32
3.	Share of Regional Housing Needs.....	A-32
G - Energy Conservation.....		A-33

List of Charts

A-1	Housing Needs Assessment.....	A-2
A-2	Santa Barbara County Definitions of Income Groups as a Percentage of Area Median Income.....	A-9

List of Tables

A-1	Housing Stock by Type of Unit January 1, 2009.....	A-4
A-2	Housing Trends: 2000-2009.....	A-5
A-3	Vacant Housing Units by Units in Structure - 2000.....	A-6
A-4	Age of Housing Stock by Year Built - 2009.....	A-7
A-5	Tenure by Year Structure Built.....	A-7
A-6	Tenure by Units in Structure - 2000.....	A-9

A-7	Annual Household Income Distribution by Tenure - 2000.....	A-10
A-8	Santa Barbara County 2009 Annual Income Limits Adjusted by Household Size.....	A-11
A-9	Santa Barbara County Income Limits for a Three-Person Household.....	A-11
A-10	Number of Households by Household Type, Income and Tenure.....	A-12
A-11	Cost Burdened Renter Households by Income Group and Household Type - 2000.....	A-13
A-12	Severely Cost Burdened Renter Households by Income Group-2000.....	A-14
A-13	Cost Burdened Owner Households by Income Group - 2000.....	A-15
A-14	Severely Cost Burdened Owner Households by Income Group - 2000.....	A-15
A-15	Persons per Room by Tenure - 2000.....	A-16
A-16	Inventory of Assisted Multi-family Rental Housing Developments.....	A-18
A-17	Senior Population by Age Group and Gender - 2000.....	A-21
A-18	Senior Householders (65+) by Tenure and Household Type - 2000.....	A-21
A-19	Cost Burdened Elderly Householders by Income - 2000.....	A-22
A-20	Disability Prevalence Rates by Age Group (5+ Years).....	A-23
A-21	Total Disabilities Reported by Type - 2000.....	A-24
A-22	Disabled Householders by Income Group and Tenure.....	A-24
A-23	Number of Households by Household Size and Tenure - 2000.....	A-26
A-24	Cost Burdened Large Related Householders by Income - 2000.....	A-27
A-25	Female Householders by Tenure - 2000.....	A-30
A-26	Female Households by Tenure and Age of Householder - 2000.....	A-31
A-27	Share of Regional Housing Needs January 1, 2007 - June 30, 2014.....	A-32

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

A. INTRODUCTION AND SUMMARY

1. Introduction

According to State law, Carpinteria's Housing Element must contain:

- An analysis and documentation of housing (Part B) and household characteristics (Part C). Housing characteristics include, for example, the number and types of housing units and the condition of housing. Household characteristics include the number of households, level of payment compared to ability to pay and overcrowding.
- An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment or expiration of restrictions on use. This topic is discussed in Part D.
- An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households and families and persons in need of emergency shelter. Part E discusses special housing needs.
- An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of the regional housing need in accordance with §65584. Part F contains information on population and employment trends and the City's share of the regional housing need.
- An analysis of energy conservation opportunities. This topic is discussed in Part G.

Chart A-1 shows the needs encompassed in the Housing Needs Assessment.

2. Summary

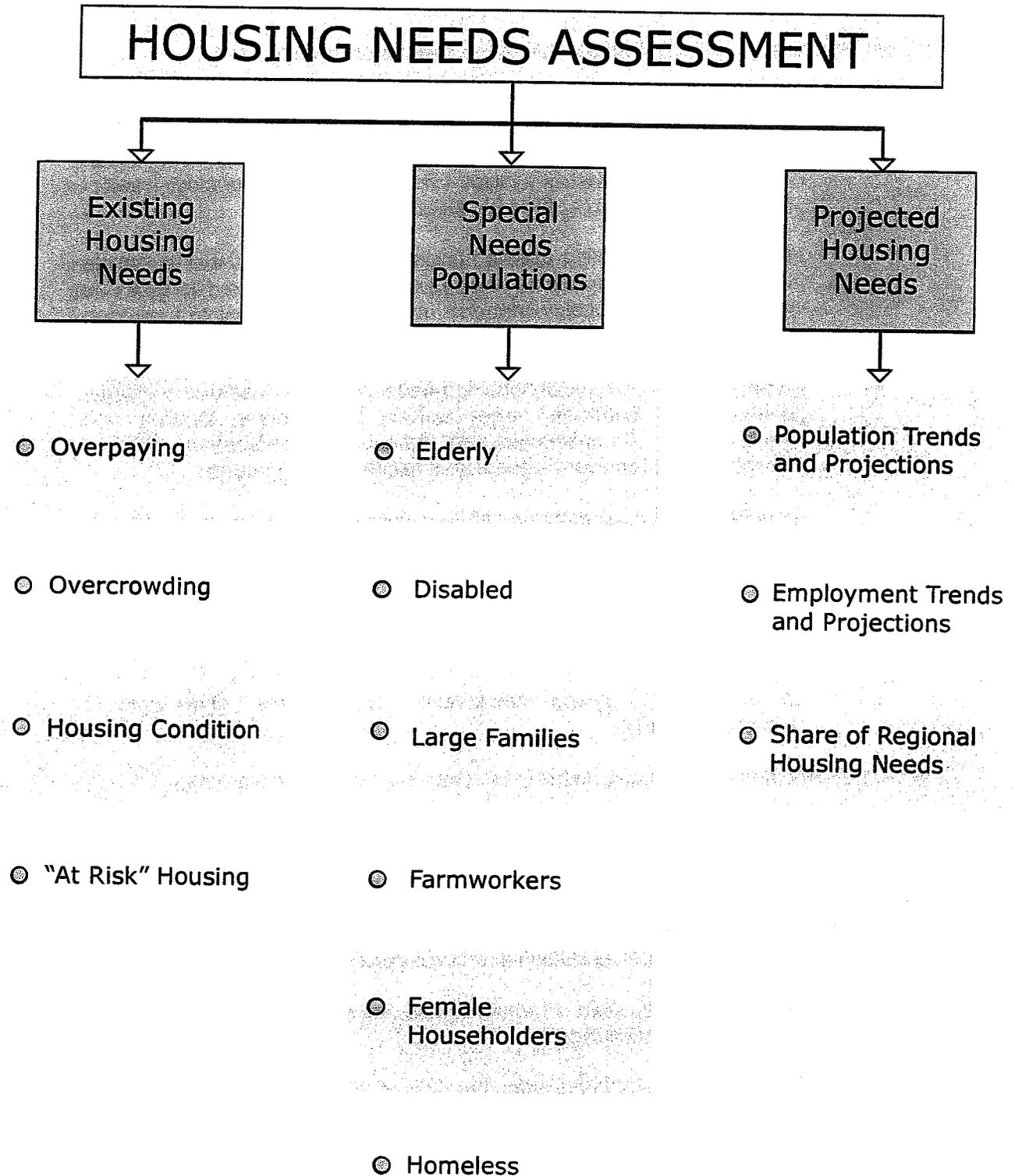
As of January 1, 2009, Carpinteria had an estimated population of 14,409 persons and a housing stock comprised of 5,611 dwelling units. The City has an estimated 5,124 households (i.e., occupied housing units). Almost 9% of the housing stock is vacant. Most of the vacant stock is held vacant for seasonal, recreational or occasional use.

About 800 housing units are in need of rehabilitation. An estimated 60 housing units are in need of replacement with new dwellings.

With regard to tenure, Census 2000 indicates that 58% of all households are owners and 42% are renters.

About 40% of all households have incomes at or below the lower income level (<80% of the Santa Barbara County median income). Among the "lower" income households, renters (1,138) far outnumber owners (878).

CHART A-1



TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

“Overpaying” or “cost burdened” refers to lower income households spending 30% or more of their income on housing costs. According to data developed by HUD, overpaying - in 2000 - was adversely affecting 826 lower income renters and 445 lower income owners. Cost burdened renters can be assisted by the County’s Section 8 rental assistance program. However, there are no funding resources to provide financial assistance to owners who are overpaying.

In 2000, overcrowding was affecting 291 owners and 498 renters, a number that represents less than 16% of all households. An overcrowded unit is one that is occupied by 1.01 or more persons per room (excluding bathrooms and kitchens). Overcrowding is not a major problem in Carpinteria.

Special housing needs include the following populations: elderly, persons with disabilities, large families, farmworkers, female householders and the homeless.

Because of their smaller household size, seniors comprise a larger proportion of the City’s *households* than of the *population*. In fact, 23% of the City’s households have a householder 65 years of age or older. About 180 lower income senior renters and 190 senior owners were overpaying. An estimated 190 lower-income owners have housing costs exceeding 30% of their income. The number of owners overpaying is slightly higher than renters, but the percentage experiencing cost burdens is lower.

HUD-produced data reveal that 755 households had a “mobility or self care limitation,” representing 15% of all households. The majority of households with a disabled member have “lower” incomes (<80% of the County median income.) These households experience the need for both accessible and affordable housing.

There are an estimated 803 large households with five, six and seven or more persons - 407 owners and 396 renters. Housing affordability is another key need of large families. About two-thirds of all renter lower income large families are cost burdened. By contrast, one-half of all owners are cost burdened.

An estimated 500 agricultural employees reside in the City. The Santa Barbara County *HOME Consortium Consolidated Plan 2006-2010* stated the absence of affordable housing for low wage agricultural workers causes families to live in severely overcrowded and unsafe conditions.

There are about 1,550 female householders or almost one-third of all householders. An estimated 338 female householders are cost burdened.

Based on field observations, City staff estimates that one or two homeless persons are encountered every two weeks. Therefore, on average, one homeless person is encountered once a week. The City has no emergency shelter beds.

The City’s share of the regional housing need is 305 housing units. Carpinteria’s share of the regional housing need for lower income housing is 122 housing units.

This Housing Element also presents an analysis of opportunities for energy conservation. An “energy conservation program” is a key component of the Housing Program (Section 2). The program describes the actions that the City will implement over a two-year period to promote energy conservation. Among the action steps is an update of the energy conservation goals and objectives that are contained in the General Plan.

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

B. HOUSING CHARACTERISTICS

Part B provides a “profile” of some key housing and household characteristics. This part includes information on -

- Existing Housing Stock
- Housing Types Occupied by Owners and Renters
- Vacant Housing Units

1. Existing Housing Stock

As of January 1, 2009, 5,611 dwellings comprise the City’s housing stock. Table A-1 shows the number of dwellings by housing type. Carpinteria has a diverse housing stock as no one housing type comprises a majority of all housing units. For instance, single-family detached dwellings comprise about 39% of the City’s entire housing supply. Twenty-seven percent of all housing units are found in structures having five or more dwellings. And mobile homes comprise nearly 17% of the housing stock.

Table A-1
City of Carpinteria
Housing Stock by Type of Unit
January 1, 2009

Type of Unit	Number of Units	Percent
1 unit, detached	2,173	38.7%
1 unit, attached	428	7.6%
2 to 4 units	563	10.0%
5+ units	1,507	26.9%
Mobile homes	940	16.8%
Total Housing Units	5,611	100.00%

Source: California Department of Finance, Demographic Research Unit, City/County Population and Housing Estimates, January 1, 2008

Table construction by Castañeda & Associates

Table A-2 shows that since Census 2000, 147 housing units have been added to the housing stock, an annual average of 16 additional dwelling units. The vast majority (100) of the new housing units were constructed in calendar year 2000 and calendar year 2008.

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

Table A-2
City of Carpinteria
Housing Trends: 2000-2009

	Total Housing Units	Incremental Increase	Percentage Increase
2000	5,464		
2001	5,504	40	0.73%
2002	5,507	3	0.05%
2003	5,511	4	0.07%
2004	5,513	2	0.04%
2005	5,517	4	0.07%
2006	5,523	6	0.11%
2007	5,530	7	0.13%
2008	5,551	21	0.38%
2009	5,611	60	1.10%
Total		147	2.69%

Source: Census 2000, Summary File 1, estimate for April 1, 2000
January 1st estimates for 2001-2009. State Department of Finance,
Demographic Research Unit, Housing Unit Estimates
Table construction by Castañeda & Associates

2. Vacant Housing Units

About eight percent of the housing units were vacant at the time of Census 2000. Table A-3 indicates the vacant units by housing type. The highest vacancy rates occur in large complexes having more than 50 units. The high vacancy rate for multi-family structures having 20 - 49 and 50 or more housing units is probably due to the seasonal and occasional use of this housing by the owners.

According to Census 2000, 243 of the 448 vacant housing units were available for rent or for sale. The balance of the vacant stock was unoccupied dwellings that were already sold or rented (21) and other vacant dwellings held for seasonal, recreational or occasional use (184). Seasonal, recreational or occasional use dwellings are vacant units used or intended for use only in certain seasons, for weekends or other occasional use throughout the year.

The State Department of Finance's Demographic Research Unit estimates 487 vacant units and an 8.7% vacancy rate as of January 1, 2009, essentially the same vacancy rate as in 2000.

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

Table A-3
City of Carpinteria
Vacant Housing Units by Units in Structure - 2000

Units in Structure	Vacant Units	Total Units	Percent Vacant
1, detached	118	2,154	5.5%
1, attached	12	423	2.8%
2	7	139	5.0%
3 or 4	21	382	5.5%
5 to 9	41	446	9.2%
10 to 19	72	371	19.4%
20-49	75	348	21.6%
50 or more	72	268	26.9%
Mobile Home	30	908	0.0%
RV, Van	0	34	0.0%
Total	448	5,473	8.2%

Source: Census 2000 Summary File 3, Table H30 Units in Structure and H31 Units in Structure for Vacant Units
Table construction by Castañeda & Associates

3. Condition of the Existing Housing Stock

a. Estimate of Housing Rehabilitation Needs

According to HCD, the Housing Element should include an analysis of the condition of the housing stock including an estimate of the total number of substandard units (e.g., those in need of rehabilitation/repair) and those in need of replacement (demolition). HCD also indicates that estimates of need can be derived from census data such as percentage of units built before 1960, which can serve as an estimate of the maximum rehabilitation need.

A general indicator of housing adequacy is the age of housing. For instance, older homes have a greater need for maintenance, repair and/or replacement of key mechanical systems. Housing condition problems frequently are concentrated in the interior deficiencies. Generally, two to three times as many units have interior problems as units with exterior problems. Low income owners often lack the income for maintenance and repairs. For rental properties, the rents collected may not result in a cash flow sufficient to catch up to needed maintenance and replacement.

Table A-4 shows that about 1,200 housing units (one of every five) are 50 years of age or older. Of the occupied housing units 50+ years old, 52.5% were owner-occupied, and 47.5% were renter-occupied. (Refer to Table A-5)

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

Table A-4
City of Carpinteria
Age of Housing Stock by Year Built - 2009

Age	Number of Units	Percent
59 years and older	613	10.9%
49 to 58 years	589	10.5%
39 to 48 years	961	17.1%
29 to 38 years	2,141	38.2%
19 to 28 years	852	15.2%
9 -18 years	308	5.5%
9 years or less	147	2.6%
Total*	5,611	100.0%

Note: Table assumes all growth due to new construction and no change in housing stock because of demolition and annexations.

Source: Census 2000 Summary File 3, Table H34 Year Structure Built by Tenure and California Department of Finance, Demographic Research Unit, City/County Population and Housing Estimates, January 1, 2009

Table construction by Castañeda & Associates

Table A-5
City of Carpinteria
Tenure by Year Structure Built

Year Built	Owner	Percent	Renter	Percent	Total	Percent
1950-1959	304	59.1%	210	40.9%	514	48.5%
1940-1950	145	58.0%	105	42.0%	250	23.6%
1939 or Earlier	108	36.5%	188	63.5%	296	27.9%
Total	557	52.5%	503	47.5%	1,060	100.0%

Source: Census 2000 Summary File 3 Table H36 Tenure by Year Structure Built

Table construction by Castañeda & Associates

Housing 50+ years old often has rehabilitation needs ranging from minor repairs to replacement of major components such as a roof. The prior Housing Element established a rehabilitation need of 800 housing units. The rehabilitation need estimate, though, is somewhat fluid as owners have independently made improvements to their homes. For example, in 2007, 39 home improvement loans were approved by private lenders. In addition, the City's code compliance actions have resulted in repairs and improvements to existing housing. Meanwhile, other dwellings may show evidence of a housing rehabilitation need due to deferred maintenance or other reasons. The housing rehabilitation need is estimated to be 800 housing units.

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

b. Estimate of Replacement Housing Needs

Housing that is beyond reasonable repair or in a dilapidated condition usually requires replacement, not rehabilitation. Indicators of housing units that need to be replaced are dwellings without complete plumbing or kitchen facilities. Census 2000 reported that 40 housing units lacked complete plumbing facilities and 42 lacked complete kitchen facilities. Some of these housing units may lack both plumbing and kitchen facilities.

The housing replacement need is estimated to be 60 housing units. This estimate accounts for the fact that some of the units may lack both adequate plumbing and kitchen facilities.

C. HOUSEHOLD CHARACTERISTICS

Part C examines the following household characteristics:

- Tenure
- Household Income Groups
- Level of payment compared to ability to pay
- Overcrowding

1. Tenure - Owners and Renters

Tenure refers to whether housing units are occupied by owners or renters. Census 2000 reports 5,025 occupied housing units - 2,923 owners and 2,102 renters. As of January 1, 2009, there are 5,124 occupied housing units, according to the State Department of Finance, Demographic Research Unit. Between April 1, 2000 and January 1, 2009, the number of occupied housing units has increased by 99.

Table A-6 presents the housing types occupied by owners and renters. According to Census 2000, 58% of the housing stock is owner-occupied and 42% is renter-occupied. The percentage figures in Table A-6 represent the percentage of housing units of that type that are occupied by owners or renters. For example, 73.8% of the occupied single-family detached dwellings are owner-occupied while 26.2% are renter-occupied.

In 2000, the vast majority of owners lived in single-family detached units (1,503) and mobile homes (778). Renters lived in a variety of housing types; however, the largest numbers resided in single-family detached housing units (533 of 2,102).

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

Table A-6
City of Carpinteria
Tenure by Units in Structure - 2000

Units in Structure	Owner Occupied	Percent of Occupied	Renter Occupied	Percent of Occupied	Total Occupied
1, detached	1,503	73.8%	533	26.2%	2,036
1, attached	222	54.0%	189	46.0%	411
2	14	10.6%	118	89.4%	132
3 or 4	104	28.8%	257	71.2%	361
5 to 9	141	34.8%	264	65.2%	405
10 to 19	53	17.7%	246	82.3%	299
20-49	32	11.7%	241	88.3%	273
50 or more	53	27.0%	143	73.0%	196
Mobile Home	778	88.6%	100	11.4%	878
RV, Van	23	67.6%	11	32.4%	34
Total	2,923	58.2%	2,102	41.8%	5,025

Source: Census 2000 Summary File 3, Table H32 Units in Structure by Tenure
Table construction by Castañeda & Associates

2. Household Income Groups

In Carpinteria, owners occupy 58% and renters occupy 42% of all housing units. Lower income renter households, to a higher degree than owners, experience many of the housing needs addressed by the Housing Element Law, such as overpaying, overcrowding and living in substandard housing. Therefore, communities having a majority of renter households also will have more housing needs than communities where owners predominate.

a. Carpinteria's Household Income Groups

By way of background, the State Housing Element Law defines five income groups based on increasing percentages of the median income of Santa Barbara County. Chart A-2 defines each income group.

Chart A-2
Santa Barbara County
Definitions of Income Groups as a
Percentage of Area Median Income

Income Group	% of Median Income
Extremely Low	0-30%
Very Low	30-50%
Low	50-80%
Moderate	80-120%
Above Moderate	120%+

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

At this time, data are unavailable on the numbers of owners and renters in each group - extremely low-, very low-, low- and moderate-income. Table A-7, which bases the income groups on Census 2000 data, estimates the number of renters and owners in four income groups. The "lower" income group consists of extremely low-, very low- and low-income households. Households with annual incomes at or below the lower income level (<80% of the County median income) are eligible for most housing assistance programs. Among the "lower" income households, renters (1,138) outnumber owners (878).

Table A-7
City of Carpinteria
Annual Household Income Distribution by Tenure - 2000

Income Group	Renter Households	Owner Households	Total Households	Percent Distribution
Extremely Low (0-30% AMI)	326	161	487	9.7%
Very Low (30-50% AMI)	277	256	533	10.6%
Low (50-80% AMI)	535	461	996	19.9%
Subtotal (>80% AMI)	1,138	878	2,016	40.2%
Above Lower (All <80% AMI)	958	2,032	2,990	59.8%
Total	2,096	2,910	5,006	100.0%
Percentage	41.9%	58.1%	100.0%	

Source: U.S. Department of Housing and Urban Development, CHAS Data Book, "Housing Problems for All Households," published 2004

Table construction by Castañeda & Associates

b. 2009 Income Limits for Income Groups

Table A-8 shows the 2009 household income limits for four income groups, adjusted by household size. The above moderate income group encompasses households with incomes more than the upper limits of the moderate-income category.

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

Table A-8
Santa Barbara County
2009 Annual Income Limits Adjusted by Household Size

Household Size (# of persons)	Extremely Low Income	Very Low Income	Lower Income	Moderate Income
1 person	\$16,350	\$27,250	\$43,600	\$59,150
2 persons	\$18,700	\$31,100	\$49,800	\$67,600
3 persons	\$21,000	\$35,000	\$56,050	\$76,050
4 persons	\$23,350	\$38,900	\$62,250	\$84,500
5 persons	\$25,200	\$42,000	\$67,250	\$91,250
6 persons	\$27,100	\$45,100	\$72,200	\$98,000
7 persons	\$28,950	\$48,250	\$77,200	\$104,800
8 persons	\$30,800	\$51,350	\$82,150	\$111,550

Source: U.S. Department of Housing and Urban Development, FY 2009 Income Limits, April 2, 2009
State Department of Housing and Community Development, Year 2009 Income Limits, April 2, 2009

The City's average household size is 2.79 persons. (State Department of Finance, Demographic Research Unit, *City/County Population and Housing Estimates*, January 1, 2009). For illustration purposes, Table A-9 shows the low to high ranges of the income limits for a three-person household.

Table A-9
Santa Barbara County
Income Limits for a Three-Person Household

Income Group	Income Limits	Monthly Income
Extremely Low	less than \$21,000	less than \$1,750
Very Low	\$21,001-\$35,000	\$1,751-\$2,917
Low	\$35,001-\$56,050	\$2,918-\$4,671
Moderate	\$56,051-\$76,050	\$4,672-\$6,337
Above Moderate	\$76,051+	\$6,338+

Source: Table A-8.

c. Carpenteria's Households by Income, Household Type and Tenure

The meanings of the four household types are:

Elderly: A one or two person household in which the head of the household or spouse is at least 62 years of age.

Small Related: A household of two to four persons that includes at least one person related to the householder by blood, marriage or adoption.

Large Related: A household of five or more persons that includes at least one person related to the householder by blood, marriage or adoption.

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

Other: A household of one or more persons that does not meet the definition of a small related, large related, elderly or special populations household. This category includes all households with only unrelated individuals present except those qualifying as elderly or special populations households.

Table A-10 provides estimates of the number of households by type, income and tenure.

Table A-10
City of Carpinteria
Number of Households by Household Type, Income and Tenure

Income Category	Elderly		Small Family		Large Family		All Other		Total Households	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
Extremely Low	89	114	45	55	8	53	19	104	161	326
Very Low	144	68	53	84	29	80	30	45	256	277
Low	206	79	150	195	56	132	49	129	461	535
Subtotal	439	261	248	334	93	265	98	278	878	1,138
Above Low	434	139	1,019	450	295	120	284	249	2,032	958
Total Households	873	400	1,267	784	388	385	382	527	2,910	2,096

Source: U.S. Department of Housing and Urban Development, CHAS Data Book, "Housing Problems for All Households," published 2004

Table construction by Castañeda & Associates

There are 2,990 (2,032 + 958) households with annual incomes above the "lower" income category. There are an estimated 2,016 households (878 + 1,138) in the extremely low, very low and low income groups. The general distribution of these 2,016 households is listed below:

Elderly Owners	21.8% (N =439) [89 + 144 + 206]
Small Family Renters	16.6% (N = 334)
Other Renter Households	13.8% (N = 278)
Large Family Renters	13.1% (N = 265)
Elderly Renters	12.9% (N = 261)
Small Family Owners	12.3% (N = 248)
Other Owner Households	4.9% (N = 98)
Large Family Owners	4.6% (N = 93)

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

3. Level of Payment Compared to Ability to Pay

Level of payment compared to ability to pay measures the number and percentage of households who are paying more than they can afford for housing. This problem is referred to as “overpaying” or “cost burdened.” For lower income households, overpaying occurs when they pay 30% or more of their income on housing costs. “Severe” overpaying is when lower income households spend 50% or more of their income on housing costs.

a. Renter Households

Table A-11 shows the number of cost burdened renters by household type. In 2000, overpaying was adversely affecting 826 lower income renter households (228+242+356). This means that 83% of all lower income renters were cost burdened. Table A-10 shows that “small related” renter households comprise 31.4% of the “cost burdened” lower income renter households (45+84+130/826).

Table A-11
City of Carpinteria
Cost Burdened Renter Households
By Income Group and Household Type - 2000

Income Group	Elderly	Small Related	Large Related	All Other Households	Total Households
Extremely Low 0-30% MFI	85	45	28	70	228
Very Low 31-50% MFI	58	84	70	30	242
Low 51-80% MFI	39	130	78	109	356
Subtotal (All <80% MFI)	182	259	176	209	826
Above Low >80% MFI	34	90	15	30	169
Total	216	349	191	239	995

Source: U.S. Department of Housing and Urban Development, State of the Cities Data Systems Comprehensive Housing Affordability Strategy (CHAS) Data, “Housing Problems Output for All Households”, May 2004 [Data current as of 2000]
Table construction by Castañeda & Associates

Table A-12 shows that 402 of the 826 cost burdened lower income renters are severely overpaying for housing. As previously stated, these households are spending more than one-half of their income on housing costs.

Most of the overpaying renters probably live in apartments because about 66% of all renters occupy properties other than single-family detached and attached homes (see Table A-5).

The City’s participation in the Section 8 rental housing assistance programs helps some of the cost burdened renters. As of May 2009, 87 Carpinteria households are being provided rental housing assistance through the Santa Barbara County Housing Authority’s Section 8 program.

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

Table A-12
City of Carpinteria
Severely Cost Burdened Renter Households
By Income Group-2000

	Elderly	Small Related	Large Related	All Other Households	Total Households
Extremely Low 0-30% MFI	75	45	20	70	210
Very Low 31-50% MFI	54	60	30	0	144
Low 51-80% MFI	10	20	4	14	48
Subtotal (All <80% MFI)	139	125	54	84	402
Above Low >80% MFI	0	0	0	0	0
Total	139	125	54	84	402

Source: U.S. Department of Housing and Urban Development, State of the Cities Data Systems Comprehensive Housing Affordability Strategy (CHAS) Data, "Housing Problems Output for All Households", May 2004 [Data current as of 2000]
Table construction by Castañeda & Associates

b. Owner Households

Housing costs as a percentage of income were calculated for specified owner-occupied housing units. According to the U.S. Census Bureau:

Owner costs are the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance; utilities; and fuels and, where appropriate, the monthly condominium fee.

Table A-13 shows that in 2000, 445 lower income owners were overpaying. Lower income elderly comprised 43% (190 of 445) of the cost burdened owners.

Table A-14 shows that 284 of the 445 lower income owners who are overpaying are severely cost burdened. Small related families comprise the highest percentage (40%) of the severely cost burdened lower income owners (114 of 284).

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

Table A-13
City of Carpinteria
Cost Burdened Owner Households
By Income Group - 2000

	Elderly	Small Related	Large Related	All Other Households	Total Households
Extremely Low 0-30% MFI	74	45	8	15	142
Very Low 31-50% MFI	79	29	10	10	128
Low 51-80% MFI	37	75	28	35	175
Subtotal (All <80% MFI)	190	149	46	60	445
Above Low >80% MFI	74	274	90	59	497
Total	264	423	136	119	942

Source: U.S. Department of Housing and Urban Development, State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data, "Housing Problems Output for All Households," May 2004 [Data current as of 2000]
Table construction by Castañeda & Associates

Table A-14
City of Carpinteria
Severely Cost Burdened Owner Households
By Income Group - 2000

	Elderly	Small Related	Large Related	All Other Households	Total Households
Extremely Low 0-30% MFI	44	35	8	15	102
Very Low 31-50% MFI	25	29	10	10	74
Low 51-80% MFI	25	50	8	25	108
Subtotal (All <80% MFI)	94	114	26	50	284
Above Low >80% MFI	24	70	15	4	114
Total	118	184	41	54	398

Source: U.S. Department of Housing and Urban Development, State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data, "Housing Problems Output for All Households," May 2004 [Data current as of 2000]
Table construction by Castañeda & Associates

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

Although the causes of overpaying are uncertain, they could be due to added debt from equity lines of credit, higher energy costs, loan approvals with housing debt-to-income ratios exceeding 30%, and loss of income due to unemployment.

In summary, overpaying is often cited as one of the major problems confronting the lower income population. In Carpinteria more "lower income" renters than owners are cost burdened (826 versus 445). Cost burdened renters can be assisted by the County's Section 8 rental assistance program. However, there are no funding resources to provide financial assistance to owners who are overpaying.

4. Overcrowding

According to HCD, localities are to estimate the number of households that live in overcrowded and severely overcrowded units. HCD suggests that overcrowding should be estimated by the number of housing units occupied by 1.01 persons or more per habitable room (excluding bathrooms and kitchens). Units with more than 1.5 persons per habitable room are considered severely overcrowded. An example of overcrowding is an eight-room home occupied by six people: three bedrooms, a living room, a dining room, a kitchen and two bathrooms. If six persons live in the home, it would be considered overcrowded (six persons divided by five habitable rooms = 1.2 persons per room).

Overcrowding is one result of the shortage of interior living space. Overcrowding reflects the financial inability of households to buy or rent housing units having enough space for their needs. Consequently, overcrowding is considered a household characteristic (instead of a housing structural condition). An "overcrowded" housing unit does not necessarily imply one of inadequate physical condition; rather, if fewer persons occupied the dwelling, it would not longer be considered "overcrowded." Overcrowding also may be a temporary situation since some households will move to larger housing units to meet space requirements as the need arises.

Table A-15 shows that in 2000, overcrowding was affecting 291 owners (120+76+95) and 498 renters, a number that represents about 16% of the households. Overcrowding is more of a problem for renters than owners with 23.7% of the renters overcrowded versus 10.0% of the owner households. Severe overcrowding was affecting 171 owners and 345 renters.

Table A-15
City of Carpinteria
Persons per Room by Tenure -- 2000

Persons Per Room	Owner Occupied	Percent	Renter Occupied	Percent	Total Households	Percent
Less than 1.00	2,632	90.0%	1,604	76.3%	4,236	84.3%
1.01 to 1.50	120	4.1%	153	7.3%	273	5.4%
1.51 to 2.00	76	2.6%	125	5.9%	201	4.0%
2.01 or More	95	3.3%	220	10.5%	315	6.3%
Total	2,923	100.0%	2,102	100.0%	5,025	100.0%

Source: Census Summary File 3, Table H20 - Occupants Per Room by Tenure.
Table construction by Castañeda & Associates

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

D. AT-RISK HOUSING ASSESSMENT

1. Meaning of At-Risk Housing

Assisted housing developments are multifamily rental housing complexes that receive government assistance under any of the following federal, state and/or local programs (or any combination of rental assistance, mortgage insurance, interest reductions and/or direct loan programs) which are eligible to change to market-rate housing due to termination (opt-out) of a rent subsidy contract (e.g., Section 8), mortgage prepayment (e.g., FHA), or other expiring use restrictions (e.g., State or local programs) within the five-year planning period of the housing element and the subsequent five-year period.

Federal programs include:

HUD Section 8 Rental Assistance

Lower-income Rental Assistance project-based programs --

(1) New construction, (2) Substantial or Moderate Rehabilitation, (3)

Property disposition, (4) Loan Management Set Aside (LMSA),

Section 101 Rent Supplements - U.S. Housing Act of 1965

HUD Section 221(d)(3) BMIR Mortgage Insurance

HUD Section 236 Interest Reduction Payment Program

HUD Section 202 Direct Loans for Elderly or Handicapped - U.S. Housing Act

of 1959 and HUD Section 811

HUD Section 213 Cooperative Housing Insurance

IRS Section 42 (Tax Credit Projects)

HUD Title II (ELIHPA)

HUD Title VI (LIHPRHA)

Rural Housing Services (formerly Farmer's Home Administration) 515 Rural Rental Housing Loans - U.S. Housing Act of 1949

Federal Community Development Block Grant Programs

State (e.g., HCD, CDLAC, TCAC and CHFA) and local mortgage revenue bond programs

Local redevelopment agency units assisted with Redevelopment Low- and Moderate-Income Fund

Local in-lieu fees and inclusionary housing programs

Local density bonus and directly assisted units

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

2. Inventory of Existing Assisted Housing Developments

Rental units with long-term affordability requirements and expiration dates prior to 2017 are considered to be potentially "at-risk." The list below identifies the City's five existing assisted rental projects and the number of units at each site:

<u>Project</u>	<u>Number of Housing Units</u>
Beachcourt Apartments	6 units
1034 Cramer	1 unit
The Atrium	12 units
Chapel Court	28 units
Dahlia Court	54 units

Table A-16 contains detailed information on each development. None of the projects has affordability restrictions that will expire prior to 2017.

Table A-16
City of Carpinteria
Inventory of Assisted Multifamily Rental Housing Developments

Project Name	Project Address	Type of Governmental Assistance	Earliest Date Restrictions End	Housing Type	Number of Units	Number of Assisted Units
Beachcourt Accessible	648 Maple St.	HUD Section 811	2036	6 units 2 bldgs 1 floor	6	6
Atrium Apartments	4667 Carpinteria Ave.	Housing Authority Tax Exempt Bonds	2035	12 units 1 bldg 2 floors	12	12
Chapel Court	681 Ash Ave.	USDA Section 514 and 515	2059	28 units 8 bldgs 1 floor	28	28
Dahlia Court	1300 Dahlia Court	HOME Funds	2059	54 units 9 bldgs 2 floors	54	53

Source: California Tax Credit Allocation Committee, Project History, 1987-2008; California Housing Partnership Corporation; State Department of Housing and Community Development, List of Affordable Housing Developments; HUD Subsidized Apartment Search; and interviews with the non-profit project owners.

The City assisted in the preservation of the 12-unit Atrium Apartments to maintain its affordability. In 2005, Atrium Apartments, Inc. refinanced the loan on the 12-unit apartment building located on City-owned property at 4667 Carpinteria Avenue. The refinancing was accomplished through a tax-exempt bond provided through the County Santa Barbara Housing Authority. The purpose of the refinancing was to buy out the original investor, Sun America, because its 15-year tax credit had expired, and to pay off the current loan on the project.

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

Chapel Court is a 28-unit low income housing project that was acquired by the Chapel Court Housing Corporation. The project has conditional approval for a \$526,000 loan from the United States Department of Agriculture (USDA) which must be matched by other funds. Peoples' Self-Help Housing Corporation, which is acting as managing agent, has applied for a Joe Serna, Jr. Farmworker Grant.

E. SPECIAL HOUSING NEEDS

Carpinteria's Housing Element must include an:

Analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of household, and families and persons in need of emergency shelter."

The focus of the analysis is on the nature of the need, potential housing problems and a quantification of the persons and/or households in each group.

1. Elderly

a. Key Concepts

There are four age groups that are frequently referred to as "elderly" or "seniors" - 55+, 60+, 62+ and 65+. The data include persons that are 62 years or older, as well as those that are 65 years of age and older.

In looking at the elderly's special housing needs some key concepts are important:

Ageing in Place: Allowing a person to choose to remain in his/her living environment despite the physical and/or mental decline that may occur with the aging process.

Activities of Daily Living (ADLs): Everyday activities such as bathing, grooming, eating, toileting, and dressing.

Instrumental Activities of Daily Living (IADLs): Day-to-day tasks such as preparing meals, shopping, managing money, taking medication, and housekeeping.

Dementia: Progressive neurological, cognitive or medical disorder that affects memory, judgment and cognitive powers.

Developmental Disability (DD): Affliction characterized by chronic physical and mental disabilities, which may include: cerebral palsy, retardation, thyroid problems, seizures, quadriplegia.

b. Special Housing Needs of the Elderly

Some key housing needs that seniors could potentially experience include, but are not limited, to:

- Affordable housing
- Units with accessibility modifications
- Units with special accommodations for live-in caretakers

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

- Housing developments that provide on-site supportive services
- Assistance in locating housing or in securing shared housing
- Housing located near transportation services to shopping and medical services

The special housing needs of seniors are unique because of the aging process. As the younger seniors age, the types of housing needed to meet their needs changes. To accommodate the needs of seniors, several special housing types have evolved over the years, which include, but are not limited, to:

Senior Apartment. Age-restricted multi-unit housing with self-contained living units for older adults who are able to care for themselves.

Independent Living. Multi-unit senior housing developments that may provide supportive services such as meals, housekeeping, social activities and transportation. Independent Living typically encourages socialization by provision of meals in a central dining area and scheduled social programs.

Assisted Living. A residential community with services that include meals, laundry, housekeeping, medication reminders and assistance with Activities of Daily Living (ADLs) and Instrumental Activities of Daily Living (IADLs).

Continuing Care Retirement Community (CCRC): Housing planned and operated to provide a continuum of accommodations and services for seniors including, but not limited to, independent living, congregate housing, assisted living and skilled nursing care. A CCRC resident contract often involves either an entry fee or buy-in fee in addition to the monthly service charges, which may change according to the medical services required.

Nursing Home. A facility licensed by the state that provides 24-hour nursing care, room and board, and activities for convalescent residents and those with chronic and/or long-term care illnesses.

Skilled Nursing Facility (SNF): A Medicare-certified nursing home, with increased emphasis on rehabilitative therapies.

Development of these housing types usually involves large project sizes and land area. Available sites do not exist for major new developments of these types in the City.

c. Carpinteria's Older Persons

Census 2000 indicates that 2,023 persons are 62 years of age or older, about 14.2% of the total population (14,194). This percentage is close to that experienced in 1990 when 14.9% of the population was 62 years of age or older. The 2000 senior population by age group and gender is reported in Table A-17. In 2000, females comprised 60% of the City's population that was 62 years of age or older.

The general characteristics of senior householders are reported in Table A-18. Because of their smaller household size, seniors comprise a larger proportion of the City's *households* than of the *population*. In fact, 23% of the City's households have a householder 65 years of age or older. This is essentially the same percentage of senior householders that resided in the City in 1990.

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

Table A-17
City of Carpinteria
Senior Population by Age Group and Gender - 2000

Age Group	Male	Female	Total	Percentage
62-64	115	142	257	12.7
65-66	59	89	148	7.3
67-69	116	168	284	14.0
70-74	184	264	448	22.2
75-79	156	242	398	19.7
80-84	99	158	257	12.7
85+	81	150	231	11.4
Total	810	1,213	2,023	100.0

Source: Census 2000 Summary File 1, Table P12/Pct13 - Age by Sex and Residence Type (All Persons)

Table construction by Castañeda & Associates

Table A-18
City of Carpinteria
Senior Householders (65+) by Tenure and Household Type - 2000

	Owner	Renter	Total
Family households			
Married couple family	412	62	474
Male householder, no wife	13	4	17
Female householder, no husband	85	24	109
Subtotal	510	90	600
Nonfamily households			
Male householder living alone	70	34	104
Male householder not living alone	13	5	18
Female householder living alone	286	132	418
Female householder not living alone	20	8	28
Subtotal	389	179	568
Total	899	269	1,168

Source: Census 2000 Summary File 1, Table H17 - Tenure by Household Type (Including Living Alone) by Age of Householder

Table construction by Castañeda & Associates

There is a high ownership rate (77%) among the senior householders. Female householders comprise almost one-half of all senior householders.

d. Many Older Persons Have Low Income and Are Cost Burdened

Table A-19 shows the estimated number of *lower income* elderly householders and the percentage that was found to be cost burdened. About 180 lower income senior renters were overpaying (70% of 261). This means that one of every four renters that was overpaying was a senior household. An estimated 190 lower-income owners have housing costs exceeding 30% of their income. The number of owners overpaying is slightly higher than for renters, but the percentage experiencing cost burdens is lower.

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

Table A-19
City of Carpinteria
Cost Burdened Elderly Householders by Income - 2000

Income Level	Renters			Owners		
	Total Households	Cost Burdened	% Cost Burdened	Total Households	Cost Burdened	% Cost Burdened
Extremely Low	114	85	74.6%	89	74	83.1%
Very Low	68	58	85.3%	144	79	54.9%
Low	79	39	49.4%	206	37	18.0%
Total	261	182	69.7%	439	190	43.3%

Source: U.S. Department of Housing and Urban Development, State of the Cities Data Systems Comprehensive Housing Affordability Strategy (CHAS) Data, "Housing Problems Output for All Households", May 2004 [Data current as of 2000]

Table construction by Castañeda & Associates

e. Housing for the Elderly

Almost all seniors live in households. Six seniors live in a residential care facility for the elderly (RCFE). These facilities provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes and board and care homes. The facilities can range in size from six beds or fewer to over 100 beds.

Shepard Place is a 169-unit senior housing development. It has 121 one bedroom apartment units and 48 two-bedroom apartment units.

2. Persons with Disabilities

a. Definitions

Census 2000 defines "disability" status as:

People five years and over are considered to have a disability if they have one or more of the following: (a) blindness, deafness, or a severe vision or hearing impairment; (b) a substantial limitation in the ability to perform basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying; (c) difficulty learning, remembering, or concentrating; or (d) difficulty dressing, bathing, or getting around inside the home. In addition to the above criteria, people 16 years and over are considered to have a disability if they have difficulty going outside the home alone to shop or visit a doctor's office, and people 16 - 64 years old are considered to have a disability if they have difficulty working at a job or business.

The 1973 Rehabilitation Act defines "disability" as referring to any person who:

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

- Has a physical or mental impairment that substantially limits one or more of such person's major life activities;
- Has a record of such impairment, or
- Is regarded as having such impairment

Disability under Social Security is based on a person's inability to work. A person is considered disabled if he/she is unable to do any kind of work for which he/she is suited and the disability has lasted or is expected to last for at least a year or to result in death. (Social Security Administration)

b. Special Housing Needs for Persons with Disabilities

Some key special housing needs may include:

- Affordable housing
- Units with accessibility modifications
- Units with special accommodations for live-in caretakers
- Housing developments that provide supportive services
- Units accessible to public transportation
- Assistance in locating housing or in securing shared housing

In general, the special housing needs of Persons with Disabilities (PWD) include independent living units with affordable housing costs; supportive housing with affordable housing costs; and housing with design features that facilitate mobility and independence.

c. People with Disabilities

Census 2000 data indicate that 2,018 persons five years and over reported a disability. (Refer to Table A-20) Of this total, 1,258 were in the 21 - 64 age group. A total of 3,402 disabilities were reported by the populations five years+, meaning that disabled persons have an average of 1.69 disabilities per person. The disabilities having the highest frequency are those that prevent people from working and physical disabilities. (Refer to Table A-21)

Table A-20
City of Carpinteria
Disability Prevalence Rates by Age Group (5+ Years)

Age Group	With a Disability	No Disability	Total Population	Prevalence Rate
5-15	88	2,377	2,465	3.6%
16-20	120	722	842	14.3%
21-64	1,258	7,283	8,541	14.7%
65-74	218	610	828	26.3%
75+ years	334	485	819	40.8%
Total	2,018	11,477	13,495	15.0%

Source: Census 2000, Summary File 3, Table P42, Disability Status by Age
Table constructed by Castañeda & Associates

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

Table A-21
City of Carpinteria
Total Disabilities Reported by Type - 2000

Type of Disability	Number	Percentage
Sensory disability	314	9.2%
Physical disability	844	24.8%
Mental disability	436	12.8%
Self-care disability	207	6.1%
Go-outside-home disability	704	20.7%
Employment disability	897	26.4%
Total	3,402	100.0%

Source: Census 2000, Summary File 3, Table P41, Types of Disability
Table construction by Castañeda & Associates

d. Households with Disabilities

HUD-produced data reveal that 755 households had a “mobility or self care limitation,” representing 15% of all households. According to HUD:

This includes all *households* where one or more *persons* has 1) a long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying and/or 2) a physical, mental, or emotional condition lasting more than six months that creates difficulty with dressing, bathing or getting around the home.

What this means is that the data in Table A-22 should not be interpreted as an estimate of the number of heads of household with a disability. Instead, the disability could be affecting someone other than a householder, perhaps a spouse, child or grandparent.

Table A-22
City of Carpinteria
Disabled Householders by Income Group and Tenure

Income Group	Disabled Renters	Disabled Owners	Total Households	Percentage Distribution
Extremely Low	60	43	103	13.6%
Very Low	45	64	109	14.4%
Low	90	117	207	27.4%
Above Low	110	226	336	44.6%
Total	305	450	755	100.0%

Source: U.S. Department of Housing and Urban Development, State of the Cities Data Systems Comprehensive Housing Affordability Strategy (CHAS) Data, “Housing Problems Output for Mobility & Self Care Limitations”, May 2004 [Data current as of 2000]
Table construction by Castañeda & Associates

The majority of households with a disabled member have “lower” incomes (<80% of the County median income). These households experience the need for both accessible and affordable housing. More owner households have a disabled member than do renters.

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

e. Housing for the Disabled

Housing for this special needs population group includes the Beach Court Housing Foundation's six-unit project for 10 - 12 very low-income developmentally disabled persons. The development was completed in 1996 and has an affordability requirement extending to 2036. To facilitate the completion of this project, the City Council:

- Contributed \$75,000 of City housing funds
- Subsidized \$18,000 of development impact fees
- Subsidized \$5,700 of building permit fees
- Provided relief from the landscape bond requirement
- Provided relief from the covered parking requirement

In addition, a "Reasonable Accommodation Procedure" has been adopted by the City. Since its adoption, two applications have been processed and approved by the City to provide relief from zoning requirements to accommodate disabled individuals.

3. Large Families

a. Definitions

HCD defines large families as consisting of five or more persons. Census data provides estimates of households with five, six and seven or more persons.

b. Special Housing Needs

Lower income, large families need three, four or five-bedroom housing units at affordable costs. Since housing with these numbers of bedrooms usually command higher rents or costs than smaller units, affordability is another key need of large families/households.

c. Large Families/Households

Table A-23 shows an estimated 803 large households with five, six, and seven or more persons - 407 owners and 396 renters. Key characteristics are cited below:

- Between 1990 and 2000, the number of large households has increased from 638 to 803.
- Large owner households increased from 269 to 407; and from 9.6% to 13.9% of all the City's households.
- Large renter households increased from 369 to 396; and from 17.1% to 18.9% of all the City's households.

The exact causes for the increase in the number of large households are not known. And it could be due to multiple reasons. One factor could be that the increase in housing costs in the latter 1990s motivated households to double-up and share housing expenses.

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

d. Housing for Large Families/Households

Census 2000 reports a supply of 397 rental housing units with three or four bedrooms. No rental units had five or more bedrooms. There were an estimated 396 large renter families/households, according to Census 2000.

Census 2000 indicates a supply of 1,579 owner housing units with three, four and five or more bedrooms. As previously stated, there were 407 large owner households residing in the City when Census 2000 was taken.

Based on these indicators, there is sufficient housing availability to meet the space needs of large families/households. However, small families and seniors could be occupying the larger housing units, thus making them unavailable to this special needs group.

Table A-23
City of Carpinteria
Number of Households
By Household Size and Tenure - 2000

Number of Persons	Owner	Percent	Renter	Percent	Total	Percent
1 person	648	22.2%	636	30.2%	1,284	25.6%
2 persons	991	33.9%	531	25.3%	1,522	30.3%
3 persons	443	15.2%	287	13.6%	730	14.5%
4 persons	434	14.8%	252	12.0%	686	13.6%
5 persons	225	7.7%	162	7.7%	387	7.7%
6 persons	67	2.3%	73	3.5%	140	2.8%
7 persons	115	3.9%	161	7.7%	276	5.5%
Total	2,923	100.0%	2,102	100.0%	5,025	100.0%

Source: Census 2000 Summary File 1, Table H-15 Tenure by Household Size
Table construction by Castañeda & Associates

e. Housing Affordability

Housing affordability is another key need of large families. About two-thirds of all renter lower income large families are cost burdened. By contrast, one-half of all owners are cost burdened. Table A-24 provides the statistics by income group. Lower income elderly renters and large family renters experience cost burdens to about the same degree. (Refer to Table A-19.)

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

Table A-24
City of Carpinteria
Cost Burdened Large Related Householders by Income - 2000

Income Level	Renters			Owners		
	Total Households	Cost Burdened	% Cost Burdened	Total Households	Cost Burdened	% Cost Burdened
Extremely Low	53	28	52.8%	8	8	100.0%
Very Low	80	70	87.5%	29	10	34.5%
Low	132	78	59.1%	56	28	50.0%
Total	265	176	66.4%	93	46	49.5%

Source: U.S. Department of Housing and Urban Development, State of the Cities Data Systems Comprehensive Housing Affordability Strategy (CHAS) Data, "Housing Problems Output for All Households", May 2004 [Data current as of 2000]
Table construction by Castañeda & Associates

4. Farmworkers/Agricultural Employees

a. Special Housing Needs

The Housing Element Law does not define farmworker. However, according to the State Department of Employment (EDD) a farm worker is --

- A person who performs manual and/or hand tool labor to plant, cultivate, harvest, pack and/or load field crops and other plant life.
- A person who attends to live farm, ranch or aquacultural animals including those produced for animal products.

[Source: State of California, Employment Development Department, Labor Market Information Division Occupational Definition]

Farmworkers typically earn low wages. The State Economic Development Department (EDD) provides wage estimates for two categories of farmworkers. The hourly mean wage of Santa Barbara County's Crop and Nursery Farmworkers is \$9.12. This occupational category includes persons who manually plant, cultivate and harvest vegetables, fruits, nuts, horticultural specialties and field crops. EDD projects a countywide increase of 1,230 jobs in this occupational category between 2006 and 2016.

The hourly mean wage of Farm and Ranch Animal Farmworkers is \$10.74. This occupational category includes persons who attend to live farm, ranch or aquacultural animals that may include cattle, sheep, swine, goats, horses and other equines, poultry, finfish, shellfish and bees. EDD projects a countywide increase of only 10 jobs in this occupational category between 2006 and 2016.

The Santa Barbara County *HOME Consortium Consolidated Plan 2006-2010* states:

The absence of affordable housing opportunities for low wage agricultural workers puts tremendous strain on the existing housing stock as individuals and families live in severely overcrowded and unsafe conditions.

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

In the *Regional Housing Needs Allocation (RHNA) Plan 2007-2014* (p.20), SBCAG pointed out that -

Agriculture is a vital part of the economy. To ensure it retains its viability, the agricultural industry needs workers. However, many agricultural workers whose wages are comparatively low live in cities in search of affordable housing and urban services. The responsibility for addressing the housing needs of agricultural workers needs more attention in the unincorporated area, as that is where most of the agricultural jobs are located. Recognizing the importance of these special needs populations, the County should work with the cities in assessing the needs of low-wage workers in winery and greenhouse agriculture and expanding agriculture operations that are labor intensive, e.g., strawberries.

b. Farmworkers/Agricultural Employees in Carpinteria

The *housed* "farmworkers" who reside in the City would live in a household and occupy a housing unit. As such, they would be among the existing households counted as part of the 2000 Census and estimates of existing and projected housing needs produced by SBCAG. Consequently, the very low- and low-income "farmworker" households would be included among all the households in these income groups. That is, the resident farmworker housing needs would be counted as part of the lower income households experiencing problems of overpaying, overcrowding and living in substandard housing.

In 2000 an estimated 201 employed persons/residents had jobs in the "agricultural, forestry, fishing, and hunting" industry. By comparison, the 1990 Census indicated that there were 687 residents employed in the agricultural industry. The decrease in the number of City residents employed in the agricultural industry could be the result of an undercount. A survey of employers was completed in March 2003 to estimate the numbers of agricultural employees residing in Carpinteria. The results of the survey indicated that an estimated 500 agricultural employees lived in the City, thus indicating that an undercount of agricultural employees probably occurred in the 2000 Census.

c. Housing for Farmworkers/Agricultural Employees

The City Council has facilitated the development of housing designed to meet the needs of farmworkers/agricultural employees. The City supported the development of Dahlia Court Apartments, a 54-unit acquisition and rehabilitation project sponsored by Peoples' Self-Help Housing Corporation. The development provides permanently affordable housing for very low- and low-income families. Twenty percent of the units are set aside for farmworker households.

Several funding sources were used to complete the Dahlia Court Apartments, including State, County and City programs. The City allocated its share of County HOME Consortium funds in the amount of \$173,613 to this development. The City Council also contributed additional City housing funds when the nonprofit indicated that additional funding was needed in order to complete the project.

In 1984, the City Council approved a Resolution in support of the 28-unit Chapel Court because it produces "...needed rental housing to local eligible farmworkers and their families." The City subsidized plan check fees, parcel map preparation fees and construction tax fees. In addition, the City provided relief from the covered parking requirement to help reduce project development costs.

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

Additional housing for farmworkers/agricultural employees is being planned for the Chapel Court and Dahlia Court Expansion Projects and the Casas de las Flores project.

5. Female Householders

a. Definitions

By way of background -

Householders are classified by type according to the sex of the householder and the presence of relatives. Two types of householders are distinguished: family householders and non-family householders. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all of the people in the household related to him or her are family members. A nonfamily householder is a householder living alone or with nonrelatives only. (U.S. Census Bureau)

In most cases, the householder is the person, or one of the people, in whose name the home is owned, being bought or rented, and who is listed as Person 1 on the Census questionnaire. A female householder, then, is one who is maintaining a household. A female householder means a family with a female householder and no spouse of the householder present.

b. Special Housing Needs of Female Householders

Some key housing needs include:

- Affordable housing
- Housing developments that provide supportive services
- Assistance in locating housing or in securing shared housing
- Access to housing which accommodates children
- Access to housing which is designed for security and convenience
- Access to housing near parks and open space to serve the needs of female householders with children.

c. Estimate of Female Householders

Almost one-third of the City's householders are female householders:

- 837 live alone (54.2%)
- 524 live in a family of two or more persons with no spouse present (33.9%)
- 183 live in nonfamily households with nonrelatives (11.9%)

Because so many female householders live alone, overcrowding is not expected to be a problem as it is for small and large families. Female householders, especially those that are renting an apartment or home, do have housing affordability concerns. Table A-25 shows the owner/renter status of female householders. As indicated, 55.6% are owners and 44.4% are renters.

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

These tenure and age characteristics of female householders are further described in Table A-26. About 60% of all female owners live alone. Almost one-half of all female renters live alone.

The age profile of female householders is listed below:

15-34	185	12.0%
35-64	804	52.1%
65+	555	35.9%

Table A-25
City of Carpinteria
Female Householders by Tenure -- 2000

	Owner	Renter	Total	Percent
Living Alone	512	325	837	54.2%
2 or More Persons, No Husband	256	268	524	33.9%
2 or More, Nonfamily	91	92	183	11.9%
Total	859	685	1,544	100.0%
Percent	55.6%	44.4%		

Source: Census 2000, Summary File 1, Table H17-Tenure by Household Type (Including Living Alone) by Age of Householder
Table construction by Castaneda & Associates

As noted in Table A-26, one-half of the female householders who are living alone are seniors 65 years and older.

The key indicator of housing need is the overpaying situation of female householders living in rental housing. There are 685 such households - 325 one-person households and 360 two or more person households. To estimate the number that could be cost burdened the renter elderly (51%) and small family (45%) overpaying percentages were applied to the number of female renter households to derive the estimates below:

One person households overpaying	176
Two or more person households overpaying	<u>162</u>
	338

6. Families and Persons in Need of Emergency Shelter

Based on field observations, City staff estimates that one or two homeless persons are encountered every two weeks. Therefore, on average, one homeless person is encountered once a week. Homeless persons are not observed on a daily basis. This estimate is based on the observations of City staff who are out in the field on a regular basis (i.e., code compliance and law enforcement officers). The homeless who are observed are individual persons, not families.

The City has no emergency shelter beds. An inventory of emergency shelters located near Carpinteria is contained in the County's 10-Year Plan. In 2008, the City developed an inventory of transitional and supportive housing developments located in the South Coast Housing Market Area, an area that includes the cities of Carpinteria, Santa Barbara, Goleta and unincorporated areas.

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

Table A-26
City of Carpinteria
Female Households by Tenure and Age of Householder -- 2000

	Owner	Renter	Total
Living Alone			
15-34	12	43	55
35-64	214	150	364
65+	286	132	418
Subtotal	512	325	837
2 or More Persons, No Husband			
15-34	17	55	72
35-64	154	189	343
65+	85	24	109
Subtotal	256	268	524
2 or More, Nonfamily			
15-34	9	49	58
35-64	62	35	97
65+	20	8	28
Subtotal	91	92	183
Total	859	685	1,544

Source: Census 2000, Summary File 1, Table H17-Tenure by Household Type (Including Living Alone) by Age of Householder
Table construction by Castaneda & Associates

F. PROJECTED HOUSING NEEDS

1. Population Trends and Projections

The City's population is estimated to be 14,409 persons as of January 1, 2009, according to the State Department of Finance. In August 2007, the Santa Barbara County Association of Governments published the *Regional Growth Forecast 2005-2040*. The forecast indicates that Carpinteria will experience a population increase of 200 persons in each of the five-year increments between 2010 - 2015, 2015 - 2020 and 2020 - 2025. By 2025, the City's population is forecast to be about 15,000 persons.

The forecast probably understates the population growth that could be experienced in both the short- and long-term. There are residential developments in the City that have for sale housing units that have yet to be occupied. In addition, there are other developments that have been approved but have not yet started construction. Moreover, there are three affordable housing developments in the planning stages that would have a total of 102 housing units. When these developments are completed and fully occupied, the population forecast of 15,000 persons could be reached sooner than 2025.

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

2. Employment Trends and Projections

Regional Growth Forecast 2005-2040 also produced a forecast of jobs. The forecast suggests that Carpinteria will add 500 new jobs between 2005 and 2015. Another 300 jobs will be added between 2015 and 2025. These forecasts, too, may need to be updated to account for developments that have recently been approved.

3. Share of Regional Housing Needs

According to the Housing Element Law:

A locality's share of the regional housing needs includes that share of the housing needs of persons at all income levels within the area significantly affected by a jurisdiction's general plan. (§65584 [a])

Each locality's share shall be determined by the appropriate councils of government consistent with the criteria set forth by the HCD.

In 2006, AB 2634 amended the Housing Element Law to require that the needs assessment specifically analyze the "extremely low income" level. The law was amended to indicate that -

Local agencies shall calculate the subset of very low income households allotted under §65584 that qualify as extremely low income households.

The calculations shown in Table A-27 are based on the City's proportion of extremely low- (.477) and very low-income (.523) households among all the households below 50% of the area median income. These two proportions were applied to the allocation of 70 housing units to the <50% of median income group.

The City's share of the regional housing is 305 housing units. Table A-27 below shows the number of housing units allocated to Carpinteria for five income groups.

Table A-27
City of Carpinteria
Share of Regional Housing Needs
January 1, 2007- June 30, 2014

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

Source: Santa Barbara Association of Governments, *Final Regional Housing Needs Allocation Plan - Planning* June 19, 2008.

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

G. ENERGY CONSERVATION

This part of the Housing Element presents an analysis of opportunities for energy conservation. An “energy conservation program” is a key component of the Housing Program (Section 2). The program describes the actions that the City will implement over a two-year period to promote energy conservation. Among the action steps is an update of the energy conservation goals and objectives that are currently contained in the General Plan.

Energy conservation is an important consideration as the City evaluates housing development proposals. One of the requirements of a Development Plan submittal is:

A statement of energy and water conservation measures and/or devices incorporated into the construction and occupancy phases of the development.

Recently approved developments have promoted energy conservation in the design of both housing and office components.

1. Lagunitas Mixed-Use Development Project

The following is a description of the energy conservation components of the approved Lagunitas Mixed-Use Development Project:

The project includes energy conservation design for both the office and residential components of the project. Residential units would be qualified for the *Energy Star* rating. The project also includes a pedestrian path to promote walking between work and home. The following design features are included in the project:

Residential

- Low E-glass
- Higher R-valued insulation
- Solar tubes and ceiling fans
- Solar assisted water systems with tankless water heater
- Energy efficient lights and appliances

Office

- Energy efficient cooling tower
- Natural light
- Solar screens

The proposed project includes design features that would reduce energy requirements. The project uses screening around the buildings and in parking areas to reduce the needs for heating/cooling. The project includes efficient lighting that would exceed Title 24 standards and utilizes natural light in the commercial component so that interior spaces would not be more than 30 feet from natural light. The project would also include an energy efficient cooling tower, energy efficient appliances, and solar-assisted residential water heaters.

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

The project includes the use of solar tubes and on-demand *or* solar water heaters in the residential component and solar screens and natural light in the office component.

- An innovative water harvesting/bio-filtration/storage/reuse system that also provides storm water retention and uses a solar powered pump to send water to a restored water tower for landscape irrigation;
- The site design includes the use of permeable paving blocks throughout for all drives and walks;
- Buildings have been designed and would be constructed with sustainable materials selected for durability and non-toxic maintenance, i.e.: Fly-ash concrete, FSC certified lumber; fiber cement siding, recycled steel roofing, formaldehyde-free insulation, sheathing and cabinets;
- Passive solar heating with thermal storage, natural lighting and natural ventilation designed to minimize fossil energy use would be incorporated within all residential structures;
- Building integrated solar electric photo-voltaic systems for all units;
- Energy Star appliances, heating system, water heaters, vent fans and light fixtures;
- Extra water-conserving toilets with dual flush along with low flow fixtures and instant flow water heaters would be installed in all units; and
- Units and Buildings would qualify as “Energy Star Homes” under the U.S. Department of Energy criteria.

The project envisions that the cumulative effect of all these features would be independently analyzed by an evaluation system being developed by the U.S. Green Building Council with its new LEED for HOMES Pilot Program. LEED stands for Leadership in Energy and Environmental Design. The project has been accepted as part of the “LEED for HOMES” Pilot Project and will be seeking the highest “Platinum Rating” from the U.S. Green Building Council.

2. Green Heron Spring Condominiums

This approved development incorporated the following energy conservation features:

- An innovative water harvesting/bio-filtration/storage/reuse system that also provides storm water retention and uses a solar powered pump to send water to a restored water tower for landscape irrigation;
- The site design includes the use of permeable paving blocks throughout for all drives and walks;
- Buildings have been designed and would be constructed with sustainable materials selected for durability and non-toxic maintenance, i.e. Fly-ash concrete, FSC certified lumber, fiber-cement siding, recycled steel roofing, formaldehyde-free insulation, sheathing and cabinets;

TECHNICAL APPENDIX A - HOUSING NEEDS ASSESSMENT

- Building insulation beyond UBC requirements, including 2x6 exterior walls with R-24, perimeter foundation slab insulation and R-30 roof insulation;
- Passive solar heating with thermal storage, natural lighting and natural ventilation designed to minimize fossil energy use would be incorporated within all residential structures;
- Building integrated solar electric photo-voltaic systems for all units;
- Energy Star appliances, heating systems, water heaters, vent fans and light fixtures;
- Extra water-conserving toilets with dual flush along with low flow fixtures and instant flow water heaters would be install in all units; and
- Units and Buildings would qualify as “Energy Star Homes” under the U.S. Department of Energy criteria.

The project envisions that the cumulative effect of all these features would be independently analyzed by an evaluation system being developed by the U.S. Green Building Council with its new LEED for Homes Pilot Program. The project has been accepted as part of the “LEED for HOMES” Pilot Project and will be seeking the highest “Platinum Rating” from the U.S. Green Building Council.

**TECHNICAL APPENDIX B
GOVERNMENTAL CONSTRAINTS**

TABLE OF CONTENTS

Technical Appendix B Analysis of Governmental Constraints

A - Introduction and Summary	B-1
1. Introduction.....	B-1
2. Summary.....	B-1
B - Land Use Controls	B-2
1. Identification of Land Use Controls/Development Standards.....	B-3
a) Density.....	B-3
b) Parking Requirements.....	B-6
c) Lot Coverage.....	B-7
d) Height Limit.....	B-8
e) Lot Size Requirements.....	B-8
f) Unit Size Requirements.....	B-8
g) Floor Area Ratios.....	B-10
h) Setbacks.....	B-10
i) Open Space Requirements.....	B-10
j) Growth Controls/Urban Growth Boundaries.....	B-10
k) Moratoria and Prohibition Against Multi-family Housing.....	B-11
2. Evaluation of Development Standards and Housing Capacity.....	B-12
a) Zone that Permit Residential Uses.....	B-15
b) Housing Types Permitted by the Zoning Code.....	B-15
C - Building Codes and Their Enforcement	B-18
1. Uniform Building and Housing Codes.....	B-18
2. Local Amendments to UBC or UHC.....	B-19
3. Type and Degree of Enforcement.....	B-19
4. Code Compliance and Housing Rehabilitation Programs.....	B-19
5. Code (Enforcement) and Compliance with Health and Safety Code Section 17980(b)(2).....	B-20
6. Housing Inspections of Residential Properties.....	B-21
7. Single Family Rental Housing Inspection Program.....	B-21
D - On-Site and Off-Site Improvement Requirements	B-21
1. Street Widths.....	B-22

2.	Curb, Gutter and Sidewalk Requirements.....	B-22
3.	Water and Sewer Connections.....	B-22
4.	Landscaping Requirements.....	B-22
5.	Circulation Improvement Requirements.....	B-23
E - Fees and Exactions.....		B-23
1.	Permit and Processing Fess.....	B-23
2.	Development Impact Mitigation Fees.....	B-24
3.	Special District Fees.....	B-25
4.	Cumulative Impact Fees.....	B-25
5.	Procedures for the Collection of Fees.....	B-27
6.	Fee Deferrals, Reductions and Waivers for Affordable Housing.....	B-27
7.	Exactions.....	B-28
F - Processing and Permit Procedures.....		B-28
1.	Permit and Entitlement Process for Residential Development.....	B-28
	a) Types of Permits Required for Residential Development.....	B-29
	b) Coastal Development Permits/Development Plan Approvals.....	B-30
	c) Overlay Zones.....	B-30
	d) Permit and Approval Timelines for Residential Projects.....	B-32
	e) Processing of Affordable Housing Developments.....	B-32
	f) Decision-Making Process.....	B-33
2.	PUD Processing Procedures.....	B-33
3.	Community Design Review Process.....	B-35
	a) Community Design Element.....	B-35
	b) Sub-Area 3 Residential Design Guidelines.....	B-36
4.	Inclusionary Housing Ordinance.....	B-37
5.	Special Needs Housing.....	B-41
G - Constraints on Meeting Share of Regional Housing Needs.....		B-42
H - Constraints on Housing for Disabled Persons.....		B-42
1.	Reasonable Accommodations Procedure.....	B-42
2.	Zoning and Land Use.....	B-44

a) Definition of Family	B-45
b) Zones Allowing Residential Care Facilities	B-46
c) Residential Care Facilities for Seven or More Persons	B-48
d) Siting or Separation Requirements for Licensed Residential Care Facilities	B-48
e) Parking Requirements for Persons with Disabilities	B-49
3. Permits and Processing	B-50
a) Requesting Retrofit for Accessibility	B-50
b) Ensuring Compliance with all State Laws Regulating Requirements for Licensed Residential Care Facilities	B-50
c) Conditions or Use Restrictions for Licensed Residential Care Facilities with Greater than Six Persons or Group Homes that will be Providing Services On-Site	B-50
4. Building Codes	B-50
a) Building Code Adoption and Amendments	B-50
b) Universal Design Elements	B-51
c) Building Code Reasonable Accommodations	B-51
Attachment A - Administrative Procedures for the Collection of Development Impact Fees	B-52
Attachment B - Applicant's Guide to Permit Processing	B-56
Attachment C - Community Design Analysis: 4664 Fourth Street Development Plan, Tentative Parcel Map and Coastal Development Permit Demolish an Existing SFD and Detached Garage and Construct a Two Condominiums	B-59

List of Tables

B-1	General Plan Residential Land Use Categories	B-4
B-2	Summary of Residential Development Standards	B-5
B-3	Density of Affordable Housing Developments	B-6
B-4	Housing Unit Size of Multi-family Housing Developments	B-11
B-5	Evaluation of Development Standards and Housing Capacity	B-13
B-6	Residential Uses Permitted by Zone District	B-16
B-7	Development Review Fees	B-24
B-8	City and Special District Per Unit Fees by Housing Type	B-26
B-9	Zoning Overlay Districts	B-31

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

A. INTRODUCTION AND SUMMARY

1. Introduction

Government Code §65583(a) requires:

An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels,...including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.

The Housing Element also must:

Analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities and demonstrate local efforts to remove any such constraints.

Additionally, the Housing Element must demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its fair share of the regional housing need.

These factors affect two very important aspects of the housing market: 1) the range and diversity of housing types which can be built in the City and 2) the supply and cost of new housing production. Housing Element Law does not presume that Carpinteria, or any other city for that matter, regulates these factors in such a way as to restrict housing choices or raise housing costs above normal levels. However, if the analysis reveals that constraints exist, then the law requires efforts to be made by the City to mitigate or remove the constraints.

2. Summary

Technical Appendix B includes an analysis of seven subjects:

- Land use controls
- Building codes and their enforcement
- Site improvements
- Fees and exactions required of developers
- Local processing and permit procedures
- Constraints on meeting regional share housing needs
- Constraints on housing for persons with disabilities

As a result of the analysis of governmental constraints, the City will take the following actions to reduce or remove identified constraints:

- Continue to provide relief from the covered parking and parking space requirements in order to facilitate the development and rehabilitation of affordable housing. Refer to page B-7.
- Amend the density bonus ordinance to comply with the parking standards of Government Code §65915(p). Refer to page B-7.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

- Continue to encourage studio and one bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability. Refer to pages B-8 and B-9.
- Amend the zoning regulations to provide for supportive housing, single room occupancy housing, emergency shelters and transitional housing. Refer to pages B-15 and B-16.
- Continue to implement the fee mitigation program. Refer to page B-26.
- Continue to encourage and facilitate the mixed use and R Overlay zone in all CPD and M-RP zones in order to increase the supply of housing. Refer to page B-31.
- Continue to facilitate the expedited review of affordable housing developments. Refer to page B-32.
- Revise the City's definition of family. The City will revise its definition to reference households, housekeeping unit and specify that the definition explicitly includes the "residents of residential care facilities and group homes for people with disabilities." Refer to pages B-41 and B-42.
- Amend the zoning regulations to ensure that residential care facilities for six or fewer persons are permitted in all zones that permit single-family homes. Refer to pages B-42 and B-44.

B. LAND USE CONTROLS

HCD guidance indicates the analysis should cover, as applicable, the following factors:

Zoning (e.g., density, parking requirements, lot coverage, lot sizes, unit sizes, design criteria, floor area ratios, setbacks), moratoria and prohibitions against multifamily housing developments, growth controls, urban growth boundaries, open space requirements, etc.

HCD also has provided the following additional guidance:

The Element should identify all relevant land-use controls, discuss impacts on the cost and supply of housing and evaluate the cumulative impacts of standards, including whether development standards impede the ability to achieve maximum allowable densities. The analysis must also make a determination whether land-use controls constrain the development of multi-family rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. The types of land-use controls appropriate to analyze will vary from jurisdiction to jurisdiction.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

The following is a list of typical development standards which should be identified and analyzed by zoning category:

- Density
- Parking requirements (including standards for enclosed or covered and guest spaces)
- Lot coverage
- Height limits
- Lot size requirements
- Unit size requirements
- Floor area ratios
- Setbacks
- Open space requirements
- Growth controls including urban growth boundaries and any moratoria and prohibitions against multifamily housing

In addition, as appropriate, discuss efforts to remove governmental constraints, especially relating to single-room occupancy units, supportive housing, transitional housing and emergency shelters.

1. Identification of Land Use Controls/Development Standards

a. Density

Table B-1 shows the four major residential land use categories designated in the City's Land Use Element. Densities range from a low of 0.3 dwelling units per acre up to 20 dwelling units per acre. Table B-2 shows the allowed densities of six residential zones. The single-family zone provides for low density housing as a function of the minimum lot area per dwelling unit. Mobile home housing is permitted at a density of about eight dwellings per acre. The PRD-Zone allows up to 20 dwelling units per acre.

Residential densities do affect housing capacity and affordability. Densities of more than 20 housing units per acre could increase the potential housing supply and probably reduce the per unit land costs. However, from a practical standpoint, it is unlikely that even reducing land costs to zero dollars (unlimited density) would bring the remaining production costs (e.g., construction and improvement costs) of new housing within the economic grasp of lower income households (<80% area median income). (Refer to Technical Appendix C for an analysis of housing costs affordable to lower income households.)

The City has four affordable multifamily rental housing developments and two developments in the planning stage. Table B-3 shows that five of the six developments have residential densities of less than 20 dwelling units per acre. When the existing projects were originally developed, these projects received financial assistance from the City and the County as well as low income housing tax credits, §811 capital grants, the United States Department of Agriculture (USDA) and other funding sources. The residential project experience shows that with some financial assistance, affordable housing can be developed with densities of less than 20 dwelling units per acre. The City's densities allow for a variety of housing types that address a variety of housing needs. The sites inventory and analysis (Technical Appendix D) demonstrates that Carpinteria has enough sites to accommodate its share of the regional housing need.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Table B-1
City of Carpinteria
General Plan Residential Land Use Categories

Category	Density
<p><i>Rural Residential (RR)</i> This category provides locations for single-family homes adjacent to the urban/rural boundary to function as a transition use and help stabilize that boundary.</p>	Density: 0.3 to 1.0 dwelling unit per acre
<p><i>Low-Density Residential (LDR)</i> This category includes locations for low-density detached single-family residences in neighborhood settings.</p>	Density: 0.3 to 4.6 dwelling units per acre
<p><i>Medium-Density Residential (MDR)</i> This category provides for small lot detached or attached (duplex) single-family and attached multi-family residences. Housing types may include single-family homes, apartments, townhouses and condominiums.</p>	Density: 4.7 to 20.0 dwelling units per acre
<p><i>Planned Unit Development (PUD)</i> This category is assigned to large undeveloped parcels suitable for a combination of land uses (e.g., residential, recreational, visitor-serving, commercial and convenience establishments.) This category helps to ensure comprehensive planning by requiring that the entire parcel be planned and developed as a unit.</p>	Density: Determined through the Specific Plan process

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Table B-2
City of Carpinteria
Summary of Residential Development Standards

Type of Standard	4-R-1	6-R-1 7-R-1 8-R-1	Planned Residential Dev. PRD	Planned Unit Dev. PUD	Mobile Home Park MHP	Mobile Home Subdiv. MHS/PUD
Density	8.2	5.6 4.6 4.6	Up to 20	Determined when PUD is approved	8.0 gross	8.2 net
Parking	2 in a garage	2 in a garage	Studio/1Bdrm: 1 in carport or garage. 2 or more bdrms: 1 in carport or garage + 1 uncovered			
Maximum Building Coverage	35%	35%	50%	30%	75% per site	75% of indiv. site
Maximum Building Height	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet
Minimum Net Lot Area	4,000 s.f.	6,000 s.f. 7,000 s.f. 8,000 s.f.	7,000 for newly created lots	No Standard	Park=10 acres Site=3,600 s.f.	10-acre site
Unit Sizes	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Floor Area Ratio	40%	40%				
Front Setback	Greater of 40 feet from center of road or 10 feet from property line	Greater of 50 feet from center of road or 20 feet from property line	Greater of 50 feet from center of road or 20 feet from property line	No standard	Park = greater of 50 feet from center of road or 20 feet from property line Lot = 10 feet	10 feet
Side Setback	3 feet	10% of width, but not less than 5 feet or more than 10 feet	10% of width, but not less than 5 feet or more than 10 feet	No standard	Park = 15 feet Site = 5 feet	5 feet
Rear Setback	15 feet	15 feet	15 feet	No standard	Park = 15 feet Site = 5 feet	10 feet
Minimum Open Space	65%	65%	20%	20%	20%	20%

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Table B-3
City of Carpinteria
Density of Affordable Housing Developments

Name	Address	Number of Units	Size (Acres)	Density
Dahlia Court	1300 Dahlia Court	54	3.62	14.9
Beach Court Accessible	648 Maple Street	6	.34	17.6
Atrium Apartments	4667 Carpinteria Avenue	12	.33	36.4
Chapel Court	681 Ash Avenue	28	3.13	8.9
Dahlia Court Expansion	1300 Dahlia Court	33	1.95	16.9
Casas de las Flores	4096 Via Real	40 ¹	2.68	14.9

b. Parking Requirements

(1) *Zoning Regulations:* Chapter 14 of the the City's Municipal Code (zoning regulations) requires the provision of parking for residential uses as identified in Table B-2. The list below summarizes the parking standards:

- Single-family detached dwellings: two covered parking spaces per dwelling within a garage.
- Multiple-family dwellings (including two-family duplexes):
 - (1) For each single bedroom or efficiency dwelling unit designed and intended to accommodate not more than two persons: one covered space per unit, either in a carport or a garage;
 - (2) Two or more bedroom dwellings: a minimum of one covered parking space per unit plus one parking space per unit in a paved parking area;
 - (3) Visitor parking: one parking space per three dwelling units;
 - (4) Parking spaces shall not be located more than two hundred feet from the building served by such spaces, except as hereinafter provided.
- Mobile homes (located in mobile home parks): two spaces on each mobile home site (may be tandem); one space for every three sites for guest parking.
- Clubs, fraternities, sororities, dormitories, boardinghouses and lodginghouses: one space per four bed spaces and one space per two employees.
- Rest homes, family care and special care homes, and other group care or congregate care facilities: one space for each three beds plus one space for each employee.

Impacts of the parking standards on housing capacity are minimal. The information in Table B-5, page B-12 demonstrates that the City's parking standards can be accommodated on zoned parcels that meet the minimum lot size requirements. That is, the parking standards do not reduce housing capacity below the maximum permitted by zoning on lots meeting the minimum lot size requirements.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

The cost impact of the City's parking standards on affordability pertains primarily to construction costs -- that is, the need to construct a garage compared to a carport. Once again, the cost impacts are minimal because a garage is required only for single family homes. The number of parking spaces required of rental housing spaces are not extraordinary as a maximum of two spaces are required for rental housing units having two or more bedrooms. And, developers can satisfy the standard by providing one carport and one paved space (covered or uncovered).

Impacts of the parking standards on housing capacity are minimal. The information in Table B-5, page B-12 demonstrates that the City's parking standards can be accommodated on zoned parcels that meet the minimum lot size requirements. That is, the parking standards do not reduce housing capacity below the maximum permitted by zoning on lots meeting the minimum lot size requirements.

The cost impact of the City's parking standards on affordability pertains primarily to construction costs -- that is, the need to construct a garage compared to a carport. For a given project, the land costs for two parking spaces whether enclosed or in a carport are essentially the same. Using the ICBO construction cost data (see Technical Appendix C), the 2009 cost for a wood frame private garage is \$59.60 per square foot. Therefore, a 400 square foot garage (20' x 20') would have an estimated cost of \$23,840. The monthly cost would be \$135.36 (30-year loan amortization, 5.5% interest rate). Garage costs represent a small percentage of the total development costs of a single-family dwelling. Although garages increase the cost of housing, eliminating the covered parking requirement would not reduce total costs to an amount affordable by low and moderate income households.

Technical Appendix C (Table C-2) explains the costs affordable to low income households. A lower income household (80% of area median income) can afford a monthly housing payment of \$1,232. The affordable monthly cost for owner occupied housing units *includes* the following costs:

- Principal and interest payments on the mortgage loan
- Mortgage loan insurance fees
- Property taxes and assessments
- Fire and casualty insurance
- Property maintenance and repairs
- Homeowner association fees

A lower income household would have about \$800 to allocate to a loan payment after deducting \$432 for property taxes, hazard insurance, and other costs. A monthly loan payment of \$800 supports a loan of \$141,000 (30-year term, 5.5% interest rate).

Assuming a new single family dwelling could be produced for a sales price of \$500,000, the eliminating the garage would lower costs to \$476,000. As a consequence, eliminating the garage requirement for single family dwellings would not reduce costs to an amount affordable to a lower income household.

As noted above, the cost impacts are minimal and a garage is required only for single family homes. Studio and one bedroom apartments are required to have one parking space, either in a carport or a garage. For these units, the impact on affordability is minimal. Apartment units of two or more bedrooms are required to have one covered space plus one uncovered space. As a result, the construction cost impacts are minimal. Eliminating the covered parking space requirement would not lower costs in an amount that would make the sale price of the unit affordable to low and moderate income households.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

The City standards have not impeded the development of new housing. Over the past several years, there have been no requests for variances to permit carports instead of garages for single family dwellings. However, pursuant to Program #7, the City will continue to provide relief from the covered parking and parking space requirements in order to facilitate the development and rehabilitation of affordable housing.

As previously noted, garages for two parking spaces are required only for single family dwellings. Covered parking for multi-family dwellings may be located either in a carport or garage. Studios and one bedroom units are required to have one covered space either in a carport or garage and two-bedroom units are required to have two spaces, one covered (either in a carport or garage) and one uncovered.

The City has provided relief from parking requirements for affordable/special housing needs projects. Examples of projects that have received relief from the covered parking requirement are:

Beach Court	Six units for developmentally disabled
Chapel Court	28 units for farmworkers and their families

In addition, the City has a 169-unit senior housing development that was developed 30 years ago. This development has 140 one bedroom and 29 two-bedroom units. City standards would have required 254 parking stalls. However, a parking reduction modification was granted and 125 parking stalls were required.

The City has concluded that the parking standards do not pose a constraint to the development, improvement or maintenance of housing. The City plans to continue its practice of providing relief from the covered parking and parking space requirements in order to facilitate the development and rehabilitation of affordable housing. That is, the relief will be targeted to housing affordable to lower income households.

(2) *Density Bonus Parking Standards.* Pursuant to the Housing Program (Section 2), the City will adopt a density bonus ordinance spelling out local procedures for implementing the requirements of SB 1818. The new density bonus ordinance will comply with the parking requirements per Government Code §65915(p), as described below:

- Zero to one bedroom: one onsite parking space
- Two to three bedrooms: two onsite parking spaces
- Four or more bedrooms: two and one-half parking spaces

The above parking ratios are inclusive of handicapped and guest parking. In addition, a development may provide "onsite parking" through tandem parking or uncovered parking, but not through on street parking.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

c. Lot Coverage

Building coverage, according to the zoning regulations, means the amount of land covered or permitted to be covered by buildings, usually measured as a percentage of the lot area. However, pools, spas and patios are not included within the meaning of a building. Table B-2 identifies the lot coverage standards for each residential zone. Table B-5 shows that housing developments in the PRD-20 Zone, the City's highest density zone, can satisfy the lot coverage standard and attain the maximum number of housing units.

d. Height Limits

Building height means the vertical distance from the average finish grade of the lot covered by the building to the highest points of the coping of a flat roof or to the height of the highest gable of a pitch or hip roof. Table B-2 identifies the maximum height limits for each residential zone. All existing affordable housing developments have been developed below the maximum height limit. The Dahlia Court Expansion Project, currently in the planning stages, is less than 30 feet in height. Table B-5 shows that housing developments in the PRD-20 Zone, the City's highest density zone, can satisfy the height limits and attain the maximum number of housing units. In addition, a three-story development (i.e., the newly constructed Lavender Court) is possible within the 30-foot height limit.

e. Lot Size Requirements

Table B-2 shows the lot size requirements for the different residential zones. Single-family housing is permitted on a variety of lot sizes. Mobile home parks and subdivisions require a minimum of 10 acres. This minimum lot size enables mobile home parks to have at least 80 spaces. The PRD Zone requires a minimum lot size of 7,000 square feet for newly created lots. However, existing lots smaller than 7,000 square feet can still develop at a minimum of 2,180 square feet per dwelling unit in the PRD-20 Zone.

f. Unit Size Requirements

The City does not have regulations that require minimum or maximum housing unit sizes by housing type or zone. The adoption of development regulations for single room occupancy (SRO) units, however, will require establishing unit size standards. Cities that permit SRO units as a distinct housing type have established both minimum and maximum housing unit size standards.

The City enforces the following Housing Element policy regarding housing unit sizes that encourages "... studio and one bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability."

For example, City staff did not support a mixed use project because the housing unit sizes were not consistent with the above stated policy. The mixed use project included a commercial remodel and construction of a commercial addition, and construction of three one-bedroom units. The staff report stated the following:

Staff cannot support the project as proposed due to the project's inconsistency with the intent of the Housing and Land Use Element's goals, objectives and policies to encourage smaller rental units on the second floor of mixed-use buildings within the Downtown Core. The size of the units in the Visitor-Serving Commercial (VC) designated parcels in the Downtown Core are necessarily limited because commercial or industrial use is required by the General Plan to be the primary use of a site designated for mixed-

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

use development. A commercial or industrial use of a developed site shall be found by the City to be the primary use if it is greater in area than the residential component and/or is situated and designed such that it both appears and functions as the primary use of the parcel from its primary street frontage. Those policies are achieved by developing smaller units on the second floor of mixed-use buildings as was permitted for the Benon-Goldberg building by the Planning Commission and City Council in 2001. Staff notes that the four one-bedroom Benon-Goldberg units range in size from 745 sq. ft. to 851 sq. ft., as opposed to the 1,292 sq. ft. to 1,514 sq. ft. units currently proposed in the Linden + 7th mixed use project.

The General Plan encourages affordable units downtown to facilitate live/work in proximity. The benefit of allowing development of residential uses in the commercial areas, particularly in the downtown, is that it has the potential to provide residential rental units that are "affordable by design" given their small size, location, and fewer amenities than are provided in single-family or condominium developments (e.g., yard space, garage parking). Smaller units would allow for more private open space (balconies) for each unit. Increasing the size of the individual balconies is especially important as these residences have no other on-site open space.

In summary, staff is supportive of the general concept of mixed use in the downtown commercial core, but would like to see the size of the one-bedroom units reduced to somewhere in the 800 - 1,000 square foot range to be consistent with the intent of the Housing and Land Use Element's goals, objectives and policies.

The Planning Commission adopted findings to support denial of the project.

Additionally, Table B-4 shows that the housing unit sizes of multi-family housing are not excessive. The vast majority of housing developments have housing units in the range of 768 square feet to 1,187 square feet.

g. Floor Area Ratios

Floor area ratio (FAR) is defined by the zoning regulations as the total floor area of enclosed buildings on a lot divided by the net area of the site expressed in a percent form. This definition excludes pools, spas, patios. Table B-2 identifies the floor area ratios for each residential zone. In the PRD Zone, not more than 50% of the net area of the property shall be covered with any portion of a building(s) containing dwelling units.

h. Setbacks

Table B-2 identifies the setbacks for each residential zone. Table B-5 shows that housing developments in the PRD 20 Zone, the City's highest density zone, can satisfy the setback requirements and attain the maximum number of housing units.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Table B-4
City of Carpinteria
Housing Unit Size of
Multi-family Housing Developments

Address	Unit/Size
4664 Fourth Street	Unit A 2,439 SF
	Unit B 2,521 SF
1028 Cramer Road	Unit A 768 SF
	Unit B 1,500 SF
1066 Cramer Road	Unit A 1,182 SF
	Unit B 1,167 SF
	Unit C 1,182 SF
4751 Ninth Street	Unit A 1,185 SF
	Unit B 1,185 SF
1054 Cramer Road	Unit A 810 SF
	Unit B 1,140 SF
	Unit C 1,140 SF
	Unit D 810 SF
Dahlia Court Expansion	2 bdrms 973-1,097 SF
	3 bdrms 1,136 -1,187 SF

i. Open Space Requirements

Open space, according to the zoning regulations, means private open space that includes, but is not limited, to patios, decks and yards for the private use of the residents of individual units. Table B-2 identifies the open space requirements for each residential zone. Table B-5 shows that housing developments in the PRD 20 Zone, the City's highest density zone, can satisfy the setback requirements and attain the maximum number of housing units.

j. Growth Controls/Urban Growth Boundaries

The City has no growth controls or limitations that establish ceilings on the number of new housing units that can be approved annually. The City's General Plan/Local Coastal Land Use Plan guides growth and development within the City and identifies a Sphere of Influence boundary that includes an estimated 48.3 acres. Each area included in the Sphere of Influence is contiguous to the existing City urban/rural boundary and has unique characteristics or circumstances that support inclusion in the City sphere of influence.

Additionally, Coastal Act policies place limits on the range of actions the City can take to accommodate residential, commercial and industrial land uses. The City recently adopted the *General Plan/Local Coastal Land Use Plan* and maintained consistency with these policies. Two key Coastal policy issues that were addressed by the Land Use Element of the *General Plan/Local Coastal Land Use Plan* are below:

There are few remaining areas in the Carpinteria Valley where development of housing can occur without conflicting with policies aimed at protecting coastal resources. Further, most of the city's remaining undeveloped land is committed to uses other than residential. The city is already impacted greatly by the regional imbalance of jobs and housing through overcrowding and poor living conditions in certain areas. A significant component of the housing need in Carpinteria is jobs generated by 'uses of more than local importance' such as coastal agriculture and visitor-serving developments that are

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

encourage by the Coastal Act. This land use plan responds to this issue by identifying opportunities to expand residential growth and by providing the basis for mitigation of the housing impacts of new commercial/industrial development.

Locations where the City will grow in response to existing and projected demand for new housing should not conflict with coastal resources. This Land Use Element reflects an approach to future development and growth that is the most protective of significant coastal resources. The changes from the existing plan are intended to further concentrate development in close proximity to urban and employment centers rather than rely on outward growth and related conversion of agricultural lands. Parcels have been selected through the land use planning process (for expansion of city limits or conversion of agricultural land for urban use) because they can be developed without significant impacts to agriculture and other coastal resources, such as areas for public open space and access near the coastline.

k. Moratoria and Prohibitions Against Multi-family Housing

Carpinteria has no moratoria or prohibitions against multi-family housing developments. The Community Development Department is working (as of May 2009) on three multi-family rental housing developments sponsored by a nonprofit housing development organization.

2. Evaluation of Development Standards and Housing Capacity

The files of four recent infill residential projects were reviewed to determine the cumulative impacts of development standards and whether those standards impede the ability to achieve maximum allowable densities - that is, yield the maximum number of housing units. The subject parcels are all zoned Planned Residential Development (PRD-20), which requires 2,180 square feet of lot area per dwelling unit. The parcels have lot sizes of 8,603, 9,119, 5,184 and 7,100 square feet. Table B-5 shows how each project complied with the development standards in Chapter 14.14 of the City's Municipal Code. The standards include: setbacks, height, building coverage, common open space and parking.

Each project was able to satisfy each development standard and, concurrently, achieve the maximum number of housing units possible. The project on Ninth Street could have achieved three dwelling units; however, the applicant chose to instead develop two three-bedroom units.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Table B-5
City of Carpinteria
Evaluation of Development Standards and Housing Capacity

1066 Cramer Road		Zone: PRD-20	Lot Size: 8,603 SF
Standard	Requirement/Allowance	Proposal	
Setbacks			
Front	50 feet from centerline of street or 20 feet from property line, whichever is greater	50 feet from centerline of Cramer Road and 25 feet from the property line	
Side(North)	5 feet	8 feet	
Side(South)	5 feet	14 feet	
Rear	15 feet	30 feet	
Height	30 feet	25 feet	
Building Coverage	50% Maximum	32.9% (2,835 sq.ft)	
Common Open Space	20% Minimum	21.7% (1,870 sq.ft.)	
Parking	3 covered spaces, 3 covered/uncovered spaces and 1 visitor parking space	6 covered spaces (three 2-car garages), and 1 uncovered guest parking space	
Maximum # of Housing Units	3	3	

1054 Cramer Road		Zone: PRD-20	Lot Size: 9,119 SF
Standard	Requirement/Allowance	Proposal	
Setbacks			
Front	50 feet from centerline of street or 20 feet from property line, whichever is greater	50 feet from centerline of Cramer Road and 25 feet from the property line	
Side (North)	5 feet	14 feet	
Side(South)	5 feet	5 feet	
Rear	15 feet	35 feet	
Height	30 feet	26 feet	
Building Coverage	50% Maximum	37.9% (3,458sq.ft.)	
Common Open Space	20% Minimum	21.6% (1,970 sq.ft.)	
Parking	4 covered spaces, 4 covered/uncovered spaces and 2 visitor parking spaces	8 covered spaces (four 2-car garages) and two uncovered guest parking spaces	
Maximum # of Housing Units	4	4	

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Table B-5 continued
City of Carpinteria
Evaluation of Development Standards and Housing Capacity

1028 Cramer Road		Zone: PRD-20	Lot Size: 5,184 SF
Standard	Requirement/Allowance	Proposal	
Setbacks			
Front	50 feet from centerline of street or 20 feet from property line, whichever is greater	50 feet from the centerline of Cramer Road and 25 feet from the property line	
Side (East)	5 feet	5 feet (all structures) 0 feet (parking stalls)(Variance)	
Side (West)	5 feet	5 feet	
Rear	15 feet	32 feet (structure) 15 feet (patio)	
Height	30 feet	25' 6"	
Building Coverage	50%	43% (2,205 sq.ft., including cantilevered living area over carport)	
Common Open Space	20%	20% (1,040 sq.ft.)	
Parking	2 covered spaces 1 uncovered space	4-car carport (includes 1 guest parking space - not required)	
Maximum # of Housing Units	2	2	

4751 Ninth Street		Zone: PRD-20	Lot Size: 7,100 SF
Standard	Requirement/Allowance	Proposal	
Setbacks			
Front	50 feet from centerline of street or 20 feet from property line, whichever is greater	50 feet from the centerline of Ninth Street and 20 feet from the property line	
Side	5 feet	5 feet	
Rear	15 feet	15 feet	
Height Limit	30 feet	22 feet	
Building Coverage	Not more than 50%	34% (2,369 s.f.)	
Parking	Minimum of two spaces, one covered, for each two- or more bedroom unit	Four spaces in a garage	
Common Open Space	20%	27% (1,898 s.f.)*	
Maximum # of Housing Units	3	2	

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

3. Land Use Controls and Housing Types

According to HCD, an analysis should be completed of the housing types permitted by the City's land use controls. More specifically:

The analysis must also make a determination whether land-use controls constrain the development of multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

a. Zones that Permit Residential Uses

The City's Zoning Code allows residential uses in eight zone districts:

R-1 - Single Family
PRD - Planned Residential Development
PUD - Planned Unit Development
MHP - Mobile Home Park
CPD/R - Commercial Planned Development/Residential Overlay
CB - Central Business
M-RP - Industrial Research Park
M-CD - Coastal Industry District

Dwelling units are allowed in the CB, CPD and M-RP zones as long as they are integrated into the overall development. M-CD allows for caretaker units pursuant to a Conditional Use Permit.

b. Housing Types Permitted by the Zoning Code

Table B-6 identifies the residential uses permitted by zone district. A summary of the housing types permitted in each district is provided below:

- (1) Multi-family Rental Housing.* This housing type is permitted in the PRD, PUD, CPD, CB, M-RP and Residential Overlay zone districts.
- (2) Factory-built Housing.* This housing type is permitted in the R-1, PUD, CPD, CB, M-RP and MHP zone districts.
- (3) Mobilehomes.* This housing type is permitted in the MHP zone district.
- (4) Permanent Housing for Agricultural Employees.* This housing type has been developed in the PRD 20 zone district. This housing type would be permitted in all residential zones, as the zoning regulations do not limit such housing to only the PRD zone district.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Table B-6
Residential Uses Permitted by Zone District

Zone District	Uses Permitted	Conditional Use Permit
R-1	Single-family dwellings; Small family care homes	Large family care homes
PRD*	Single-family dwellings; Duplex, Multi-family (townhouses, condominiums, cluster and community apartment projects), subject to Development Plan approval	As listed in Chapter 14.62
PUD*	Single-family dwellings; Rowhouses, Townhouses Apartments, Condominiums Modular homes, Mobile homes on a permanent foundation, subject to Development Plan approval	As listed in Chapter 14.62
MHP*	Mobile home park, subject to Development Plan approval	
R	Single-family dwellings, Multi-family dwellings, subject to Development Plan approval	
CPD	Single-family dwellings, Multi-family dwellings, Residential Only, subject to Development Plan approval	
CB	Single-family dwellings, Multi-family dwellings, subject to Development Plan approval	
M-RP	Mixed Residential/Industrial or Residential Only, subject to Development Plan approval	

(5) *Supportive Housing.* The City's Housing Program includes an action to amend the zoning regulations to make specific provisions for supportive housing. In summary, the City's program will accomplish the following one year after adoption of the Housing Element:

Include a definition of supportive housing in Chapter 14.08 - Definitions - of the Municipal Code.

Identify supportive housing as a residential use subject only to the same restrictions as other residential uses in the R-1, PRD, CPD, CB, M-RP and PUD Zone Districts.

(6) *Single-Room Occupancy Units.* The zoning regulations do not identify SROs as a permitted use in a residential zone or specify development standards for SROs. The zoning

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

regulations do provide for a comparable use in terms of efficiency dwelling units, which are defined as:

Efficiency dwelling unit means a single dwelling unit which does not contain a bedroom and which is located within a building containing more than one dwelling unit...

The Housing Program (Section 2) does include an action to amend the zoning regulations to include SROs as a permitted use and to prepare development standards.

(7) *Emergency Shelters.* Emergency shelters are permitted pursuant to a Conditional Use Permit. The definitions section of the zoning regulations does not define emergency shelter. The City estimates an average of one or two homeless persons may be observed once a week.

Emergency shelters will be permitted in the Industrial Research Park (M-RP) Zone. The purpose of the M-RP District is to provide opportunities for light industrial and research uses as well as to permit mixed residential/industrial uses in order to facilitate the development of affordable housing. This zone contained a use similar to an emergency shelter (Salvation Army Facility) and therefore is deemed appropriate and suitable for an emergency shelter.

Including adjacent public roads, there are 122.48 acres north of the U.S. Highway 101 and 24 acres south of the freeway for a total of 146.48 acres of M-RP zoned land. Excluding roads, there is a total of 136.86 acres of M-RP land. There are 7.84 acres of vacant M-RP land along Carpinteria Avenue and Via Real. There is sufficient capacity of vacant land in the M-RP Zone to accommodate the homeless population. As indicated in the Housing Needs Assessment (Technical Appendix A), City staff estimates that one or two homeless persons are encountered every two weeks. Therefore, on average, one homeless person is encountered once a week. Homeless persons are not observed on a daily basis. This estimate is based on the observations of City staff who patrol the City on a regular basis (i.e., code compliance and law enforcement officers).

Development in the M-RP Zone requires the processing of a Development Plan. This type of permit is required for all new development in most zone districts. The Planning Commission reviews the design and operational characteristics of the proposed development, and may impose conditions of approval as deemed necessary. Unless specifically exempted per the Coastal Act, any land use activity that fits within the definition of "development" requires a Coastal Development Permit. In Carpinteria, any entitlement for development requiring a Development Plan also requires a Coastal Development Permit.

Pursuant to the Emergency Shelter Program (#12), a Development Plan will not be required for development of an emergency shelter in the M-RP Zone.

(8) *Transitional Housing.* This housing type would be allowed pursuant to a Conditional Use Permit. HCD describes transitional housing as follows:

Transitional housing may be designated for a homeless individual or family transitioning to permanent housing. This housing can take several forms, including group housing or multifamily units, and may include supportive services to gain necessary life skills in support of independent living.

State law (SB 2) provides that transitional housing constitutes a residential use and requires the City's zoning regulations to treat transitional housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone. For example, HCD explains that "...if transitional housing is a multifamily use proposed in a multifamily zone,

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

then zoning should treat the transitional housing the same as other multifamily uses proposed in the zone.”

The City’s Housing Program includes an action to amend the zoning regulations to make specific provisions for transitional housing.

C. BUILDING CODES AND THEIR ENFORCEMENT

HCD guidance on this subject indicates that the analysis should:

Identify the current Uniform Building Code (UBC) adopted and enforced by the jurisdiction. Describe how the building code is implemented and whether the process optimizes predictability for developers. A code amendment, which specifies expensive materials and/or methods, can pose a significant constraint to housing development or maintenance.

- Identify and analyze any local amendments to the State housing law or UBC.
- Discuss the type and degree of enforcement.
- Describe any efforts to link code enforcement activities to housing rehabilitation programs.
- Describe compliance with Health and Safety Code §17980(b)(2).

1. Uniform Building and Housing Codes

The City has adopted and enforces the most recent Uniform Building Code (UBC), National Electrical Code, Uniform Mechanical Code and the Uniform Plumbing Code, which ensure that all housing units are built to specific standards. The UBC specifies the minimum residential and non-residential construction requirements throughout California. As it specifies minimum requirements to ensure safe housing, the UBC is not considered a significant constraint to housing production. Building professionals (architects, contractors, etc.) working in the City are familiar with the UBC.

The City has adopted the Uniform Housing Code (UHC) as the basis for evaluating and eradicating substandard housing conditions. The UHC states, in part:

All buildings or structures which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or substandard building as defined in the Housing Code which are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety and health, or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, as specified in this code or any other effective ordinance, are for the purpose of this section, unsafe buildings. All such unsafe or substandard buildings as defined in the Housing Code are declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedures specified in this section.

As it is a model code to ensure minimum standards, the UHC is not a constraint to the maintenance and improvement of housing.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

2. Local Amendments to UBC or UHC

Carpinteria has amended some sections of the UBC so that it will better apply to the City's needs. The City has adopted alternative provisions to Chapter 2 of the Uniform Building Code, "Organization and Enforcement." Specifically, these revisions require that, before applying to the City Building Division for a building permit, the applicant shall first submit the plans and specifications to the Community Development Department for zoning clearance, indicating compliance with all applicable zoning, subdivision, lot split and other ordinances administered by that Department.

The City has adopted the following modifications to the Uniform Housing Code:

Section 203 of the Housing Code pertaining to the establishment of an appeals board is deleted.

Section 1001.2 of the Housing Code pertaining to inadequate sanitation is amended by the addition of the following:

Failure to confine sewage or sewage effluent beneath the surface of the ground.
Lack of an approved potable water supply.

Sections 1101 through 1502 of the housing code pertaining to notices and orders of the building official, appeal, procedures for conduct of hearing appeals, enforcement of orders, and performance of work, repair or demolition, are deleted.

These amendments do not adversely impact the cost and supply of housing.

3. Type and Degree of Enforcement

After applying for and obtaining zoning clearance, and before applying to the Building Division for a building permit, applicants are required to submit plans and specifications to the City Engineer for a grading permit, indicating compliance with all applicable grading provisions of the Carpinteria Municipal Code and grading ordinances.

When the Building Official issues the permit, it is endorsed in writing or stamped "APPROVED." Such approved plans and specifications are not permitted to be changed, modified or altered without authorization from the Building Official, and all work is required to be done in accordance with the approved plans.

The Building Official is authorized to issue a permit for construction of part of a building or structure before the entire plans and specifications for the entire building or structure have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent code requirements. In such a case, the holder of the permit proceeds at his/her own risk without assurance that the permit for the entire building or structure will be granted.

4. Code Compliance and Housing Rehabilitation Programs

The City of Carpinteria has adopted ordinances to create and maintain a healthy, safe and beautiful environment in which to live, work and play. Code Compliance Officers investigate, document and enforce the Carpinteria Municipal Codes, the California Building Codes, Health and Safety Codes and various state laws on public and private property regarding but not limited to the following:

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

- Building without permits
- Substandard housing
- Public nuisance and blighted property
- Zoning violations such as garage conversions

For homeowners who need financial assistance to correct violations, the Code Compliance Officers refer them to the United States Department of Agriculture (USDA) (Santa Maria and Visalia Offices). Carpinteria's very low income owners and seniors are eligible for USDA loans of up to \$20,000 and grants of up to \$7,500.

5. Code Enforcement and Compliance with Health and Safety Code §17980(b)(2)

The Health and Safety Code requires local governments to give consideration to the needs for housing as expressed in the Housing Element when deciding whether to require vacation of a substandard building or to repair as necessary. The enforcement agency is required to give preference to the repair of the building whenever it is economically feasible to do so without having to repair more than 75% of the dwelling. The City's Code Compliance Officers adhere to this Health and Safety Code requirement when making decisions on whether to order the vacation or demolition of a substandard housing unit.

The specific Health and Safety Code requirements are quoted below:

(b) (1) Whenever the enforcement agency has inspected or caused to be inspected any building and has determined that the building is a substandard building or a building described in Section 17920.10, the enforcement agency shall commence proceedings to abate the violation by repair, rehabilitation, vacation, or demolition of the building. The enforcement agency shall not require the vacating of a residential building unless it concurrently requires expeditious demolition or repair to comply with this part, the building standards published in the California Building Standards Code, or other rules and regulations adopted pursuant to this part. The owner shall have the choice of repairing or demolishing. However, if the owner chooses to repair, the enforcement agency shall require that the building be brought into compliance according to a reasonable and feasible schedule for expeditious repair. The enforcement agency may require vacation and demolition or may it vacate the building, repair, demolish, or institute any other appropriate action or proceeding, if any of the following occur:

(A) The repair work is not done within the period required by the notice.

(B) The owner does not make a timely choice of repair or demolition.

(C) The owner selects an option which cannot be completed within a reasonable period of time, as determined by the enforcement agency, for any reason, including, but not limited to, an outstanding judicial or administrative order.

(2) In deciding whether to require vacation of the building or to repair as necessary, the enforcement agency shall give preference to the repair of the building whenever it is economically feasible to do so without having to repair more than 75 percent of the dwelling, as determined by the enforcement agency, and shall give full consideration to the needs for housing as expressed in the local jurisdiction's housing element. [emphasis added]

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

6. Housing Inspections of Residential Properties

The City also inspects the physical condition of residential properties when they are sold. This is accomplished by an "inspection on sale" report. "Residential property" means single family residences and multi-family residences, including apartment houses, but does not include condominiums in complexes of four or more units and mobile homes.

The scope of an inspection on sale report includes:

1. The zoning classification and permitted uses and occupancy of the residential property as set forth in the applicable city ordinances, regulations and records;
2. Variances, Home Occupation Permits, Conditional Use Permits, Modifications and other administrative acts of record;
3. Any special restrictions on use or development which are recorded in City records and may apply to the residential property;
4. Any known nonconformities or violations of City ordinances or regulations; and
5. The results of a physical inspection for compliance with applicable City ordinances and regulations.

Prior to the consummation of the sale agreement, the seller (or authorized agent) must provide a copy of the inspection on sale report to the buyer.

7. Single-Family Rental Housing Inspection Program

Several years ago, the City Council adopted a Resolution to ensure property maintenance of rental properties in the R-1 zones. The scope of the program includes single family homes that are rented and where the landowner does not live at the property. Code Compliance Division staff implements this program to preserve neighborhoods and to avoid the potential for decline that can occur when absentee landowners neglect general maintenance or defer necessary repairs or improvements to single-family dwellings. The rented single-family dwellings are inspected every three years.

D. ON-SITE AND OFF-SITE IMPROVEMENT REQUIREMENTS

HCD guidance on this subject is quoted below:

The element must identify and analyze street widths, curb, gutter, and sidewalk requirements, water and sewer connections, landscaping, circulation improvement requirements and any other on/off-site improvements required by the jurisdiction. In addition, the element must describe any generally applicable level of service standards or mitigation thresholds.

There is no single set of standards pertaining to on- and off-site improvements. The City's neighborhoods differ and so do standards of development that occurred many years ago. Also, most of the development in the City is on infill sites with infrastructure already in place such as streets, curbs, gutters, sidewalks and street lights.

Site improvements will occur in conjunction with the development of individual parcels and tracts. Through the processing of a development application, various City departments, special

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

districts, and utility companies review the residential development for conformity with development standards.

1. Street Widths

The City has established standard right of way (ROW) cross sections for each street and highway. Local streets, which are designed to serve individual subdivisions and neighborhoods within residential areas, have the following standards: non-through, 52' ROW and through 56' ROW. Collector streets connect local streets to secondary arterial streets. Several residential neighborhoods may be accessed by a collector street. A residential collector has a 60' ROW.

2. Curb, Gutter and Sidewalk Requirements

Standards for type, width and construction specifications for curb, gutters, cross gutters and sidewalks are based on those of the County of Santa Barbara, Department of Public Works, Transportation Division. Essentially, for new developments, curbs, gutters and sidewalks must be installed. In already developed areas, the standard is to match current neighborhood infrastructure and design standards.

3. Water and Sewer Connections

The Carpinteria Valley Water District regulates the on-site and off-site water improvements. According to its rules and regulations, the District will furnish and install service pipe of suitable capacity from its water mains to the curb line of the property abutting a public street. All piping and appurtenances inside the curb or property line must be installed by the customer at the customer's sole cost and expense. The piping installed by the customer must conform to the specifications and requirements of the District, which can vary due to the unique characteristics of individual lots and the land use intensity.

The Carpinteria Sanitary District regulates the on-site and off-site sewer improvements for property owners desiring sewer service for new construction, second units and additions. New connections and construction require a permit from the District. The District maintains a set of standards for building sewers as well as main and lateral sewers. A building sewer is the pipeline that connects to the District's sewer main. The building sewer, cleanout and point-of-connection to the District lateral are the responsibility of the property owner. The District is responsible for main sewers and lateral sewers within the public right of way.

4. Landscaping Requirements

Single-family zones provide for a minimum open space requirement of 65%. For all other zones, the minimum requirement is 20%. Table B-2 identifies the minimum open space standards.

For development of projects within the PRD zone district, not less than 20% of the property shall be in common and/or public open space (Section 14.14.110.1 of the City of Carpinteria Zoning Code). Public open space is defined in the zoning code as "...usable natural areas..., which are accessible to the general public..." "Common Open Space" is defined in the zoning code as "recreational areas...for the use of the prospective residents of the project..." Further, the definition of Common Open Space states that it shall not include "...driveways, parking lots, private patios, and yards, or other developed areas." As noted in Table B-5, the open space requirement was met by all projects and the maximum number of housing units was attained.

The PUD Zone has a landscaping standard that states 20% of a lot's gross area shall be used for common open space. Furthermore, landscaping shall be installed and maintained in

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

accordance with the approved development plan. Prior to the issuance of any permits, a landscape security shall be posted with the City to ensure installation and maintenance. In addition, along each side or rear yard of the PUD district abutting property zoned other than PUD, an adequate buffer consisting of fencing, walls, plant materials or any combination thereof shall be installed and maintained to protect adjacent properties from impacts of noise or lighting and to provide separation between different uses. Such buffer shall be included in the development plan.

5. Circulation Improvement Requirements

With regard to vacant land or underutilized sites, the City's on/off-site circulation improvement requirements are established pursuant to an approved development plan for residential projects. These development plans establish standards in regard to the off-site circulation pattern including right-of-way dedication, street improvements, traffic control measures and acceleration and deceleration lanes.

Carpinteria's service standards are average standards. The minimum Level of Service at intersections is "LOS C". Level of Service C is defined as, "Stable flow but speed and maneuverability restricted to higher traffic volumes, satisfactory operating speeds for urban conditions."

In summary, there are no unusual site improvement requirements that increase the cost of housing within the City. Carpinteria maintains consistency with legal requirements that require a nexus between the impacts created by a development project and the conditions of approval that are placed on that development.

E. FEES AND EXACTIONS

With regard to this constraint subject, HCD has indicated that the analysis should encompass:

Permit, development and impact fees (e.g., park, school, open space, parking district, etc.) in-lieu fees, land dedication requirements (e.g., streets, public utility and other right-of-ways, easements, parks, open spaces, etc.) and other exactions imposed on developers. Describe any contribution or payment required as an authorized precondition for receiving any type of development permit.

1. Permit and Processing Fees

Carpinteria's permit and processing fee schedule is presented in Table B-7. The fees outlined in this table include deposits and the actual or final City costs. The actual costs are based on the costs of recent residential projects.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Table B-7
City of Carpinteria
Development Review Fees

Development Permit	Deposit
General Plan Amendment Review (Text)	\$7,760
Coastal Plan Amendment Review (Text)	\$10,000
Coastal Plan Amendment Review (Map)	\$10,000
Architectural Review	\$800
Tentative Tract Map Review	\$4,000
Tentative Parcel Map Review	\$3,000
Preliminary Concept Review	\$2,000
Development Plan Review	\$3,000
Coastal Development Permit Review	\$860
EIR Staff Review	\$12,000

Source: City of Carpinteria, Master Fee Schedule, Amended February 25, 2008

Between 2004 and 2009, nine SFDs required Development Plans from the Planning Commission. The average permit processing cost per unit was \$4,380. For SFDs that do not require Planning Commission review, the average permit cost for three typical projects was \$2,512 per unit over this same time period.

For multi-family projects, the permit processing fees averaged \$1,752 per unit over a total of 56 units.

To ensure that City fees do not exceed actual costs, Carpinteria retained the services of Revenue and Cost Specifications LLC to perform a revenue and cost analysis, and to develop a computerized cost distribution and cost control system for the City and each of its fee supported or supportable services. The purpose of that study, updated for FY 2007-2008, was to ensure implementation of the provisions of State law, to ensure the City's financial ability to maintain services at previously established levels of service, and to maintain effective management control over all City services. As part of this effort, analysis was undertaken to identify the beneficiary of services and to ensure a relationship between those who pay for services and those who receive benefits.

Because of all the foregoing and the fact that the fees equal costs, the City has concluded that the development review fees do not pose a constraint to the development, improvement and maintenance of housing.

2. Development Impact Mitigation Fees

Per City Council approved resolution, development impact mitigation fees have been established for the following:

- Land Acquisition for Parks and Recreational Facilities
- Parks and Recreational Facilities Development
- Aquatics Facilities
- Streets and Thoroughfares
- Highway Interchanges & Bridges
- Traffic Control Facilities
- General Facilities & Equipment

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

- Storm Drainage Facilities

The per unit fees for single- and multiple-family residential land uses are noted in Table B-8. The fees were established by the following City Council resolutions:

- Resolution No. 4840, establishing a Development Impact Mitigation Fee schedule for development within the City of Carpinteria, adopted and approved by the City Council on January 26, 2004.
- Resolution No. 4839 establishing a Park and Recreation Land Acquisition Fee schedule for all new subdivisions within the City of Carpinteria, adopted and approved by the City Council on January 26, 2004.
- Update of the Fee Schedule for all fees was established by Resolution No. 5094 by the City Council on January 14, 2008 going into effect on March 13, 2008.

In addition to the above, the City has a “new construction tax” of \$500 per new residential unit. The City also requires a landscape security to assure completion of \$.03 per square foot of landscaping or \$500.00, whichever is greater. The security is only a deposit and is returned to the applicant (along with interest) when the landscaping has been established.

3. Special District Fees

The Carpinteria Unified School District charges a “school construction fee” of \$2.05 per new square foot of residential habitable living space.

The Carpinteria-Summerland Fire Protection District charges a “capital improvements fee” of \$0.32 per square foot for each new unit. In addition, the Fire District requires an application fee and fire protection certificate fee.

The Carpinteria Sanitary District charges a fee to connect to the District’s sanitary sewer system. This connection fee, which is referred to as a Development Impact Fee (DIF), is intended to recover the actual cost to provide capacity in both the collection system and the treatment facility necessary to serve the new connection. The fee is \$2,400 per equivalent dwelling unit (EDU) and was approved by the District Board in June 1999.

The Carpinteria Valley Water District has a “capital cost recovery fee” for new service connections which is based on the size of the new meter required for the property size, building size or use involved.

4. Cumulative Impact of Fees

Table B-8 lists the City and special district fees for a typical single-family home and multi-family development. The City has no control over the fees charged by the special districts. All of the City fees have been adopted pursuant to Government Code §66000 et seq. (Mitigation Fee Act) which sets forth procedural requirements for adopting and collecting capital fees and exactions, and requires they be supported by a report establishing the relationship between the amount of any capital fees and the use for which it is collected.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

The definitions of single-family and multiple family uses are given below:

The Single Family category includes: Detached single family homes; common wall residences where not more than two units are attached or, in a Planned Unit Development, common wall residences where not more than four units are attached; detached mobile, modular, or similar prefabricated homes; and any similar residential development as determined by the Director of Community Development.

The Multiple Family category includes: Apartment, condominium, time share, fractional subdivision, or similar units, and attached units that are not included in the Single Family category as described above; residential units integrated into a commercial building or live/work units; Secondary Dwelling Units (as regulated in CMC Chapter 14.72); Mobile Homes (located in a Mobile Home Park Planned Development District); and any similar residential development as determined by the Director of Community Development.

**Table B-8
City of Carpinteria
City and Special District Per Unit Fees by Housing Type***

Fee	Single-Family	Multiple Family
Quimby Act ⁵	\$11,992.90	\$9,068.70
Parks & Recreation Facilities ⁵	\$5,310.23	\$4,015.45
Aquatics Facilities ⁵	\$476.32	\$360.19
Streets & Thoroughfares ⁵	\$558.22	\$366.67
Highway Interchanges & Bridges ⁵	\$12,463.38	\$8,186.73
Traffic Control Facilities ⁵	\$883.31	\$580.21
General Facilities & Equipment ⁵	\$1,782.00	\$1,347.50
Storm Drainage ¹	---	--
New Construction Tax ⁵	\$500.00	\$500.00
Landscape Bond ⁴	\$500.00	\$500.00
Subtotal	\$34,466.36	\$24,925.45
Carpinteria Unified School District ²	\$3,075.00	\$2,357.50
Carpinteria-Summerland Fire District - Fire Protection Certificate	\$456.00	\$456.00
Carpinteria-Summerland Fire District - Capital Improvements Fee ³	\$1,467	\$1,467
Carpinteria Sanitary		
District- Hook Up Fees	\$2,400.00	\$2,400.00
Carpinteria Water District	\$6,500.00	\$6,500.00
Subtotal	\$12,911.00	\$12,081.50
Total	\$47,377.36	\$37,006.95

¹ Single-family = \$10,056.00 per gross acre. Multiple family = \$10,726.00 per gross acre. No estimate is made as most development is infill on individual lots.

² School District fee is \$2.05 per square foot; Single family dwelling is assumed to be 1,500 square feet. Multiple family dwelling is assumed to be 1,150 square feet.

³ A Carpinteria-Summerland Fire District Capital Improvements Fee of \$1,467 is charged for each new residence up to 2,700 square feet.

⁴ Landscape bond is based on the actual landscaped square footage. Base rate of \$500 used for example purposes.

⁵ Fee based on a per unit calculation.

*Fees estimated as of June 1, 2009. Fees are determined at the time of permit issuance.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

The total City fees - including development review/processing fees - for a single family and multi-family dwelling unit are \$38,900 and \$31,600, respectively. This assumes that the project is subject to each fee. The impact of fees can be measured in terms of the percentage they represent of the sales price or cost of new housing. However, the sales of new housing in Carpinteria have slowed and the few sales may not be representative of the prices/costs in the future. However, if a new single-family dwelling sold for \$600,000, the total City fees would represent about 6.5% of the sales price. If a new multi-family unit sold for \$500,000, the fees would represent 6.3% of the development cost.

Based on the foregoing analysis, the City has concluded that the development review and impact fees do not pose a constraint to the development, improvement and maintenance of housing.

5. Procedures for the Collection of Fees

Pursuant Government Code §66007, impact fees for residential projects are required to be paid at the time of issuance of certificate of occupancy. The City finds it more convenient to collect the fees at the same time as other permit related charges are collected; however, a developer may choose to pay the development impact fees for residential projects at the later time as statutorily established.

City Development Impact Fees are not calculated for additions or alterations to a residence or residential projects that do not increase the number of residential units. An applicant also may receive a credit toward payment of Development Impact Fees when new development or a conversion results in the removal of existing development, e.g., residential units, commercial or industrial building area or improvements. To receive credit, development must be removed in conjunction with the construction of new development.

Attachment A provides more detailed information on the administrative procedures for the collection of development impact fees.

6. Fee Deferrals, Reductions and Waivers for Affordable Housing

The City has provided fee deferrals, reductions and waivers for affordable housing developments. For instance, the City provided the following to the Beach Court Housing Foundation:

- Contributed \$75,000 of City housing funds
- Subsidized \$18,000 of development impact fees
- Subsidized \$5,700 of building fees
- Provided relief from the landscape security requirement
- Provided relief from the covered parking requirement

In addition, the City implements the following Housing Element Fee Mitigation Program:

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.

On April 12, 2010, the City Council approved Resolution No. 5238 as follows:

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

The City of Carpinteria Development Impact Fees shall be reduced by 50% across the board for affordable housing projects providing 100% of their units in the low and very-low income category range for a period no less than 55 years.

This action will reduce the fees for the Dahlia Court expansion project from \$828,176 to \$414,088 and for the Casas de las Flores project from about \$1 million to \$500,000.

7. Exactions

By definition, an exaction is a large capital improvement included in a project's approval for development (e.g., a park dedication, building a school, etc.). The City's subdivision requirements indicate that:

The subdivider may be required to install improvements for the benefit of the subdivision which may contain supplemental size, capacity or number for the benefit of property not within the subdivision as a condition precedent to the approval of a subdivision or parcel map, and thereafter to dedicate such improvements to the public. However, the subdivider shall be reimbursed for that portion of the cost of such improvements equal to the difference between the amount it would have cost the subdivider to install such improvements to serve the subdivision only and the actual cost of such improvements pursuant to the provisions of the Subdivision Map Act.

Because the subdivider is reimbursed, the only costs that are incurred are those that benefit the development. Thus, development is not impeded and the cost of development per unit value is not as great as it would be if developers had to pay for the entire infrastructure bill.

Carpinteria does not usually require large-scale capital improvements to be constructed by project applicants. Instead, the City's development impact fees are intended to finance construction of such facilities. The Lagunitas Mixed Use Project development approval did include a condition requiring an offer to dedicate land for a future park, though this was volunteered by the project applicant as part of the project description. If the City does not accept the land for a park, it will be maintained as private open space.

Since the City of Carpinteria does not carry out exactions, they are not a constraint to local development.

F. PROCESSING AND PERMIT PROCEDURES

HCD guidance on this potential governmental constraint indicates the analysis should review: 1) the permit and entitlement process for residential development; 2) procedures for processing planned unit development districts; 3) the design review process; 4) the inclusionary housing policy or ordinance; and 5) the permit and processing procedures for special needs housing.

1. Permit and Entitlement Process for Residential Development

According to HCD guidance, the analysis should include the following elements of the City's permit and processing procedures:

- *Describe and analyze the types of permits, extent of discretionary review including required approval findings, procedures and processing time required for residential development by zoning district.*

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

- *Describe and analyze all permits applicable to residential development, including conditional use permits and additional mechanisms that place conditions and performance standards on development (i.e., community plan implementation zones, hillside overlay zones, environmentally sensitive areas, etc.). For example, if the jurisdiction requires a conditional use permit for multi-family housing in a multi-family zone, the element should analyze this permit procedure as a constraint.*
- *Describe and analyze the total permit and entitlement process for a typical single-family unit, subdivision, and multi-family project. Description should include typical processes required for single-family and multi-family projects and an estimate of total typical time necessary to complete the entitlement process.*
- *In the case where discretionary approval from the local legislative bodies is required for permitted uses, the element should describe how the standards of decision-making promote development certainty.*

a. Types of Permits Required for Residential Development

The types of permits required for residential development are determined by the zone in which the residential property is located. All new development projects, as well as certain use changes in existing buildings, must be reviewed by the Community Development Department staff for conformance with the City's Local Coastal Land Use Plan, General Plan and Zoning Code. In addition, the Planning Commission reviews projects that require one or more of the following types of permits or approvals:

- *Conceptual Plan/Pre Application Review* - Due to the City's need to implement Coastal Plan and General Plan Policies and integrate citizen participation and environmental review, the Conceptual Plan/Pre-application Review process helps applicants understand if and how a proposal might cause public policy conflicts and/or environmental impacts.
- *Annexation Proposal/Sphere of Influence Amendment* - Development proposals for properties outside the City that may be annexed into the City. A Sphere of Influence boundary has been adopted to assist planning. If property outside the City is not within the sphere, the sphere also needs to be amended prior to consideration of a development proposal.
- *Local Coastal Program Amendment/General Plan Amendment* - State law requires every coastal city and county to adopt a Coastal Plan and General Plan. Any development proposal that changes Coastal Plan or General Plan policy or a mapped land use designation requires an amendment.
- *Rezoning and Zoning Ordinance Amendment* - In considering a change of zone request, the Planning Commission determines whether the proposed zoning is consistent with the City's General Plan, compatible with existing and proposed development in the surrounding area, and consistent with good zoning or planning practices. Some proposals may include a zoning ordinance text amendment. The City Council is the local decision maker on these types of applications.
- *Specific Plan* - State law and the City's Local Coastal Program require the preparation of a Specific Plan for properties so designated on the Zone Map. Any proposal involving multiple properties or phasing could benefit by including the preparation of a Specific Plan.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

- *Development Plan and Coastal Development Permit* - These types of permits are required for all new developments in most zone districts. The Planning Commission reviews the design and operational characteristics of the proposed development, and may impose conditions of approval as deemed necessary. Unless otherwise exempted from the State Coastal Act, any land use activity that fits within the definition of "development" requires a Coastal Development Permit. In Carpinteria, any entitlement for development including Development Plan, Conditional Use Permit, Grading Permit, etc. requires a Coastal Development Permit as well.
- *Conditional Use Permit* - This permit is required for land uses that cannot be readily classified as principal permitted uses in individual districts by reason of their special character or possible effect on surrounding areas or the general community. The Planning Commission may impose conditions on such projects relating to both design and operation, and will require public review of the permit to ensure compliance with conditions.
- *Architectural Review* - Most land use activities that result in physical design changes require architectural review. Those changes that are associated with a Development Plan or Conditional Use Permit application will require Architectural Review Board review, in addition to Planning Commission approval.
- *Tentative Subdivision, Tentative Parcel Maps and Condominium Conversions* - In conjunction with review of other permits and approvals for a development project, the Planning Commission will also review a proposed subdivision or parcel map.
- *Variance* - The Planning Commission may approve a variance from certain requirements of the Zoning Code if it makes specific findings regarding unique circumstances or characteristics of the property involved.

b. Coastal Development Permits/Development Plan Approvals

Multi-family housing is a permitted use in the PRD, PUD, CPD, CB, and M-RP Zones. This housing type includes rowhouses, townhouses, apartments, condominiums and community apartment projects. Multi-family housing is not subject to a conditional use permit in these zones. However, all uses, not only multi-family rental housing, are permitted subject to approval of a Development Plan and Coastal Development Permit approval.

A Development Plan basically describes the proposed development in terms of land uses, parking, circulation, building heights, building elevations and the number and types of dwellings in each building. After submittal of the Development Plan and Coastal Development Permit application, the Community Development Department circulates the application to other City departments as well as the special districts. The Planning Commission may then approve, conditionally approve or deny the project. The Planning Commission's decision may be appealed to the City Council. If the project is located in the Coastal Appeals Overlay District, the City's action may also be appealed to the California Coastal Commission.

c. Overlay Zones

In addition to the regulations governing individual zoning classifications, the City has six overlay districts. The regulations of the overlay districts apply to the land in the same manner as specific district regulations. Overlay regulations apply wherever the boundaries of the area are shown on the official zoning maps. When an overlay district is added to an individual zoning district, the provisions of the overlay district shall be effective in addition to the applicable

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

district regulations. If any of the provisions of the overlay district conflict with provisions of the specific zoning classification regulation, the provisions which are most restrictive are enforced. Table B-9 lists the six overlay districts.

Table B-9
City of Carpinteria
Zoning Overlay Districts

Overlay District	Map Designation
Coastal Appeals Area	CA
Environmentally Sensitive Habitat	ESH
Flood Hazard Area	FH
Specific Plan	S
Visitor-Serving/ Highway Commercial	V
R Residential	R

1) *Coastal Appeals Area.* The purpose of the CA Overlay District is to set forth special permit procedures for development located in the coastal appeals area, as defined in the City's official zoning maps, since development in this area is subject to appeal to the state Coastal Commission. The intent is to provide opportunities for the maximum amount of public participation in the review of such development by requiring a public hearing.

2) *Environmentally Sensitive Habitat.* The purpose of the ESH Overlay District is to protect and preserve areas in which plant or animal life or their habitats are either rare or especially valuable because of their role in the ecosystem and which could be easily disturbed or degraded by human activities and development. The intent of this district is to ensure that all development in such areas is designed and carried out in a manner that will provide maximum protection to sensitive habitat areas.

3) *Flood Hazard Area.* The purpose of this overlay district is to promote the public health, safety and welfare, and to minimize public and private losses in flood hazard areas defined or designated by the United States Department of Housing and Urban Development, Flood Insurance Administration including specifically the Flood Insurance Rate Map currently in effect. The intent of this district is to avoid exposing new development to flood hazard and to reduce the need for future flood control protective works and resulting alteration of stream and wetland environments by regulating development within flood hazard areas.

4) *Specific Plan.* The purpose of the Specific Plan Overlay district is to provide for a coordinated level of site planning for parcels which are under separate ownership but should be planned as a unit, prior to preparation of development plans. The intent is to ensure a more precise level of planning for such areas than is ordinarily possible under the land use plan. Therefore, a specific plan is an extension of the land use plan, including but not limited to the location and types of land uses, roads, open space, hazardous areas, and natural landmarks.

5) *Visitor-Serving/Highway Commercial.* The purpose of the V Overlay District is to provide for commercial development that will serve visitors to the city as well as local residents. The intent is to provide a mechanism for requiring adequate visitor-serving commercial uses in areas serving the beach and major highways and to ensure that such uses are appropriately integrated with other commercial needs of the community.

6) *R Residential.* The purpose of the R Overlay District is to provide the opportunity for residential-only development in zone districts which would otherwise not permit such uses. The

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

intent is to encourage rehabilitation of existing housing stock in certain commercial and industrial areas (excluding coastal dependent industry), to increase the City's stock of affordable housing through new residential-only developments in areas which allow commercial, industrial and mixed use developments, and to assist the City in maintaining an appropriate balance between jobs and housing. The R Residential Overlay District does not apply to Visitor-Serving Commercial (VC) designated parcels, with the exception that second story mixed use or residential use shall be allowed on VC designated parcels in the Downtown Core District.

The overlay districts do not adversely impact the supply and cost of housing. In fact, the R Overlay District seeks to increase the supply and reduce the cost of housing by permitting residential uses in certain commercial and industrial research park areas.

d. Permit and Approval Process Timelines for Residential Projects

Carpinteria has a limited inventory of undeveloped land that provides for the development of typical single-family, subdivision, or multi-family projects. Many developments are infill residential projects, particularly redevelopment of underutilized infill sites. Case files were reviewed to establish prototypical timelines for processing infill residential projects. The timelines commence from the date a complete application package was submitted to the Community Development Department.

Project 1: 1054 Cramer Road. Request to demolish two existing residences, divide the property for condominium purposes and construct four new two-story condominiums. Required a Tentative Parcel Map, Development Plan and Coastal Development Permit. ARB held meetings held on 05/26/05; 07/14/05 and 07/28/05. Planning Commission meeting held on 09/06/05. The project took 145 days to approve after the application was deemed complete.

Project 2: 4664 Fourth Street. Request to demolish an existing SFD and detached garage and construct a two unit condominium. Required a Development Plan, Tentative Parcel Map and Coastal Development Permit. ARB held meetings on 03/16/06; 4/27/06; 06/15/06 and 06/29/06. Planning Commission held meeting on 08/16/06. The project took 184 days to approve after the application was deemed complete.

Project 3: 4751 Ninth Street. Request to demolish existing house and construct a duplex. Required a Development Plan and Coastal Development Permit. ARB held meetings on 06/16/05. Planning Commission held meeting on 07/05/05. The project took 53 days to approve after the application was deemed complete.

Project 4: 1066 Cramer Road. Request to demolish existing home and construct three condominiums. Required a Tentative Parcel Map, Development Plan and Coastal Development Permit. ARB held meetings on 05/26/05; 07/15/05; 07/28/05. Planning Commission held meeting on 07/01/05. The project took 78 days to approve after the application was deemed complete.

e. Processing of Affordable Housing Developments

Since adoption of the prior Housing Element, the City has continually implemented the following Housing Element policy:

Facilitating 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

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

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.

This policy has been implemented with respect to the following projects: preservation of the 12-unit Atrium Apartments, Dahlia Court Expansion Project and Casas de las Flores.

f. Decision-Making Process

The Planning Commission reviews the specific applications listed on pages 29 and 30, as required by the zoning regulations applicable to a potential site. It has final review authority for Development Plans, Coastal Development Permits, Conditional Use Permits, Architectural Review, Tentative Parcel Maps, Condominium Conversions and Variances. The Planning Commission's decision may be appealed to the City Council or the City Council may appeal a Planning Commission decision to itself. The Planning Commission reviews and makes recommendations to the City Council for Annexations, Sphere of Influence Amendments, Local Coastal Program and General Plan Amendments, Zone Changes and Zoning Text Amendments, Specific Plans and Tentative Tract Maps. All of these City Council decisions, except for some instances Tentative Subdivision Maps, are subject to review and approval by the State Coastal Commission.

Typical single and multi-family projects require a Development Plan and Coastal Development Permit and Architectural Review. Subdivision maps are reviewed in conjunction with the review of other permits. The decision making criteria include the Coastal Plan and General Plan goals, objectives and policies as well as the development standards and findings set forth in the Zoning Code. In order to expedite the permit process, the Community Development Department encourages applicants to participate in a Conceptual Review process before an application is formally submitted to the City, or to consult with planning staff at the public information counter. The City also has prepared an 'Applicant's Guide' to show applicants the process for projects that require review by the Planning Commission or City Council. The Guide includes information about how to submit a complete application package. Through these efforts, the City reduces the costs and time involved in processing development applications.

The certainty of approval of a development application is a function of the due diligence of the applicant with respect to submitting a proposal that is complete and satisfies the development standards and policies. The Community Development Department's 'Applicant Guide' encourages applicants to consult with the Department to find out the zoning regulations that may affect the project, the types of permits that may be needed, and what fees are required. The Applicant Guide, included as Attachment B, also describes the nature and sequence of steps that comprise the development review process.

2. PUD Processing and Procedures

According to HCD, the analysis should include a review of the following topics:

- *Describe and analyze other applicable regulations and processes such as design review and planned unit development (PUD) districts.*
- *The element should also describe the typical processing time and procedures of a residential PUD, from the "preliminary review" process to final approval by the governing board, and how development standards (e.g., setbacks and minimum lot area) and allowable densities are determined for the (PUD) zone.*

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Permitted uses subject to Development Plan approval in the PUD district include:

Residential units, either attached or detached, including single-family dwellings, rowhouses, townhouses, apartments, condominiums, modular homes and mobile homes on a permanent foundation; provided that the units are clustered to the maximum extent feasible for modular/mobile home PUDs.

The PUD District has established standards regarding maximum building coverage, minimum open space and maximum building height. The development standards are as follows:

- Parking per the parking regulations for each land use
- Building coverage - maximum of 30%
- Building height - maximum of 30 feet
- Common open space - minimum of 20% of lot area
- Landscaping - in accordance with approved development plan
- Density - determined at time of designation unless already established by the General Plan/ Coastal Plan

In determining the appropriate density, the following factors are considered:

1. Protection of the scenic qualities of the site;
2. Protection of natural and/or coastal resources, e.g., habitat areas, archaeological sites, etc;
3. Avoidance of siting of structures on hazardous areas;
4. Provision of public open space, recreation, and/or beach access;
5. Preservation of existing healthy trees;
6. Mix of housing types and provision of low and moderate income housing opportunities;
7. Density in surrounding areas;
8. Service system constraints.

Standards with regard to setbacks, lot area and distance between buildings have not been established. The reason is that the intent of the PUD District is to “encourage clustering of structures to preserve a maximum amount of contiguous open space.” To this end, the “intent is to promote multiple residential development rather than single-family subdivisions....”

The process of approving a PUD involves the preparation of a Development Plan by the applicant. The contents of a Development Plan have been described previously in the analysis of potential governmental constraints. Prior to approving a Development Plan, the City Council or Planning Commission shall determine that the following requirements have been met:

1. That the density and type of proposed development is in conformance with the Coastal Land Use Plan;

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

2. That adequate provisions have been made within the proposed conditions, covenants and restrictions to establish permanent care and maintenance of public and common open spaces, recreational areas and facilities;
3. That the existing and proposed circulation is suitable and adequate to serve the proposed uses;
4. That setbacks and distances between buildings meet all of the provisions of Section 14.16.070;
5. That the development includes a mixture of housing types and that buildings and structures are clustered to the maximum extent feasible to provide the maximum amount of contiguous open space.

The PUD Zone does not have negative impacts on the cost and supply of housing. The zone encourages and facilitates a mixture of housing types, promotes multiple residential housing, and encourages the provision of low and moderate income housing.

3. Community Design Review Process

According to HCD, the analysis should include a review of the following topic:

If the jurisdiction has a design review process, the element should describe and analyze review approval procedures and decision-making criteria. The analysis could also indicate whether objective standards and guidelines exist to allow an applicant for a residential development permit to determine what is required in order to mitigate cost impacts.

a. Community Design Element

The General Plan Community Design Element identifies citywide and specific key design characteristics of Carpinteria valued by the community. The Element includes the following major components to address these issues:

- Citywide Community Design Objectives and Policies;
- Town Map identifying the geographical framework of where key physical design components are located;
- Key physical community design characteristics objectives and policies; and
- Detailed objectives and policies for six sub-areas.

The Community Design Element objectives and policies are intended to guide the quality of future development that residents would like to continue and preserve.

The Community Design Element furthers the purpose of Coastal Act §30251. That section states that the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Plan prepared by the State Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Residential projects are evaluated in terms of how they comply with the City's community design policies and objectives. The policies and objectives are expressed in narrative policy statements with specific examples of how applicants can comply with the community design policies and objectives. For instance, graphic examples are given with respect to mass and scale and color and materials.

The community design review process is conducted concurrently with the evaluation of project's applications for discretionary permits such as a Development Plan and/or Tentative Parcel Map. That means applicants do not need to go through a separate community design review process. However, projects are subject to Architectural Review Board review of site plans, building elevations and landscape plans.

Attachment C contains two examples of how the community design analysis is handled as part of a project's review. These examples are from staff reports submitted to the Planning Commission when that body considered approval of the project application.

b. Sub-Area 3 Residential Design Guidelines

Residential design guidelines also have been established for an area bounded by Highway 101 on the south and by agricultural lands outside the City limits on the west, north and east. The area is composed primarily of single-family neighborhoods laid out in a suburban pattern typical of new development in the 1950s through the 1980s. The guidelines are primarily applicable to R-1 zoned properties in the Santa Monica, Canalino and El Carro neighborhoods, but may also be used as a tool to assist in evaluating single-family dwellings in other residential zone districts. The guidelines do not apply to the City's planned multi-family affordable housing developments.

The guidelines are divided into five sections:

- Mass and Scale
- Architectural Elements
- Color and Materials
- Privacy
- Solar Access

Each section describes aspects related to a specific facet of designing a single-family home, and provides guidelines for addressing each of these areas. Specific examples are provided for each section in narrative descriptions, illustrations and photographs.

The guidelines provide more specific guidance than the Zoning Code. While the Zoning Code sets standards for building height, lot coverage, floor area ratio and setbacks, these are established as maximums or minimums, and therefore, the guidelines are intended to be more specific about the appropriate size of a building given its neighborhood context.

The design guidelines do not mandate specific materials. The guidelines promote "a limited number of materials on the exterior face of the building or structure (wood, concrete, brick, stone)." In addition, the guidelines state, "Materials should be high quality and durable (taking into consideration its use and climate)."

In effect, the guidelines serve to implement the policies and standards of the Municipal Code and Community Design Element within the specific geographic region defined above.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

4. Inclusionary Housing Ordinance

a. Housing Element Requirements

HCD guidance indicates the analysis should include the following:

If the jurisdiction has adopted an inclusionary ordinance, the element must provide an analysis of the ordinance. For example, the element should describe the types of incentives the jurisdiction has or will adopt to encourage and facilitate compliance with inclusionary requirements, what options are available for developers to meet affordability requirements, how the ordinance interacts with density bonus law, the amount of any in-lieu fee, and what finding a developer must make in order to choose to pay the in-lieu fee. If the jurisdiction has established a housing fund to collect any in-lieu fees, the element should describe the total amount available for housing production and any planned uses for the funds.

More specifically, a housing element must include:

- *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels.*
- *Address and, where appropriate and legally possible, remove the governmental constraints to the maintenance, improvement, and development of housing.*
- *Remove governmental constraints that hinder a locality from meeting its share of the regional housing need.*

b. Description of Inclusionary Housing Ordinance

The City of Carpinteria has adopted an Inclusionary Housing Ordinance to encourage the development and availability of affordable housing in the above moderate income category in an effort to provide housing for middle income and critical work force households that cannot afford the cost of housing in Carpinteria, and to ensure that the private sector, as well as the public sector, contributes to and participates in providing adequate housing for all economic segments of Carpinteria.

Residential development projects of five or more housing units involving a subdivision map for the purpose of creating individual ownership units or parcels, must construct 12% of the total units at a price affordable to households earning 121% of the area median income.

The City has provided incentives for developers to facilitate inclusionary requirements. A developer may request and the City may approve one incentive to facilitate the construction of inclusionary units, if the developer can demonstrate that the modification is necessary to provide for affordable housing cost.

Incentives for condominium multi-family development may include one of the following:

- Allow an encroachment into the required side yard setback up to three feet from the property line, provided any structure on the adjacent parcel is setback a minimum of five feet from the side property line;
- Allow a modification to the requirement for covered parking spaces;
- Allow building coverage to exceed zoning ordinance standards;

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

- Allow a modification to requirements for separation between structures on the same site or parcel;
- Allow a modification of private or common open space requirements, not to exceed twenty-five (25) percent; or
- Allow a modification to any other development standard that is mutually agreed to by the City and the developer that can be demonstrated as necessary to provide for affordable housing.

Incentives for single-family development may include one of the following:

- Allow an encroachment into the required side yard setback up to three feet from the property line, provided any structure on the adjacent parcel is setback a minimum of five feet from the side property line;
- Allow building coverage to exceed zoning ordinance standards;
- Allow tandem parking in garages;
- Allow a modification to the minimum lot size requirement; or
- Allow a modification to any other development standard that is mutually agreed to by the city and the applicant that can be demonstrated as necessary to provide for affordable housing cost.

Project applicants may request more than one incentive provided that the project will result in at least one of the following public benefits:

- Energy efficient heating; or
- Provision of affordable housing through a mix of housing types and innovative design and construction techniques, or other means; or
- Provision of a larger amount of open space or landscaping than the minimum requirements.

If it is determined that the construction of the affordable units is infeasible, the inclusionary ordinance provides for an in-lieu fee. The current in lieu fee is \$367,300 for a condominium and \$557,900 for a single-family dwelling. No request to use the in lieu fee program has been received by the City since adoption of the program in June 2004.

The ordinance currently does not provide for the affordable housing to be provided off-site.

The in-lieu fees collected are deposited into an affordable housing trust fund. The fund is used exclusively for the provision of affordable housing and for reasonable costs associated with the development, maintenance and oversight of the affordable housing. The fund includes in-lieu fees as well as other funds available to the City for exclusive use for the provision of affordable housing. Currently, the trust fund has \$225,000 available to provide affordable housing.

c. Impacts on the Cost or Supply of Housing

The City of Carpinteria's inclusionary ordinance has not adversely impacted the cost or supply of housing and has not hindered efforts to meet its share of the regional housing need.

While the supply of housing is impacted by several factors - most notably a weak economy and unusually high unemployment - the inclusionary ordinance has not diminished the production of housing. The ordinance was enacted in June 2004. Table B-10 shows the housing units constructed before and after the ordinance was adopted. As Table B-10 shows, 53 housing units were constructed between 2000 and 2004 and 105 housing units were constructed between

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

2005 and 2009. Consequently, it can be concluded that the inclusionary housing ordinance has not caused a reduction in the supply of housing.

Table B-10
City of Carpinteria
Housing Units Constructed - 2000-2009

Year of Construction	Number of Housing Units
2000	40
2001	3
2002	4
2003	2
2004	4
Subtotal	53
2005	6
2006	7
2007	21
2008	60
2009	11
Subtotal	105

Source: State Department of Finance, Demographic Research Unit, Population and Housing Estimates

Another factor related to potential impacts on the housing supply is the type of residential projects excluded from the inclusionary housing ordinance. Inclusionary housing is only required for ownership projects of five or more housing units. The following are excluded from the inclusionary housing requirement:

- Residential developments of four housing units or fewer;
- A project with rental dwelling units that may not be separately owned or conveyed under the State Subdivision Map Act;
- Residential building additions, repairs or remodels; provided that such work does not increase the number of existing units by five or more units;
- Housing projects that are comprised entirely of units restricted for long-term affordability to moderate, low, or very-low income households, as defined by the State Health and Safety Code;
- Project sites identified in the General Plan and/or Coastal Land Use Plan as having specific affordable housing requirements (e.g., Carpinteria Bluffs); and
- Projects that replace or restore residential units damaged or destroyed by fire, flood, earthquake or other disaster; provided that such replacement or restoration does not increase the number of existing units by five or more units.

The inclusionary housing requirement encourages the development of affordable housing in the above moderate income category (121% to 200% AMI) in an effort to provide housing for middle income and critical work force households that cannot otherwise afford the cost of housing in Carpinteria. The inclusionary requirement impacts only 12% of an otherwise market rate housing development. An eight-unit complex would have one inclusionary housing unit and seven market rate units.

Table B-11 lists the projects that will have inclusionary housing units developed during the planning period of the Housing Element.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Table B-11
City of Carpinteria
Inclusionary Housing Units

Development	Number of Units	% of Area Median Income
Lavender Court	5 units	121-200%
Sparrow's Landing	1 unit	121-200%
Mission Terrace	3 units	160-200%
Lagunitas Mixed Use	9 units 2 units	121-200% 160-200%
Green Heron Spring	4 units	121-200%

The cost of housing is influenced by many variables such as a strong or weak economy, high or low interest rates and lax or stringent mortgage loan underwriting guidelines. Given the host of variables impacting housing costs, the contribution of inclusionary housing policies is difficult to isolate.

The Inclusionary Housing Ordinance was enacted in mid-year 2004 during a period in which housing prices throughout the country were beginning to escalate until finally reaching an unsustainable pace. In Southern California, housing prices peaked in August 2007 and then decreased very dramatically. According to the California Association of Realtors, housing prices bottomed out between February 2009 and April 2009 in most Southern California counties. Since that time, housing prices have increased in all of the counties of Southern California.

As a result of the above analysis, the City concludes that the Inclusionary Housing Ordinance does not adversely impact the cost or supply of housing, nor does the opportunity of allowing only one incentive. The City also finds that the Inclusionary Housing Ordinance does not hinder the City from meeting its share of the regional housing need. The City plans to meet its share of the regional housing need through affordable rental housing development and on sites which have an affordable housing requirement (e.g., Carpinteria Bluffs). These developments are excluded from the requirements of the Inclusionary Housing Ordinance.

Further, if a project is developed under the State Density Bonus program, additional incentives are awarded. This was the case with the Dahlia Court Apartments Expansion Project which received reductions in parking requirements as well as reductions in setbacks. These were also combined with the benefit of receiving a 50% reduction in development impact fees. Therefore, it is clear that the City's incentive policy has not hindered the development of affordable housing. This can also be evidenced by the number of units approved and built as shown in Table B-11 above.

Finally, while the in lieu fee option has not been used and therefore its effectiveness cannot be evaluated, it remains a viable option for developers in the circumstance that it is infeasible to construct affordable units onsite. The City retains discretion as to whether to allow in lieu fee payment or not. And, if the fee were paid, there are multiple opportunities for the City to use the money to support the development of affordable housing elsewhere in the community. And, oftentimes, it is possible that money collected from in lieu fees can be leveraged with other matching funds such that an even greater benefit may be achieved.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

5. Special Needs Housing

HCD guidance indicates the analysis should include the following:

Describe and analyze the permit requirements and process for emergency shelters, transitional housing, supportive housing, single-room occupancy units, and farmworker housing.

As previously explained, under the current zoning regulations an applicant who wanted to operate an emergency shelter would require a Conditional Use Permit. Transitional and supportive housing that took the form of housing six or fewer persons in a single-family home would be considered a single-family residential use. An application for transitional and supportive housing in a multi-family structure would need a Development Plan approval. None of these residential uses would require more processing time than any other application that required a Development Plan approval or approval of other permits.

The zoning regulations do not define or establish development standards for SRO housing. The zoning regulations define a residential use similar to SROs as follows:

Efficiency dwelling unit means a single dwelling unit which does not contain a bedroom and which is located within a building containing more than one dwelling unit, often referred to as a studio apartment.

Efficiency dwelling units are not listed as permitted uses in the PRD or PUD zones. However, if an application were submitted for SRO housing, the most likely zone would be PRD or PUD.

Health and Safety Code §17021.5(b) states:

Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

Health and Safety Code §17021.6(b) precludes a local government from requiring a conditional use permit, zoning variance or other zoning clearance for certain agricultural housing. More specifically, this code section states:

Any employee housing consisting of no more than 12 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

The City's Zoning Code will be amended to add a definition of "employee housing" consistent with the Health and Safety Code and to state the zones in which such housing will be permitted by right, without a Conditional Use Permit.

An application for farm employee housing is processed in the same manner and timeframe as any other multi-family use in the PRD and PUD zones.

G. CONSTRAINTS ON MEETING SHARE OF REGIONAL HOUSING NEEDS

The Housing Element Law requires the City to identify and remove any governmental constraints that hinder meeting the community's share of the regional housing need. The City's share of the regional housing need is 305 housing units.

As explained in Technical Appendix D, through current and proposed actions the City will have sites with sufficient capacity to accommodate the entire regional share need for each income group. Public services and facilities are also adequate or have enough capacity to accommodate new development equivalent to the City's regional share.

For purposes of facilitating housing for lower income households, the City will continue the practices of subsidizing fees, providing relief from covered parking and parking space requirements and working actively with nonprofit housing groups.

With regard to funding, the City has allocated HOME and CDBG funds and other City housing funds to affordable housing developments. However, other resources that are available from the State and Federal governments on a competitive (not entitlement) basis are needed to achieve affordable housing developments.

H. CONSTRAINTS ON HOUSING FOR DISABLED PERSONS

The State Housing Element Law requires the City to:

Analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities and demonstrate local efforts to remove any such constraints.

More specifically, HCD recommends an analysis:

To identify whether the locality has an established reasonable accommodation procedure, review zoning laws, policies, and practices for compliance with fair housing laws; evaluate permits and processing as they affect applications from disabled persons; and review Building Code amendments and practices that might diminish the ability to accommodate persons with disabilities.

1. Reasonable Accommodation Procedure

HCD recommends that the analysis:

Identify whether the locality has an established reasonable accommodation procedure and describe how that procedure operates with respect to zoning, permit processing, or building codes, accommodating procedures for the approval of licensed residential care facilities, Fair Housing Amendment Act (FHAA) physical accessibility efforts, and an evaluation of the zoning code for FHAA compliance.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

The Federal Departments of Justice (DOJ) and Housing and Urban Development (HUD) as well as the California Attorney General all encourage cities to adopt a reasonable accommodation procedure. For example, both DOJ and HUD state:

*Local governments are encouraged to provide mechanisms for requesting reasonable accommodations that operate promptly and efficiently, without imposing significant costs or delays. The local government should also make efforts to insure that the availability of such mechanisms is well known within the community.**

*Joint Statement of the Department of Justice and the Department of Housing and Urban Development, *Group Homes, Local Land Use, and the Fair Housing Act*, August 18, 1999, page 4.

On May 15, 2001 the State Attorney General transmitted a letter to all local governments advising the localities to consider adoption of a reasonable accommodation procedure. In that letter, the Attorney General stated:

Both the federal Fair Housing Act (FHA) and the California Fair Employment and Housing Act (FEHA) impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations and practices when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

The City has an adopted formal procedure for a disabled applicant's request for a reasonable accommodation. According to the zoning regulations (Section 14.08.017), "accommodation" has the following meaning:

Accommodation means any reasonable, necessary and/or feasible modification from the city's land use, and building laws, rules, policies, practices and/or procedures to provide a disabled person an equal opportunity to access publicly funded buildings, facilities and programs, or privately funded housing, including single and multiple-family dwelling units, and public accommodations as those citizens who are not disabled.

The zoning regulations (Section 14.08.173) define a "disabled person" as follows:

Disabled person means any person who has a medical, physical, or mental condition, disorder or disability, as defined in California Government Code §12926, that substantially limits one or more major life activities.

The City's reasonable accommodation policy (Section 14.61.040) is stated below:

Any disabled person, or his or her representative, may request an accommodation from any of the city's land use, zoning or building laws, rules, policies, practices and/or procedures when accommodation is reasonable and necessary to afford such persons equal opportunity to access publicly funded buildings, facilities or programs, or privately funded housing, including single- and multiple-family dwelling units, and public accommodations on an equal opportunity basis with citizens who are not disabled.

In accordance with the City's reasonable accommodation policy, the City has taken the following actions:

At all public counters in the department where decisions are made regulating the siting, funding, development and use of housing, a notice is prominently displayed advising

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

potential applicants that they may request an accommodation regarding any existing land use, zoning or building law, rule, policy, practice and/or procedure.

Forms for requesting an accommodation pursuant to this chapter are readily available in all such departments.

The process involves the following steps: the disabled person (or representative) submits an application to the department having jurisdiction and then the department director investigates the facts bearing on the application. Within 30 days, the department may grant the accommodation; deny the request; offer alternatives; or approve the request. The applicant may appeal a department decision to the Planning Commission.

The criteria (§14.61.080) for granting an accommodation are as follows:

1. The request for accommodation is reasonable and necessary to afford the applicant with an equal opportunity to access publicly funded buildings, facilities and programs, or privately funded housing, including single- and multiple-family dwelling units, and public accommodations on an equal basis with others who are not disabled;
2. There are no preferable and/or feasible alternatives to the requested accommodation that may provide an equivalent level of benefit;
3. The physical attributes of, and any proposed changes to, property and structures are compatible with surrounding development;
4. The requested accommodation will not impose an undue financial or administrative burden on the City;
5. The requested accommodation will not require a fundamental alteration of the city's land use, zoning or building laws, rules, policies, practices and/or procedures, and is consistent with the city's local coastal program;
6. The potential impact on surrounding uses has been considered; and
7. Any other factor(s) that may have a bearing on the request have also been considered.

The City's reasonable accommodation policy meets the standards of HUD, DOJ and the Office of the State Attorney General.

2. Zoning and Land Use

HCD recommends:

A review of all zoning laws, policies and practices for compliance with fair housing laws; broaden the definition of family, identify zones allowing licensed residential care facilities including those zones where facilities for seven or more persons are permitted, review siting or separation requirements for licensed residential care facilities, and residential parking requirements for persons with disabilities.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

a. Definition of Family

In 1980, the California Supreme Court in the *City of Santa Barbara v. Adamson* struck down a municipal ordinance that permitted any number of *related* people to live in a house in a R1 zone, but limited the number of *unrelated people* who were allowed to do so to five. A group home for individuals with disabilities that functions like a family could be excluded from the R-1 zone solely because the residents are *unrelated* by blood, marriage or adoption.

Both State and Federal fair housing laws prohibit definitions of family that either *intentionally* discriminate against people with disabilities or *have the effect* of excluding such individuals from housing. Fair housing laws, for instance, prohibit definitions of family that limit the development and siting of group homes for individuals with disabilities (but not families similarly sized and situated). Such definitions are prohibited because they could have the effective of denying housing opportunities to those who, because of their disability, live in a group setting. The failure to modify the definition of family or make an exception for group homes for people with disabilities may also constitute a refusal to make a reasonable accommodation under the Fair Housing Act.

The City's zoning regulations (§14.08.235) define a family as follows:

Family means one or more persons related by blood or marriage, or a group of not to exceed five persons not all related by blood or marriage, occupying premises and living as a single non profit housekeeping unit, as distinguished from a group occupying a boardinghouse or lodginghouse, hotel, club, or similar dwelling for group use. A family shall not include a fraternal, religious, social, or business group. A family shall be deemed to include domestic servants employed by the family.

A definition of family should look to whether the household functions as a cohesive unit instead of distinguishing between related and unrelated persons. The definition of "family" should emphasize the functioning of members as a cohesive household. Two examples are given below and on the next page.

Example #1: One or more persons living together as a single housekeeping unit in a dwelling unit.

Single housekeeping unit: One person or two or more individuals living together sharing household responsibilities and activities including, for example, sharing expenses, chores, eating evening meals together and participating in recreational activities and having close social, economic and psychological commitments to each other.

Dwelling unit: A group of two or more rooms, one of which is a kitchen, designed for occupancy by one family for living and sleeping purposes.

Example #2: Any group of individuals living together as the functional equivalent of a family where the residents share living expenses and chores, eat meals together and are a close group with social, economic and psychological commitments to each other. A family includes, for example, the residents of residential care facilities and group homes for people with disabilities. A family does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries or nunneries.

[Source: *Fair Housing Impediments Study: How Land Use and Zoning Regulations and Practices Impact Housing for Individuals with Disabilities*, prepared by Kim Savage, Mental Health Advocacy Services, Inc. for the City of Los Angeles Housing Department.]

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

The City's zoning regulations (§14.08.330) define a "housekeeping unit" as, "a person or group of persons making common use of a kitchen and other living quarters." The City will revise its definition to reference households, housekeeping unit and specify that the definition explicitly includes the "residents of residential care facilities and group homes for people with disabilities."

b. Zones Allowing Residential Care Facilities

The City has several land uses comparable to residential care facilities, including:

- Small family care homes which include adult group homes with a capacity of one to three persons. These are residential homes providing 24-hour non-medical care.
- Large family care homes which include adult group homes with a capacity of four to six persons. These are residential homes providing 24-hour non-medical care.
- Rest homes which provide housing and general care for the aged or the convalescent.

Single-family homes are allowed in the R-1, PRD, PUD, MHS/PUD and MHP Zones. The R-1 Zone permits "small family care homes" and conditionally permits "large family care homes." The PRD Zone allows rest homes and convalescent homes subject to a Conditional Use Permit. The other zones do not mention licensed residential care uses as either a permitted or conditionally permitted use.

The City has two licensed residential care facilities. The California Department of Social Services licenses care facilities for persons who cannot live alone but who do not need extensive medical services. Carpinteria has one Residential Care Facility for the Elderly with a capacity of six persons which is located in the 6-R-1 single-family zone. These facilities provide care, supervision and assistance with activities of daily living, such as bathing and grooming. The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. The City also has one Adult Residential Facility with a capacity for six persons which is located in the 7-R-1 single-family zone. These facilities can be of any capacity and they provide 24-hour non-medical care for adults ages 18 through 59 who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled and/or mentally disabled.

Under California state law, licensed facilities serving six persons or fewer receive special land use protection. California requires that many types of licensed facilities serving six persons or fewer be treated like single-family homes for zoning purposes. Except in extraordinary cases in which even a single-family home requires a Conditional Use Permit, these laws bar Conditional Use Permits for facilities that serve six or fewer persons.

The land use protection applies to:

- Intermediate care facilities for individuals who have developmental disabilities (Health and Safety Code §1267.8)
- Residential facilities for persons with disabilities and for abused children (Health and Safety Code Section 1566.3, and Welfare and Institution Code §5116)
- Residential care facility for the elderly (Health and Safety Code §1569.87)
- Alcoholism and drug treatment facilities (Health and Safety Code §11834.23)

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

- Residential facilities for persons with chronic life threatening illness (Health and Safety Code §1568.0831)*

*[*Law Offices of Goldfarb & Lipman, *Between the Lines: A Question and Answer Guide on Legal Issues in Supportive Housing*, 1999, pg. 110.]*

For example, Health and Safety Code §1566.3 states:

No conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility which serves six or fewer persons which is not required of a family dwelling of the same type in the same zone.

A residential facility:

A residential facility means any family home, group care facility, or similar facility for 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

Further:

Family dwelling includes, but is not limited to, single-family dwellings, units in multi-family dwellings, including units in duplexes and units in apartment dwellings, mobilehomes, including mobilehomes located in mobilehome parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned developments.

To achieve consistency with fair housing laws, the City will amend its zoning regulations with respect to permitting residential care facilities for six or fewer persons in all zones that permit single-family homes. As a part of amending the zoning regulations, the City may establish an all-inclusive term such as “licensed group homes” to identify the scope of residential care facilities to be permitted uses rather than conditionally permitted uses.

In addition, State law requires that residential care facilities not be defined within the meaning of boarding house, rooming house, institution or home for the care of minors, the aged, or the mentally infirm, foster care home, guest home, rest home, sanitarium, mental hygiene home or other similar term which implies that a residential facility is a business run for profit.

The City’s zoning regulations have definitions for three of these terms:

- Boardinghouse means any building or portion thereof, containing not more than five guest rooms which are used by not more than five guests where rent is paid in money, goods, labor or otherwise.
- Lodginghouse or roominghouse means the same as boardinghouse. §14.08.370.
- Rest home or congregate care facility means an establishment that provides housing and general care for the aged or the convalescent.

Residential care facilities, therefore, are not defined within the meaning of land uses that are businesses run for profit.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

c. Residential Care Facilities for Seven or More Persons

The zoning regulations mention “special care homes” as a conditionally permitted use in the PRD and PUD zones. This use is defined as follows:

Special care home means a residential home providing twenty-four-hour nonmedical care and supervision that has a license for a capacity of seven or more clients from the state Department of Health or a licensing agency authorized by said Department as a “large family home-adults, group home-children,” “group home-adults,” or “foster home.” Section 14.08.565

State law, as the summary below explains, allows cities to require a Conditional Use Permit for residential care facilities for seven or more persons.

Because California law only protects facilities serving six or fewer residents, many cities and counties restrict the location of facilities housing seven or more clients. They may do this by requiring use permits, adopting special parking and other standards for these homes, or prohibiting these large facilities outright in certain zoning districts. While this practice may raise fair housing issues, no published California decision prohibits the practice, and analyses of recent State legislation appear to assume that localities can restrict facilities with seven or more clients. Some cases in other federal circuits have found that requiring a conditional use permit for large group homes violates the federal Fair Housing Act. However, the federal Ninth Circuit, whose decisions are binding in California, found that requiring a conditional use permit for a building atypical in size and bulk for a single-family residence does not violate the Fair Housing Act. [emphasis added]*

(*Barbara Kautz, Goldfarb & Lipman LLP, *Select California Laws Relating to Residential Recovery Facilities and Group Homes*, pg. 3, (presented at the Residential Recovery Facilities Conference, Newport Beach, March 2, 2007)

However, the City would adhere to the DOJ and HUD interpretation of the Fair Housing Act. In this regard, the two Departments state that:

...because persons with disabilities are entitled to request reasonable accommodations in rules and policies, the group home for seven persons with disabilities would have to be given the opportunity to seek an exception or waiver.

The City’s reasonable accommodation procedure does permit persons with disabilities (or their representatives) to request reasonable accommodations for group homes for seven or more persons with disabilities.

d. Siting or Separation Requirements for Licensed Residential Care Facilities

The City’s zoning regulations do not establish siting or separation requirements for the facilities.

Overconcentration of certain care homes in a neighborhood is regulated by the State for licensed facilities. Except for foster homes and elderly care, licenses issued by the California Department of Social Services (CDSS) must be a minimum of 300 feet from any other licensed home (as measured from the outside walls of the house - Health and Safety Code §1520.5). If a home is closer than 300 feet, an exemption must be granted by the City, otherwise the license is denied. This 300-foot separation restriction does not apply to licenses issued by the State Department of Alcohol and Drugs for rehabilitation homes.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

CDSS must submit any application for a facility covered by the law to the city where the facility will be located. The City may request that the license be denied based on the overconcentration or an existing facility (or within 1,000 feet of a congregate living health facility) unless the City approves the application. Even if there is adequate separation between the facilities, a city or county may ask that the license be denied based on overconcentration.

These separation requirements apply only to facilities with the same type of license. For instance, a community care facility would not violate the separation requirements even if located next to a drug and alcohol treatment facility.

The City complies with fair housing laws as they relate to spacing and separation requirements. The City has not adopted a standard different from or more stringent than the one the State applies. Moreover, the DOJ and HUD acknowledge that neighborhoods as well as the disabled may suffer if licensed residential care facilities are over concentrated. The DOJ and HUD offer the following guidance:

...if a neighborhood came to be composed largely of group homes, that could adversely affect individuals with disabilities and would be inconsistent with the objective of integrating persons with disabilities into the community. Especially in the licensing and regulatory process, it is appropriate to be concerned about the setting for a group home. A consideration of over-concentration could be considered in this context. This objective does not, however, justify requiring separations which have the effect of foreclosing group homes from locating in entire neighborhoods.

[*Joint Statement of the Department of Justice and the Department of Housing and Urban Development, *Group Homes, Local Land Use, and the Fair Housing Act*, August 18, 1999, page 4.]

e. Parking Requirements for Persons with Disabilities

The City's parking standards are established for different uses, not in terms of the occupants of the use. For instance, the City does not have specific parking standards for single- or multi-family housing occupied by disabled or elderly persons. The City's parking standards for land uses similar to licensed residential care facilities are as follows:

- Boardinghouses and lodgings: one space per four bed spaces and one space per two employees.
- Rest homes, family care and special care homes, and other group care or congregate care facilities: one space for each three beds plus one space for each employee.

The City, however, recognizes that disabled persons who occupy licensed residential care facilities generate a parking need different from non-disabled persons. For instance, developmentally disabled persons may not have licenses to drive a car. The reasonable accommodation procedure provides the mechanism for disabled persons (or their representatives) to request a reduction and/or waiver of parking requirements.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

3. Permits and Processing

According to HCD:

Issues to evaluate include the process for requesting retrofit for accessibility, ensuring compliance with all State laws regulating permit requirement of licensed residential care facilities with fewer than six persons in single-family zones, and identification of any conditions or use restrictions for licensed residential care facilities with greater than six persons or group homes that will be providing services on-site.

a. Requesting Retrofit for Accessibility

Non-structural retrofits within buildings like adding grab bars, replacing doorknobs with single-lever doorknobs, and exchanging toilets do not require building permits, or City approvals. Structural retrofits like widening doorways or constructing ramps require a building permit. These requirements are the same for single- and multi-family housing. Tenants residing in apartments must first obtain permission from the owner and/or property manager to make the retrofits.

b. Ensuring Compliance with all State Laws Regulating Requirements for Licensed Residential Care Facilities

As explained earlier, the City will complete amendments to the zoning regulations in order to ensure compliance with all State laws that regulate licensed residential care facilities.

c. Conditions or Use Restrictions for Licensed Residential Care Facilities with Greater than Six Persons or Group Homes that will be Providing Services On-Site

Apart from requiring a Conditional Use Permit for “special care homes” in the PRD and PUD zones, the City has no other conditions or use restrictions on group homes serving seven or more persons. As previously mentioned, the reasonable accommodation procedure does permit persons with disabilities (or their representatives) to request reasonable accommodations for group homes for seven or more persons with disabilities. This would include a request to provide support services.

4. Building Codes

HCD recommends that the analysis include:

The year of the Uniform Building Code adoption and any amendments that might diminish the ability to accommodate persons with disabilities, identification of adopted universal design elements in the building code, the provision of reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits.

a. Building Code Adoption and Amendments

The City has adopted and enforces the most recent Uniform Building Code (UBC). This Code is the 2007 California Building Code, effective January 1, 2008. The City adheres to the Title 24 accessibility requirements.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

b. Universal Design Elements

The City understands that universal design aims to serve all people of all ages, sizes and abilities and is applied to all buildings. For instance, a universal design feature is any component of a house that can be used by everyone regardless of his or her level of ability or disability. A feature, for instance, can prohibit steps at entrances or require single-lever water controls at all plumbing fixtures and faucets.

Although the City has not adopted a “universal design ordinance” this is not deemed a constraint on existing or new housing for disabled persons. The application of universal design requirements would have limited application, given the scarcity of vacant and underutilized land.

c. Building Code Reasonable Accommodations

The City’s adopted procedure does permit building code reasonable accommodations. According to the reasonable accommodation policy, “Any disabled person, or his or her representative, may request an accommodation from any of the city’s land use, zoning or *building* laws, rules, policies, practices and/or procedures....” [emphasis added]

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Attachment A Administrative Procedures for the Collection of Development Impact Fees (November 14, 2006)

I. What are Development Impact Fees?

Applicants obtaining a permit to build in Carpinteria pay Development Impact Fees (DIF's)¹ that are applicable to their project. The revenue generated from DIF's contribute to funding the cost of building public roads, street intersections and freeway interchanges, parks, and similar improvements needed to serve our community as it grows. The fee is charged based on a formula that ensures that new supplements DIF revenue with the revenue from various sources such as grants, State and federal transportation allocations, and City are typically paid for at the time that the building permit is taken out².

Other Carpinteria public agencies also charge DIF's. These agencies include the Carpinteria Unified School District and the Carpinteria-Summerland Fire Protection District. As with the fees collected to offset the cost of street and park improvements the City, the School and Fire District DIF's pay for the increment of capital costs associated with new development that impacts school and fire protection needs in the community. The Carpinteria-Summerland Fire Protection District's DIF was created by the City on behalf of the District.

It is important to note that DIF's are distinct from planning charges, plan check and building permit fees. Planning charges paid for the projects that require a Development Plan permit or other discretionary permit review are collected via deposit at the beginning of the application process and as required to complete development review. Plan check and building permit fees pay for the cost of reviewing construction plans for compliance with the City's building codes and providing building inspection services. DIF's are also distinct from connection and services charges of the Carpinteria Sanitary District and the Carpinteria Valley Water District that an applicant must pay in order to gain utility service for a development project.

II. How are Development Impact Fees calculated for my Project?

The City's DIF's are calculated by determining the appropriate Land Use category (see Attachment A) for the project and applying the established fee (see Attachment B) on a per unit, per gross acre, per gross square foot, or per room basis, depending on the development type³.

The Fire District DIF's, imposed and collected by the City on behalf of the District, are similarly charged either on a per dwelling unit or per square foot basis.

City staff determines the Land Use category into which the project best fits. The Land Use categories have been created to be similar to zoning districts for ease of use but also to take into consideration intensity of use. The overall development (use) of a site is considered in determining how to calculate the fee, including building areas and improved areas other than buildings, such as covered areas and outdoor areas. Some development may result in the application of more than one Land Use category in the fee calculation. Outdoor seating, product display or sales, and service or assembly areas are a part of the uses of a site that generate impacts to local infrastructure and therefore are included in the calculation of DIF's.

¹Regulations relating to Development Impact Fees are established in Carpinteria Municipal Code Chapter 15.80.

²Pursuant Government Code §66007, impact fees for residential projects are required to be paid at the time of issuance of certificate of occupancy. The City finds it more convenient to collect the fees at the same time as other permit related charges are collected; however, you may choose to pay your DIFs for residential projects at the later time as statutorily established.

³The Land Use categories and methodology for spreading identified capital improvement costs are included in the 2003 Development Impact Fee Report, dated December 8, 2003. All Development Impact Fees are adjusted annually based on an Engineering Cost Index. In July of each year the fee is automatically adjusted to reflect the effect of this inflationary index. Fees are calculated at the time of payment.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

III. What happens to the fees that I pay?

The fees collected are deposited into special accounts where they are audited annually and reported on during a public hearing before the City Council as required by law, usually in October of each year. The purpose of the annual report is to publicly review the funds and their use. State law requires that funds be used for the purpose for which they were collected and within a specified time frame.

IV. Is my project exempt from payment of the fees?

Additions, Alterations and Use Change: City DIFs are not calculated for additions or alterations to a residence or a residential project that do not increase the number of residential units. However, additions/alterations to, or change in use of any part or all of a commercial or industrial building or site that results in an intensification of use may be subject to the application of a DIF fee. In such case, the fee charged is calculated as the difference between the DIF calculated prior to the change and the DIF calculated after the change. In determining whether a use change is an intensification that is subject to a DIF, the City may refer to changes in parking demand, vehicle trip generation, seating capacity, or similar factors.

Subdivisions: Any residential subdivision required to dedicate land and/or pay a park and recreation facilities fee (Quimby Fee) pursuant to Chapter 16.24 of this code shall be exempt from payment of the New Construction Tax as defined in §3.08.070. It should be noted that the New Construction Tax is not a DIF, but is usually calculated at the same time as the DIF fees and included in the fee breakdown provided to applicants and therefore should be noted that this exemption exists.

V. Can my project receive a credit?

An applicant may receive a credit toward payment of DIFs when new development or a conversion results in the removal of existing development, e.g., residential units, commercial or industrial building area, or improvements. The credit is calculated by the City. To receive credit, development must be removed in conjunction with the construction of new development. Under extending circumstances, such as a risk to public health and safety, the City may approve credit toward future fees when improvements are removed prior to an applicant seeking permits for a new development⁴.

VI. When is an adjustment or waiver of the fee appropriate?

The City charges new development an impact fee because the City has determined that there is a relationship between an impact created by certain classes of development and the need for certain public facilities referred to as capital improvements. The fees are set at an amount that has been determined to reflect the cost of the capital improvements and the contribution necessary for the development to contribute its proportional share based on its impact. An applicant may request, through written request to the City Council filed with the City Clerk, that a DIF be reduced, adjusted or waived if the applicant believes that there is no relationship between the impacts of the development and either the amount of the fee charged or the type of facilities to be constructed with the fee.

VII. When are the fees due?

Development Impact Fees are, typically, paid at the time of Building Permit issuance. However, Municipal Code §15.80.090 allows residential development impact fees to be collected prior to issuance of the Certificate of Occupancy. See California Government Code §66007 for additional information. Fees are calculated at the time of payment and may vary from the initial development approval and when the fees are collected. Fees are always considered an estimate until the date of payment.

⁴Under no circumstances is the City required to return money to the applicant as part of granting a credit.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Attachment 1 Land Use Categories for City Fees

Residential Land Use categories are: Single Family, Multiple Family, and Congregate Care

The Single Family category includes: detached single family homes; common wall residences where not more than two units are attached or, in a Planned Unit Development, common wall residences where not more than four units are attached; detached mobile, modular, or similar prefabricated homes; and any similar residential development as determined by the Director of Community Development.

The Multiple Family category includes: apartment, condominium, time share, fractional subdivision, or similar units, and attached units that are bit included in the Single Family category as described above; residential units integrated into a commercial building or live/work units; Secondary Dwelling Units (as regulated in CMC Chapter 14.72); Mobile Homes (located in a Mobile Home Park Planned Development District); and any similar residential development as determined by the Director of Community Development.

The Congregate Care category includes all such as defined by State and local regulation. Each 1.5 persons approved for residency in a congregate care facility is a unit for calculation purposes⁵.

Commercial/Industrial Land Use categories are: Commercial and Industrial

The Commercial category includes uses permitted by the City in its commercial zoning categories (with the exception of residential and motel/hotel use), and the following uses in any zone district: churches, concert halls, theatres, and similar public gathering places.

The Industrial category uses permitted by the City in its industrial zone categories. Because the City may allow more intense commercial use within an industrial zone (subject to compliance with applicable policies, regulations, e.g., parking, and building code requirements), application of the commercial rate may be appropriate for some projects despite being located in one of the city's industrial zone districts.

Resort/Hotel Land Use category

The Resort/Hotel category includes transient occupancy uses such as motels and hotels. Other residential uses, e.g., condominiums or timeshares, rented on a transient basis and subject to the City's Transient Occupancy tax, are not included in this category. Conference rooms, restaurants and similar facilities shall be calculated at the commercial rate to the degree that such facilities are determined by the City to serve users other than on-site guests.

Land Use Categories for Fire District Fees

The attached fee schedule includes the listing of Fire District DIF Land Use Categories and the corresponding Development Impact Fee⁶.

Residential Land Use categories: Estate Single Family, Single Family, Multiple Family and Mobile Homes.

The residential uses within the residential Land Use categories are the same as those described above for the City fees, with the following exceptions: homes that are categorized as single family fall into two subcategories; Estate Single Family and Single Family, dependent on size⁷.

⁵See Table 2-3, page 9 and 10 of the 2003 Development Impact Fee Report, dated December 8, 2003.

⁶Adopted by Resolution No. 4840.

⁷All single family homes 2,700 square feet and smaller are charged a uniform DIF; a higher DIF is charged for larger single family homes.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Commercial/Industrial Land Use categories are: Commercial Lodging, Commercial/Office uses and Industrial Uses.

The commercial Lodging use corresponds to the City's Resort/Hotel category and will be applied in the same manner. The Commercial/Office Uses and Industrial uses categories will be applied in the same manner as the City's Commercial and Industrial Land Use categories respectively.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Attachment B Applicant's Guide to Permit Processing System "How does the process work?"

A typical project requiring Planning Commission approval will involve the following steps:

STEP 1: Designing Your Project

Early in the process of designing a project, or planning a new business in an existing building, you should consult with Community Development staff to find out what Zoning Ordinance regulations may affect your project, what type of permits may be needed, and what fees are required. Copies of Zoning Ordinances, zoning maps, application forms, fee schedules, submittal requirements, and other information are available at the Community Development Department public counter.

STEP 2: Pre-Application Review

Prior to formally submitting plans and application forms for your project, you may want to meet with Community Development staff to review those materials and determine whether any additional information is necessary. You can schedule such a meeting by calling the Community Development Department at (805) 684-5405, ext. 410.

STEP 3: Filing Your Application

The completed application should be submitted at the Community Development Department public counter. A staff person will review the application to make sure all required materials are provided. An incomplete application WILL NOT be accepted. You will also be required to pay all application fees at this time.

STEP 4: Review of Application

Within 30 days of the application being filed, it will be reviewed by staff to determine if it is complete. If it is not complete, you will receive a letter telling you what additional information is required. If the application is found to be complete, your project will be reviewed by the City's Environmental Review Committee.

STEP 5: Environmental Review

At the time your application is filed staff will determine whether your project is required to be reviewed by the City's Environmental Review Committee. If your project is found to be categorically exempt from environmental review requirements (as established in the California Environmental Quality Act), then no further environmental review is necessary. If the project is not exempt, then it will be reviewed by the Environmental Review Committee, which will make one of the following determinations:

1. If the Committee finds that the project will not have a significant impact on the environment, then a Negative Declaration will be issued, and the project can proceed unless the Negative Declaration is appealed.
2. If it is found that a previously prepared environmental impact report adequately addresses any possible environmental impacts, then a Notice of Subsequent Use is issued, and the project can proceed.
3. If it is found that the project may have a significant impact on the environment, then either a Mitigated Negative Declaration will be issued, or an Environmental Impact Report (EIR) will be required. If an EIR is required, processing of the project cannot proceed until further required environmental studies are completed and approved by the Environmental

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Review Committee.

STEP 6: Staff Review of Project

Following a determination that the application is complete, the project will be reviewed in detail by the Community Development Department, other City departments, and other jurisdictions having review authority. The project will be assigned a staff planner, who may contact you if questions arise regarding your application, and who will also inspect the project site.

STEP 7: Architectural Review Board

Once the application has been deemed complete and an ERC recommendation has been received (if applicable), the project will be scheduled for architectural review. You must apply for Preliminary Architectural Review Board review of site plans, building elevations, landscape plans, and signage. Final review of the project by ARB will follow Planning Commission approval.

STEP 8: Planning Commission Review

Following staff review and ARB recommendation of the project, a written report to the Planning Commission will be prepared, which will include a recommended action, findings, environmental document, and appropriate conditions of approval. This report will be completed at least three days prior to the Planning Commission hearing, and a copy will be sent to the applicant and any other persons listed on the application form. The Planning Commission holds public hearings on the first Monday of each month at 6:30 p.m. in the City Hall Council Chambers. All property owners within a 300-foot radius of the proposed project are sent a mailed notice of the public hearing at least 10 days prior to the meeting. The applicant and/or his/her representative should attend this hearing and will be given an opportunity to speak about the project, as will all other interested persons. The Planning Commission is reluctant to take action on a project when the applicant or his/her representative is not in attendance at the hearing. At the conclusion of the public hearing, the Planning Commission may either (1) approve the request with or without conditions; (2) deny the request; (3) continue the hearing to another date.

STEP 9: Appeals to the City Council

An applicant or any other aggrieved party may file an appeal of Planning Commission decisions within 10 calendar days of the date of action. Appeal forms and appropriate fees should be filed with the City Clerk.

STEP 10: City Council Review

The City Council must take final action on projects involving a change of zone, tentative subdivision maps, or amendments to the General Plan. City Council hearings are normally scheduled to be heard approximately three to four weeks after Planning Commission action.

STEP 11: Appeals to the Coastal Commission

Any project within the coastal appeals overlay district can be appealed to the Coastal Commission. For specific appeal procedures contact the Ventura Coastal Commission office at (805) 641-0142.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

STEP 12: Plan Check and Building Permits

Following ALL planning approvals, the applicant may submit a building permit application, working drawings, and support documents (such as soils reports, structural and/or energy calculations, etc.) to the Building Department for plan check. The working drawing will be checked by the Community Development Department for conformance with all zoning requirements and conditions of approval, and will also be reviewed by all appropriate departments or jurisdictions for conformance with applicable codes. When this process is completed, a permit may be issued.

In order to better assist you, the following is a summary of State Law regarding who is legally qualified to prepare plans for various types of buildings. You must have your building plans prepared by the individuals qualified to prepare them and all necessary professional stamps and license numbers must be noted on the plans submitted or the plans WILL NOT be accepted.

1. Structural engineers may design buildings of any type.
2. Civil engineers may design any building except hospitals or schools.
3. Architects may design any building except for the structural portion of a hospital.
4. Unlicensed persons MAY NOT design any component that affects the safety of any building or its occupants, including but not limited to structural or seismic components.
5. Unlicensed persons MAY ONLY design the following:
 - a. Single family dwellings of wood frame construction not more than two (2) stories and a basement in height.
 - b. Multiple dwellings containing no more than four (4) dwelling units of wood frame construction not more than two (2) stories and a basement in height with a maximum of four (4) dwellings per lot.
 - c. Garages or other structures appurtenant to dwellings which are of wood frame construction and not more than two (2) stories and a basement in height.
 - d. Agricultural and ranch buildings of wood frame construction unless the Building Official having jurisdiction deems that an undue risk to the public health, safety, or welfare is involved.
 - e. Non-structural storefronts, interior alterations or additions, fixtures, cabinet work, furniture, or work necessary to provide for their installation.
 - f. Non-structural alterations or additions to any building necessary to or attendant upon the installation of such storefronts, interior alterations or additions, fixtures, cabinet work, furniture, appliances, or equipment.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Attachment C
Community Design Analysis
4664 Fourth Street

Development Plan, Tentative Parcel Map and Coastal Development Permit
Demolish an existing SFD and Detached Garage and Construct a Two-Unit Condominium Project

The Community Design Element has certain Citywide overarching policies. The project site is also in Design Sub-Area 1 (Downtown Beach Neighborhood) in the Community Design Element of the City's General Plan/Coastal Plan.

CITYWIDE COMMUNITY DESIGN OBJECTIVES

Objective CD-1: *The size, scale and form of buildings, and their placement on a parcel should be compatible with the adjacent and nearby properties, and with the dominant neighborhood or district development pattern.*

The adjacent properties in the area are developed with single-family and multiple-family structures; the trend being to demolish the single-family structures and develop with multiple-family structures consistent with the increased density as allowed per the zoning code. While the proposed two-unit structure is larger in size and scale than the adjacent older single-family residences, it is generally in scale with the newer structures in the neighborhood. Following several reviews by the ARB, this current proposal is now compatible with neighboring properties in terms of size, scale and form.

Objective CD-2: *Architectural designs based on historic regional building types should be encouraged to preserve and enhance the unique character of the city.*

Objective CD-3: *The design of the community should be consistent with the desire to protect views of the mountains and the sea (California Coastal Act of 1976 §30251).*

The proposed architectural style of the building is compatible with the newer structures in the neighborhood. Views of the ocean are not available from this particular neighborhood due to the relatively flat terrain.

Views to the mountains from the streets running in an east-west direction are best described as glimpses between structures. More panoramic views of the mountains are gained from the north-south public streets or the center of the intersections where required street setbacks provide a larger viewing area. Reducing the overall building height several feet and stepping the second Unit back away from the front property line helps to maintain some views of the mountains as seen from the street directly in front of the residences.

Objective CD-5a: *Main entrances to the home should be oriented to the street. Entry elements such as porches, stoops, patios and forecourts are encouraged. Such entry elements should be selected for their compatibility with the adjacent houses and the general neighborhood pattern.*

The current proposal orients the patio and front entrance to Unit A out to Fourth Street, compatible with the general neighborhood pattern.

Objective CD-5b: *Garages should not dominate views from any public street.*

Through creative site planning, the two two-car garages do not dominate views from Fourth Street. Each set of garage doors is positioned on a different axis, thereby avoiding a bank of garage doors facing the street.

Objective CD-5c: *Low walls, low fences and hedges should be encouraged along the frontages to define the edge of the private yard area, where appropriate.*

The proposed perimeter block wall is shown to be three feet tall along the front property and for a distance of 20 feet along each front side line. Beyond 20 feet back from the front property line, the wall is shown to be a maximum of six feet above existing grade.

Objective CD-5d: *Houses within a neighborhood may vary in materials and style, but strong contrasts in scale, color and roof forms should generally be avoided.*

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

The proposed structure incorporates the style, material, scale and roof forms of the newer multiple-unit residences recently constructed in the neighborhood.

Objective CD-13: *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photopollution to the maximum extent feasible.*

Through the ARB final review process, the proposed lighting will be reviewed for compliance with the above objective. A condition of project approval requires low-level exterior lighting.

SUBAREA 1 OBJECTIVES AND POLICIES

Objective CDS1-3: *Ensure that the scale and character of new development is consistent with the existing small-scale character of the residential neighborhood and that it is consistent with the neighborhood "small beach town" image. Discourage new development of large, "boxy" buildings, with ground floors primarily devoted to garages.*

The site is south of the railroad tracks and west of Linden Avenue in the Downtown Beach Neighborhood. The structure's articulated building form enables it to not appear as "boxy". The ground floor of the redesigned project now presents the "welcoming front porch" element for Unit A as found on many of the older bungalows throughout Carpinteria.

Implementation Policy 1: *New buildings should discourage the ground floor being dominated by garage doors or "boxy" building design.*

Implementation Policy 4: *No more than 50 percent of the façade width should be occupied by garage doors.*

Through creative site planning, the two 2-car garages do not dominate views from Fourth Street. Each set of garage doors is positioned on a different axis, thereby avoiding a bank of garage doors facing the street.

Implementation Policy 5: *The front door should face the street. Pedestrian-oriented transitional spaces should be provided from the public sidewalk to the front door. Such spaces may include landscaped front yards, hardscaped forecourts, and raised front porches and dooryards.*

The front door of Unit A faces Fourth Street. In keeping with this policy, the transitional space between the City's right-of-way and the front door of Unit A utilizes a flagstone patio and a landscaped front yard.

Implementation Policy 6: *Front doors three feet or more above the public sidewalk should open to a front porch or raised dooryard of a useable size - e.g. 7' x 10' recommended minimum.*

The front door of Unit A is approximately seven feet above the public right of way (there are no sidewalks). The door does open to a patio front porch of approximately 10 feet by 28 feet in area.

Implementation Policy 7: *To create a picturesque skyline, visible pitched roofs are recommended, rather than flat roofs with parapets or mansard fascias. On three-story elements, visible pitched roofs should be required to prevent the buildings from "walling off" the beach from the town.*

The proposed building utilizes a pitched roof with the gables running in both directions. The project is a two-story structure, and the 26'-6" structure height is below the 30-foot maximum building height allowed in the Planned Residential Development zone district.

Implementation Policy 8: *Building articulation is encouraged: e.g. balconies, bay windows, dormers, porches and pergolas.*

The building is well-articulated and provides interest along all elevations. Some of the architectural features used include a front entry patio and multiple terraces on several elevations.

Implementation Policy 10: *New buildings on streets with existing one-story bungalows should include porches and other one-story elements that are compatible in scale and spacing with the existing development.*

The proposed building includes a front patio with a covered entry area that helps to achieve compatibility with the existing development.

TECHNICAL APPENDIX B - ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Community Design Analysis

1054 Cramer Road
Demolish Two Existing Residences; Construct Four Condominiums

Community Design Element

Objective CD-1 - The size, scale and form of buildings, and their placement on a parcel shall be compatible with adjacent and nearby properties, and with the dominant neighborhood or district development patterns.

The proposed project is situated within an area where there is a variety of uses and architectural styles. Lot coverage and building height are below the maximum limits as specified in the Municipal Code. The ARB found the style, size and scale of the project compatible with surrounding multi-family residences.

Objective CD-2 - Architectural designs based on historic regional building types should be encouraged to preserve and enhance the unique character of the city.

The proposed project is not within any historical site and is surrounded by single and multi-family residential buildings. Along Cramer Road there are a number of buildings that display varied architectural styles. The proposed architectural design of the structure was reviewed by the ARB.

Objective CD-3 - The design of the community should be consistent with the desire to protect views of the mountains and the sea.

While the proposed structure would be larger than adjacent buildings, other multi-family structures in the neighborhood display a similar scale and size to the proposed project. The proposed building would not block known public views to the mountains or sea.

Community Design Subarea 2 - Downtown and Old Town

Policy - CDS2-a - Ensure that new development is sensitive to the scale and character of the existing neighborhoods, and consistent with the city's "small beach town" image.

The proposed project is compatible in scale and size with nearby multi-family buildings. In addition, the lot coverage and height of the building is below the maximum limits as specified in the Municipal Code.

TECHNICAL APPENDIX C
NON-GOVERNMENTAL CONSTRAINTS

TABLE OF CONTENTS

Technical Appendix C Non Governmental Constraints

A - Introduction & Summary	C-1
1. Introduction.....	C-1
2. Summary.....	C-1
a) Availability of Financing.....	C-1
b) Land Costs.....	C-2
c) Cost of Construction.....	C-2
B - What Are Affordable Housing Costs?	C-2
C - Availability of Financing	C-5
1. Private Financing.....	C-5
2. Government Assistance Financing.....	C-5
a) Section 8 Rental Assistance.....	C-5
b) CDBG and HOME Funds.....	C-6
c) United State Department of Agriculture (USDA) Funds.....	C-7
d) CalFHA.....	C-7
e) Local Housing Trust Fund.....	C-8
f) Other Funding Sources.....	C-8
3. Mortgage Deficient or Underserved Groups.....	C-8
a) Loan Denial Rates.....	C-8
b) Reasons for Loan Denials.....	C-11
c) High Cost Loans.....	C-14
D - Land Costs	C-15
E - Construction Costs	C-17
a) Components of Construction Costs.....	C-17
b) Quality of Construction.....	C-17
c) Average Per Square Foot Construction Costs - Standard Quality.....	C-18
d) Construction Cost Estimate for a Single-Family Home.....	C-19
e) Construction Cost Impacts of State Laws - Prevailing Wages and Fish & Game Fees.....	C-19

F - Housing Sales Prices	C-21
G - Monthly Rental Housing Costs	C-21
1. Market Rate Rentals	C-21
2. Affordable Rentals	C-22
Attachment A - 2009 Santa Barbara County Affordable Housing Cost Worksheet	C-23
1. Affordable Housing Costs for Owner-Occupied Housing Units	C-23
2. Affordable Housing Costs for Renter-Occupied Housing Units	C-24

List of Tables

C-1	Santa Barbara County Affordable Gross Monthly Rents by Income Group and Number of Bedrooms 2009	C-4
C-2	Santa Barbara County Affordable Gross Monthly Housing Costs for Ownership Housing by Income Group and Number of Bedrooms - 2009	C-4
C-3	Section 8 Rental Assistance Funding 2009	C-6
C-4	Loan Denial Rates by Census Tract - 2007	C-10
C-5	County of Santa Barbara Main Reasons for Loan Denials by Type of Loan	C-12
C-6	County of Santa Barbara Reasons for Loan Denial by Income as Percent of Median Income	C-13
C-7	Estimated Land Costs 2003	C-16
C-8	Average Residential Square Foot Building Costs By Size and Construction Type	C-18
C-9	Estimated Construction Costs Per Square Foot by Building Type	C-19
C-10	Monthly Rents by Number of Bedrooms - 2009	C-21

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

A. INTRODUCTION AND SUMMARY

1. Introduction

Government Code §65583(a)(6) requires:

An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

HCD guidance indicates the analysis should include the following:

- Availability of Financing - Consider whether housing financing, including private financing and government assistance programs, is generally available in the community. This analysis could indicate whether mortgage deficient areas or underserved groups exist in the community. The financing analysis may also identify the availability of financing from private foundations (including bank foundations) corporate sponsors, community foundations, community banks, insurance companies, pension funds, and/or local housing trust funds.
- Land Costs - Estimate the average cost or the range of costs per acre for single-family and multifamily zoned developable parcels.
- Construction Costs - Generally estimate typical total construction costs including materials and labor.

In addition, Technical Appendix C includes information on the cost of existing and new single-family and condominium housing and monthly rental costs.

2. Summary

a. Availability of Financing

Qualified borrowers have access to financing for the purchase of existing or new homes. Because of the high foreclosure rates, lenders have tightened underwriting standards. Generally speaking, 100% financing is not available and borrowers need to make larger down payments than in the past and need a solid credit history including high FICO scores.

Government financing assistance is available to Carpinteria residents and nonprofit housing sponsors from a variety of sources. Almost \$1 million of Section 8 rental assistance payments are made on behalf of the City's very low and low income renters. CDBG and HOME funds have been reserved to help meet the community's housing preservation and new construction needs.

Additionally, the United States Department of Agriculture has several funding programs for homeowners and the preservation and development of new multifamily housing. One program provides grants and loans to very low income homeowners to renovate their homes. Additional funding from State funding sources is likely to be needed in order to meet the need to preserve existing affordable housing and to construct new housing affordable to lower income households.

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

High loan denial rates are an indicator of mortgage deficient areas or underserved groups. Only one area of the City appears to have above average loan denial rates. The denial rate for home improvements is not high and there were few applications for such loans. However, the USDA grant and loan program is available to very low income homeowners who may face difficulty obtaining a home improvement loan.

High cost loans are an indicator of predatory and subprime lending activity. As part of HUD's Neighborhood Stabilization Program (NSP), the Department prepared data for cities on foreclosure rates as well as the number and percentage of high cost loans. Carpinteria's high cost loan rate was 8.5% based on 102 high cost loans of the total 1,193 loans. The high cost loan rate was 15.1% for the entire Santa Barbara County area.

b. Land Costs

There are no "average" land costs as each lot and site are unique relative to location, views and surrounding neighborhood and infrastructure. Individual infill vacant lots in the City (as of May 2009) have asking prices of \$499,000 (6,750 SF). Large vacant lots that have recently sold have values in the range of \$350,000 to \$700,000 per acre. These prices represent raw land costs.

Although land costs are a market constraint to the production of affordable housing, they are not unique to Carpinteria. Given the uniform (or one set) of income limits set by law for the entire County of Santa Barbara, only in the lowest cost areas would land costs not be a constraint.

In Carpinteria, the cost of land alone exceeds the total maximum housing costs affordable to low and moderate income households. Besides land costs, other components of housing production costs contribute to making new housing cost more than lower income households can afford.

c. Cost of Construction

Using per square foot construction costs for a standard stucco-on-frame dwelling, a 1,600 square foot three-bedroom residence with an attached two-car garage would cost \$218,240 to build. This amount does not include costs for off-site construction (grading, storm drains, sewers, curbs and gutters and utilities). Nor does it include any city or county development impact fees (e.g., school fees, road fees, connection fees, building fees). In addition, it does not include an allowance for developer expenses such as sales and marketing, overhead or profit. The cost of construction alone exceeds the housing costs that lower income households can afford.

B. WHAT ARE AFFORDABLE HOUSING COSTS?

Financing costs have been at historic lows for several years and are still at low levels compared to the interest rates prevailing in the 1970s, 1980s and 1990s. In Carpinteria, as well as other southern California cities, land costs alone and construction costs alone often exceed the housing costs "affordable" to lower income households. What this means is that the private housing market cannot produce new rental or ownership housing within the means of lower income households.

Basically, the dollar amount that can be expended by lower income households on housing is far below what it takes to produce new housing. Economists refer to this situation as "ineffective demand" - a demand too weak to make new housing production feasible for certain income groups.

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

State and federal laws define “lower” income and stipulate the monthly costs that are “affordable” for this income group. “Affordable” housing costs for lower income households are established by these four factors:

- Household income ceilings (which vary by household size)
- Gross monthly housing costs (established by state and federal housing programs)
- Expenses subtracted from the gross monthly housing costs
- Net monthly income available for contract rent or a loan payment

Attachment A explains how affordable housing costs are computed and the payments and expenses subtracted from the gross monthly affordable housing costs. Tables C-1 and C-2 indicate the gross monthly costs affordable to renters and owners in the extremely low, very low, and lower income groups.

As a general rule, the affordable housing costs pay for about 25% to 30% of the total development costs of new housing. The balance of the 70% to 75% in development costs must be filled by gap financing which typically is in the form of land write downs, fee waivers, low income housing tax credits and other sources of subsidy financing.

Affordable rents are limited to 30% of the maximum income limits based on the Santa Barbara County Area Median Income (AMI) for the defined household size less the County’s standard allowance for utilities. The income limits are as follows:

Extremely Low Income	30% AMI
Very Low Income	50% AMI
Lower Income	60% AMI
Moderate Income	110% AMI

For example:

Very low income tenant
Two-bedroom unit
Three-person household
\$63,350 = median income for a three-person very low income household
\$31,675 is 50% of the area median income
\$9,502.50 is 30% of \$31,675
\$791.75 is the “affordable rent” (\$9,502.50 divided by 12)
\$75.00 is the assumed utility allowance
\$716.75 is the monthly affordable “gross rent”

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

Table C-1
 Santa Barbara County
 Affordable *Gross* Monthly Rents
 By Income Group and Number of Bedrooms -2009

Income Group	Number of Bedrooms					
	0	1	2	3	4	5
Extremely Low	\$369.75	\$422.25	\$475.00	\$528.00	\$570.25	\$612.25
Very Low	\$616.25	\$703.75	\$791.75	\$880.00	\$950.50	\$1,020.50
Lower	\$739.50	\$844.50	\$950.25	\$1,056.00	\$1,140.75	\$1,224.75

Source: Based on methodology developed by Stradling Yocca Carlson & Rauth
 Table construction by Castañeda & Associates

Table C-2
 Santa Barbara County
 Affordable Gross Monthly Housing Costs for Ownership Housing
 By Income Group and Number of Bedrooms - 2009

Income Group	Number of Bedrooms					
	0	1	2	3	4	5
Extremely Low	\$369.75	\$422.25	\$475.00	\$528.00	\$570.25	\$612.25
Very Low	\$616.25	\$703.75	\$791.75	\$880.00	\$950.50	\$1,020.50
Lower	\$862.75	\$985.25	\$1,108.50	\$1,232.00	\$1,330.75	\$1,428.75

Note: The gross housing costs for renters and owners are the same except for the “lower” income group. Affordable housing costs are calculated at 60% of Area Median Income for renters and 70% for owners.
 Source: Based on methodology developed by Stradling Yocca Carlson & Rauth
 Table construction by Castañeda & Associates

Certain expenses still must be deducted from the monthly “gross” rent to determine the dollar amount available to pay off a 30-year loan. These expenses include operating expenses, vacancy losses due to turnover and rent-up periods and rent collection losses. Operating expenses include property taxes, insurance, maintenance and repairs, management fees, water, rubbish collection and other related expenses. Operating expenses, vacancy loss and rent collection losses add up to about 35% of the monthly rent (gross scheduled income). Therefore, a very low income person has \$466 to contribute to a loan payment (65% of \$716.75). The monthly rent of \$466 can support a loan in the amount of \$72,000 at a 6.75% for a 30-year term. The loan amount that can be supported by the “affordable” rents represents a small percentage - perhaps 35% - of the total development costs to produce a new two-bedroom housing unit. In fact, the loan amount of \$72,000 is less than the land costs alone and the construction costs alone.

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

C. AVAILABILITY OF FINANCING

HCD guidance indicates the analysis should:

Consider whether housing financing, including private financing and government assistance programs, is generally available in the community. This analysis could indicate whether mortgage deficient areas or underserved groups exist in the community. The financing analysis may also identify the availability of financing from private foundations (including bank foundations) corporate sponsors, community foundations, community banks, insurance companies, pension funds, and/or local housing trust funds.

1. Private Financing

FHA, Fannie Mae and Freddie Mac define Santa Barbara County as a “high cost” area. This means that the maximum loan limits for FHA-backed loans and the loans purchased by Fannie Mae and Freddie Mac are considerably higher than in most other California counties.

The high cost area loan limit is \$729,750. Qualified borrowers are able to borrow up to this loan amount without paying the typical higher interest rates on jumbo loan amounts (jumbo loans exceed the conforming loan limits of and are too large to be purchased or backed by Fannie Mae, Freddie Mac and the Federal Housing Administration). As of early May 2009, a 30-year fixed rate loan had an interest rate of 4.875%, or 1.85% less than six months prior.

Financing is available to borrowers who want to purchase an existing or new residence. However, it should be noted that not all would-be homebuyers can qualify for the lowest interest rates available. The most favorable interest rates are available to loan applicants who have good FICO¹ credit scores and are able to make a 20% down payment.

2. Government Assistance Financing

a. Section 8 Rental Assistance

The County of Santa Barbara reports that 87 Carpinteria residents receive monthly rental assistance from the Section 8 Voucher Program. Under this program, a tenant has a “contract” rent with the landlord. The tenant is responsible for a rent payment based on his/her income, usually 30%, and the Housing Authority makes a monthly “housing assistance payment” to the landlord. Table C-3 shows the amount of Section 8 funding expended in Carpinteria.

¹ FICO refers to Fair Issac Corporation, a firm that developed the mathematical formulas used to produce FICO scores. A FICO score is a snapshot of an applicant’s credit risk; the higher the score, the lower the risk to lenders. Five main kinds of information are used to compute the FICO score: payment history, amount owed, length of credit history, new credit and types of credit in use.

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

Table C-3
City of Carpinteria
Section 8 Rental Assistance Funding - 2009

Number of Bedrooms	Average Housing Assistance Payment	Number of Tenants	Monthly Total	Yearly Total
0	\$833	1	\$833	\$9,996
1	\$848	61	\$51,728	\$620,736
2	\$939	16	\$15,024	\$180,288
3	\$1,165	8	\$9,320	\$111,840
4	\$772	1	\$772	\$9,264
Total		87	\$77,677	\$932,124

Source: County of Santa Barbara Housing Authority, correspondence from Jeannie M. Gonzalez, Housing Programs Coordinator, May 11, 2009

As shown in Table C-3, Section 8 rental assistance provides almost \$1 million of funding annually for Carpinteria's residents.

b. CDBG and HOME Funds

The City receives both CDBG and HOME funds from the County through a fair share formula. The following projects have received CDBG and HOME funding reservations:

Dahlia Court Expansion Project	33 affordable units	\$950,627
Chapel Court Rehabilitation	28 affordable units	\$50,000
Casas de las Flores	40 affordable units	\$150,000

The Dahlia Court Expansion Project is sponsored by Peoples' Self-Help Housing Corporation, Inc. (PSHHC). This project received HOME funding reservations of \$660,000 in 2007 - 2008 and \$177,627 in 2008 - 2009. In addition, for 2009 - 2010, funding reservations of \$64,000 of HOME funds and \$49,000 of CDBG funds have been made. The aggregate total of City/County funds reserved through the 2010 funding cycle is \$950,627.

Chapel Court is a 28-unit low-income apartment housing complex located in Carpinteria. Originally built in 1983, the complex is in a state of disrepair and in need of rehabilitation. There are concerns of health hazards on site which need to be addressed. The Chapel Court Housing Corporation will be receiving \$50,000 from Carpinteria's CDBG funds to perform mold testing and correction. The funds also will be used to prepare specifications for the rehabilitation of the project, and to develop plans to add additional low-income housing units and a community center. PSHHC is acting as the managing agent to coordinate and oversee the rehabilitation and addition to the project.

A HOME funding reservation of \$150,000 was made in 2006 for the Casas de las Flores new housing development. The purpose of the funding was to fund pre-development planning. Peoples' is the sponsor of this 43-unit affordable housing development.

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

c. United States Department of Agriculture (USDA) Funds

The USDA is an important funding resource. Carpinteria's very low-income homeowners are eligible to apply for loans of up to \$20,000 to repair, improve or modernize their dwellings to remove health and safety hazards. The loan term is 20 years and the interest rate is 1%. Grants of up to \$7,500 are available to homeowners who are 62 years of age or older and who cannot repay a loan. A loan/grant combination for up to \$27,500 can be made if the applicant can repay a part of the loan. The program is known as the Rural Housing Repair and Rehabilitation Program.

The USDA also is a funding source for the preservation of the 28-unit Chapel Court housing complex. Chapel Court is owned by the Chapel Court Housing Corporation. The project has a conditional approval for a \$526,000 loan from the USDA which must be matched by other funds. Peoples' Self-Help Housing Corporation, acting as managing agent, has also applied for a Joe Serna, Jr. Farmworker Grant for the project site.

Another USDA program is the Rural Rental Housing Guaranteed Loan Program (Section 538). This program is intended to fund construction, acquisition or rehabilitation of rural multi-family housing for low-income occupants. Residents of the completed housing facility must be very low- to moderate-income households; or elderly, handicapped or disabled persons with income not in excess of 115% of the median income of the county.

The terms of the loan guarantees may be up to 40 years, and the loans must be fully amortized. Rates of the loans guaranteed must be fixed, as negotiated between lender and borrower, within the maximum established under the Notice of Fund Availability (NOFA) published each year in the Federal Register.

A third USDA program is the Rural Rental Housing Program (Section 515). Rural Rental Housing Loans are direct, competitive mortgage loans made to provide affordable multifamily rental housing for very low-, low-, and moderate-income families; the elderly; and persons with disabilities. This is primarily a direct mortgage program, but its funds may also be used to buy and improve land and to provide necessary facilities such as water and waste disposal systems.

In new Section 515 projects, 95% of tenants must have very low incomes. In existing projects, 75% of new tenants must have very low incomes. Loans are for up to 50 years at an effective 1% interest rate. A current rate is used for the promissory note but thereafter is used only to determine maximum rent payments.

d. CalFHA

The California Housing Finance Agency (CalHFA) had several programs to assist first-time home buyers. However, they have suspended several of their programs. These suspended programs include:

- 30-Year Fixed Mortgage products, including:
 - Moderate Income
 - Low Income
 - Nonprofits & Affordable Housing Partnership Program (AHPP)
 - Extra Credit Teacher Program (ECTP)
- California Homebuyer's Down Payment Assistance Program (CHDAP)
- Extra Credit Teacher Program (ECTP)

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

- School Facility Fee Down Payment Assistance Program (SFF)

CalFHA has two bank-owned property programs, the SMART loan program and Community Stabilization Home Loan Program (CSHLP). Neither of these programs would apply to Carpinteria because none of the properties are located within Carpinteria, or for that matter within the County of Santa Barbara.

e. Local Housing Trust Fund

In-lieu fees collected as part of the Inclusionary Housing Program are deposited into an affordable housing trust fund. The fund is used exclusively for the provision of affordable housing and for reasonable costs associated with the development, maintenance and oversight of the affordable housing. The fund includes in-lieu fees as well as other funds available to the City for exclusive use for the provision of affordable housing. Currently, the trust fund has approximately \$225,000 available to provide affordable housing.

f. Other Funding Sources

Besides the funding sources listed above, PSHHC will probably compete for additional sources of funding available from the State. This could include applications to the Tax Credit Allocation Committee for low income housing tax credits. As noted above, an application has been made to the State Department of Housing and Community Development for a Joe Serna, Jr. Farmworker Grant for the Chapel Court development.

3. Mortgage Deficient or Underserved Groups

HCD has advised cities that an understanding of the geographic areas and/or groups without sufficient access to credit will help localities to design programs to address known deficiencies. The Home Mortgage Disclosure Act (HMDA) data provides information on loan applications denied and the reasons for loan denials.

a. Loan Denial Rates

HMDA requires lenders to disclose the number, amount, and census tract location of mortgage and home improvement loan applications. The HMDA data encompasses lender activity for conventional, FHA, home improvement loans and refinancing loans. The data identifies five types of action taken on a loan application: loan originated, application approved by the lender and not accepted by the applicant, application withdrawn, file closed for incompleteness and application denied.

The 2007 denial rates were computed using HMDA data based on the applications that went completely through the underwriting process because a denial could not be made on withdrawn or incomplete applications. Therefore, the denial rate is based on the number of loans denied as a percentage of loans originated + applications approved but not accepted + applications denied. (The 2008 loan data will be published in September 2009 by the Federal Financial Institutions Examination Council.)

Table C-4 shows the number of applications and denied applications by census tract. Of the total of 825 loan applications made in 2007, one-fourth were denied. Of those 825 loan applications, 250 were for conventional loans, 513 were for refinancing and 62 were home improvement loan applications. About one in every five conventional loan applications was

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

denied. The denial rates ranged from a low of 12.5% in Census Tract 16.01 to a high of 32.6% in Census Tract 17.02.

The vast majority of loan applications involved refinancing existing loans. The refinancing loan applications have the highest denial rate - 27.1% - among the three types of loans. The denial rates ranged from a low of 15.6% in Census Tract 16.01 to a high of 44.2% in Census Tract 17.02.

Home improvement loan applications had the lowest denial rate - 17.7% - among the three types of loans. None of the loans was denied in Census Tract 16.01. However, there were few loan applications in either this census tract or in 17.02. Access to home improvement loans can be enhanced by participation in the USDA Rural Housing Repair and Rehabilitation Program.

Loan applications by borrowers residing in Census Tract 17.02 have the highest denial rates. Almost 40% of all the loans applications were denied in 2007. The boundaries of this census tract are the Santa Barbara County/Ventura County line, the Pacific Ocean, Carpinteria Creek and Foothill Road/Casitas Pass Road. The land located outside the City limits is largely undeveloped. Three mobile home parks are located in this census tract: San Roque Mobile Estate, Rancho Granada Mobile Home Park and Vista De Santa Barbara. Additionally, there are two areas of single-family and PRD zoned homes.

The boundaries of Census Tract 16.02 are Carpinteria Creek, the Pacific Ocean, Carpinteria Salt Marsh and Carpinteria Avenue. There are few single family residential lots. The census tract contains some visitor-serving commercial uses as well as the Silver Sands and other mobile home parks. There is a mix of commercial and Planned Residential Development (PRD) zones.

Census Tract 16.01 is located in the north part of the City of Carpinteria. The boundaries of this census tract are Carpinteria Creek/Casitas Pass Road, Carpinteria Avenue, Cravens Lane and Foothill Road. It is generally located north of Carpinteria Avenue and south of Foothill Road. This area is predominately residential in character and zoned single-family residential.

While Census Tract 17.01 covers an extensive area, only a small portion of the tract is located within the City of Carpinteria. There are a limited number of single family homes. The largest area contains the Sandpiper Village Mobile Home Park and an area designated as Planned Unit Development (PUD).

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

Table C-4
City of Carpinteria
Loan Denial Rates by Census Tract - 2007

Census Tract	16.01	16.02	17.01 ¹	17.02	Total
Conventional Loans					
Loans Originated	54	41	38	27	160
Loans Approved, Not Accepted	9	11	17	4	41
Applications Denied	9	16	9	15	49
Total Applications	72	68	64	46	250
Percent Denied	12.50%	23.53%	14.06%	32.61%	19.60%
Refinancing Loans					
Loans Originated	80	78	101	36	295
Loans Approved, Not Accepted	23	27	12	17	79
Applications Denied	19	36	42	42	139
Total Applications	122	141	155	95	513
Percent Denied	15.57%	25.53%	27.10%	44.21%	27.10%
Home Improvement Loans					
Loans Originated	7	9	19	4	39
Loans Approved, Not Accepted	1	0	8	3	12
Applications Denied	0	3	7	1	11
Total Applications	8	12	34	8	62
Percent Denied	0.00%	25.00%	20.59%	12.50%	17.74%
All Applications					
All Applications	202	221	253	149	825
Percent Denied	13.86%	24.89%	22.92%	38.93%	24.12%

Source: Federal Financial Institutions Examination Council, "Aggregate Table 1: Home Mortgage Disclosure Act, Disposition of Loan Applications by Location of Property and Type of Loan, 2007"

¹A small portion of this tract is located within the city boundaries. A majority of the tract is unincorporated land zoned for agriculture. See the full census tract description for more information.

Table construction by Castañeda & Associates

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

b. Reasons for Loan Denials

The HMDA data provides information as to why a loan application was denied. This data, however, is provided only on a county-wide basis and not at the census tract level. There are seven “known” reasons for loan denials and one general category classified as “other.” The reasons for denial are:

- Debt-to-Income Ratio
- Employment History
- Credit History
- Collateral
- Insufficient Cash
- Unverifiable Information
- Credit Application Incomplete
- Other

The reasons for loan denial are also quantified by the applicant’s income as a percentage of the County median income. The income levels are:

- <50%
- 50-79%
- 80-99%
- 100-119%
- 120%+

Table C-5 summarizes the main reasons for loan denials for conventional, FHA/VA, refinance and home improvement loans. Table C-6 on pages C-14 and C-15 provides the detailed information on reasons for loan denials by type of loan and income level. The reasons are expressed in percentages in order to quantify the relative importance of each reason as a basis for a loan denial.

Due the recent financial crisis, lenders have tightened their underwriting guidelines. However, regardless of the type of loan and income level, one of the most common reasons for loan denial was debt-to-income ratio. There is no universal standard that lenders use for establishing the maximum debt-to-income ratio. CalHFA states that the maximum debt-to-income ratio should not exceed 45% on manually underwritten loans or 55% on Automated Underwriting System (AUS) loans. The ratio refers to the percentage of gross monthly income (before taxes) that is used to pay monthly debts. Debts include the housing costs plus debt payments such as car payments, credit card debt, installment loans and similar expenses.

Down payment assistance programs may be of help to applicants who are denied because of “debt-to-income ratios,” “lack of collateral” and “insufficient cash.” However, the City of Carpinteria does not have funding resources to provide financing for a down payment assistance program. Additionally, such programs are too expensive given the difference between sales prices of existing homes and the loans affordable to low and moderate income households.

The USDA housing rehabilitation program can assist some of the denied applicants through grants and loans. These grants and loans would not increase an applicant’s debt-to-income ratio.

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

Table C-5
County of Santa Barbara
Major Reasons for Loan Denials by Type of Loan

Type of Loan	Major Reasons for Loan Denial
Conventional Loans	For income levels below 100% of the County median, the most common known reasons for denial were debt-to-income ratio and credit history. With respect to incomes at or above 100% of the County median, unverifiable information and credit application incompleteness were the main reasons for loan denials.
FHA/VA Loans	Across all income levels, the main reasons for loan denials were most commonly debt-to-income ratio, employment history and credit history.
Refinance Loans	With respect to income levels below 100% of the County median, debt-to-income followed by credit history were the main reasons for loan denials. For income levels above 100% of the County median, collateral and then debt-to-income ratio were the main reasons for loan denials.
Home Improvement Loans	Regardless of income level, the reasons cited for denial of home improvement loan applications were essentially limited to debt-to-income ratio and credit history. The only exception was the income level 120%+ of median, where collateral was the most common reason for denial followed by debt-to-income.

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

Table C-6
County of Santa Barbara
Reasons for Loan Denial by Income as Percent of Median Income

Conventional Loans	<50%	50-79%	80-99%	100-119%	120%+	Not Available
Debt-to-Income Ratio	31.0%	32.0%	15.0%	14.0%	10.0%	5.0%
Employment History	3.0%	4.0%	3.0%	5.0%	2.0%	0.0%
Credit History	11.0%	13.0%	24.0%	12.0%	12.0%	8.0%
Collateral	8.0%	12.0%	8.0%	11.0%	11.0%	16.0%
Insufficient Cash	3.0%	6.0%	3.0%	4.0%	6.0%	9.0%
Unverifiable Information	3.0%	4.0%	9.0%	21.0%	16.0%	1.0%
Credit App. Incomplete	31.0%	9.0%	8.0%	16.0%	26.0%	31.0%
Other	11.0%	19.0%	30.0%	14.0%	18.0%	30.0%
FHA/VA Loans	<50%	50-79%	80-99%	100-119%	120%+	Not Available
Debt-to-Income Ratio	50.0%	0.0%	20.0%	25.0%	50.0%	0.0%
Employment History	50.0%	0.0%	0.0%	25.0%	0.0%	0.0%
Credit History	0.0%	0.0%	20.0%	25.0%	33.0%	0.0%
Collateral	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Insufficient Cash	0.0%	0.0%	0.0%	0.0%	17.0%	0.0%
Unverifiable Information	0.0%	0.0%	20.0%	13.0%	0.0%	0.0%
Credit App. Incomplete	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other	0.0%	0.0%	40.0%	13.0%	0.0%	0.0%
Refinance Loans	<50%	50-79%	80-99%	100-119%	120%+	Not Available
Debt-to-Income Ratio	31.0%	34.0%	22.0%	22.0%	11.0%	4.0%
Employment History	2.0%	0.0%	2.0%	1.0%	1.0%	2.0%
Credit History	19.0%	26.0%	18.0%	18.0%	13.0%	12.0%
Collateral	20.0%	14.0%	20.0%	23.0%	25.0%	11.0%
Insufficient Cash	1.0%	2.0%	1.0%	3.0%	3.0%	2.0%
Unverifiable Information	3.0%	1.0%	8.0%	5.0%	9.0%	4.0%
Credit App. Incomplete	10.0%	5.0%	10.0%	10.0%	18.0%	36.0%
Other	15.0%	17.0%	19.0%	18.0%	20.0%	28.0%

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

Table C-6 continued
County of Santa Barbara
Reasons for Loan Denial by Income as Percent of Median Income

Home Improvement Loans	<50%	50-79%	80-99%	100-119%	120%+	Not Available
Debt-to-Income Ratio	44.0%	33.0%	38.0%	30.0%	21.0%	5.0%
Employment History	4.0%	3.0%	0.0%	0.0%	1.0%	0.0%
Credit History	41.0%	32.0%	28.0%	35.0%	16.0%	19.0%
Collateral	0.0%	15.0%	21.0%	10.0%	27.0%	33.0%
Insufficient Cash	0.0%	0.0%	0.0%	0.0%	2.0%	0.0%
Unverifiable Information	4.0%	2.0%	7.0%	5.0%	8.0%	5.0%
Credit App. Incomplete	4.0%	5.0%	0.0%	5.0%	9.0%	24.0%
Other	4.0%	10.0%	7.0%	15.0%	17.0%	14.0%

Source: Federal Financial Institutions Examination Council, "Aggregate Table 8-1: Reasons for Denial of Applications for FHA, FSA/RHS, and VA Home-Purchase Loans, 1 to 4 Family and Manufactured Home Dwellings, by Race, Ethnicity, Gender and Income of Applicant, 2007."

Federal Financial Institutions Examination Council, "Aggregate Table 8-2: Reasons for Denial of Applications for Conventional Home-Purchase Loans, 1 to 4 Family and Manufactured Home Dwellings, by Race, Ethnicity, Gender and Income of Applicant, 2007."

Federal Financial Institutions Examination Council, "Aggregate Table 8-3: Reasons for Denial of Applications to Refinance Loans on 1 to 4 Family and Manufactured Home Dwellings, by Race, Ethnicity, Gender and Income of Applicant, 2007."

Federal Financial Institutions Examination Council, "Aggregate Table 8-4: Reasons for Denial of Applications for Home Improvement Loans, 1 to 4 Family and Manufactured Home Dwellings, by Race, Ethnicity, Gender and Income of Applicant, 2007."

Table construction by Castañeda & Associates

c. High Cost Loans

Predatory lending, which makes financing available to borrowers of all incomes, is obtained at high costs. The Mortgage Bankers Association defines predatory lending as:

...intentionally placing consumers in loan products with significantly worse terms and/or higher costs than loans offered to similarly qualified consumers for the primary purpose of enriching the originator and with little or no regard for the costs to the consumer.

There is no official state or local record keeping in regard to predatory lending. However, the subprime loan market and predatory lending were intertwined events. That means that many homeowners who have lost their homes to foreclosure probably had subprime loan products with predatory features.

HUD has compiled data on the number of loans made between 2004 and 2006 from the HMDA data and the number of those loans that are "high cost," meaning where the rate spread is three percentage points above the Treasury security of comparable maturity. HMDA requires the

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

reporting of high cost loans in order to collect information on the “...vast majority of subprime rate loans.” High cost loans are also an indicator of unfair or deceptive practices and unlawful discrimination. The Board of Governors of the Federal Reserve System and other agencies have explained higher cost loans in the responses to the following questions:

Which loans are deemed “higher-priced” and therefore have their prices reported?

A loan’s rate spread must be reported if the spread exceeds the threshold set by the Board in Regulation C. For first-lien loans, the threshold is three percentage points above the Treasury security of comparable maturity; for second-lien loans, which tend to have higher prices, the threshold is five percentage points above the Treasury security of comparable maturity. The Board chose the *thresholds* in the belief that they would *exclude the vast majority of prime-rate loans and include the vast majority of subprime-rate loans*. From year to year, however, the proportion of subprime-rate loans that have their prices reported may vary because of changes in the interest rate environment. [emphasis added]

Why is the requirement to report price data limited to higher-priced loans?

The higher-priced mortgage market has grown substantially in the last decade. Its expansion has afforded some consumers greater access to home mortgage credit. The growth of the higher-priced mortgage market, however, has raised concerns that *consumers in this market lack the information needed to negotiate the best terms and may be vulnerable to unfair or deceptive practices*. Also, *the wider range of prices in this market has raised concerns that price differences may reflect unlawful discrimination rather than legitimate risk- and cost-related factors*. [emphasis added]

In contrast, the prime market’s limited variation in prices helps allay concerns about market efficiency and consumer protection. Though the prime market is not without risk of unlawful discrimination or violation of other consumer protection laws, the banking agencies use their routine examinations of depository institutions to address that risk.

Source: Board of Governors of the Federal Reserve System, Department of Housing and Urban Development, et.al., *Frequently Asked Questions About the New HMDA Data*.

As part of HUD’s Neighborhood Stabilization Program (NSP), the Department prepared data for cities on foreclosure rates as well as the number and percentage of high cost loans. Carpinteria’s high cost loan rate was 8.5% based on 102 high cost loans of the total 1,193 loans. This is a low rate compared to those experienced by communities with the explosive housing growth that occurred between 2000 and 2006. The high cost loan rate was 15.1% for the entire Santa Barbara County area.

D. LAND COSTS

HCD suggests that the element should:

Estimate the average cost or the range of costs per acre for single-family and multi-family zoned developable parcels.

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

In Carpinteria, “land” is not measured in acres. Most of the vacant land that is not already approved for housing is almost exclusively individual infill lots. These lots range in size from about 6,750 to 7,400 square feet. The vacant Dahlia Court Expansion Project site is comprised of two lots that total 1.95 acres. Non-vacant residential lots range in size from 2,600 to 10,400 square feet. The non-vacant Casas de las Flores site is comprised of two lots that total 2.68 acres.

Land costs are a major component of new housing production costs. The development industry typically categorizes land into three types: raw land, entitled land and finished lots. The values attributed to parcels of land increase through these three stages. Raw land is a vacant piece of land without any entitlements or improvements. Entitled land can range from having the appropriate zoning to having a recorded subdivision for the land. Finally, land can be categorized as “finished lots,” the final stage prior to the actual construction of a home. All grading has been completed and all infrastructure (streets, curbs, gutters, storm drains, sewers and utilities) have been installed. In most cases, this also means that all fees (except those associated with building permits) have been paid. At this stage, the land is at its highest value.

During the development of the prior Housing Element, the City retained a real estate appraisal firm to estimate residential land values in Carpinteria for three product types. Table C-7 lists the per acre and per unit land costs in 2003.

Table C-7
City of Carpinteria
Estimated Land Costs - 2003

Density	Value Per Acre	Per Unit Cost
6 units	\$1,200,000	\$200,000
12 units	\$1,800,000	\$150,000
16 units	\$2,200,000	\$137,500

The appraisal firm relied on two methods to estimate the land costs -- an analysis of the most recent sales in or near the City and a land residual analysis.

In 2009, the land costs have probably increased above the levels that existed in 2003. As a coastal community with limited land resources, there are no “average” land costs as each lot and site are unique relative to location, views, surrounding neighborhood and infrastructure. Individual infill vacant lots in the City (as of May 2009) have asking prices of \$499,000 (6,750 SF). Large vacant lots that have recently sold have values in the range of \$350,000 to \$700,000 per acre. These prices represent raw land costs.

Although land costs are a market constraint to the production of affordable housing, they are not unique to Carpinteria. Given the uniform (or one set) of income limits set by law for the entire County of Santa Barbara, only in the lowest cost areas would land costs not be a constraint.

In Carpinteria, the cost of land alone almost exceeds the total maximum housing costs affordable to low and moderate income households. Besides land costs, other components of housing production costs contribute to making new housing cost more than lower income households can afford. One of these components, construction costs, is discussed below.

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

E. CONSTRUCTION COSTS

HCD guidance indicates that the element should:

Generally estimate the typical total construction costs including materials and labor.

a. Components of Construction Costs

Little has changed over the years with respect to the components of a typical house. While there have been some technological advances, they are still essentially “sticks and bricks.” Even with new tools and some building materials requiring less onsite labor, contractors have not achieved improvements in labor productivity experienced in other industries.

Labor represents the highest cost component in the cost of construction. The cost of labor is based on a number of factors, including housing demand, the number and availability of contractors and unionization of employees. In some instances it is difficult to pinpoint exact labor costs because subcontractors often supply materials as well as labor.

In addition to the “sticks and bricks” construction costs, there are several more costs associated with the construction of new homes. These include the following:

- Engineering Costs: Costs associated with taking raw land to an entitled stage such as a subdivision. Also included are grading plans, sewer plans, storm drain plans, street improvements plans and engineering calculations for energy efficiency (Title 24) and structural calculations.
- Architectural Plans: The actual house plans and construction plans. This cost factor may also include landscape plans.
- Site Improvement Costs: These are the costs associated with taking raw, entitled land, and completing the grading, installations of curbs, gutters, sidewalks, streets and utilities.
- City Fees: These include City fees for reviewing engineering and architectural plans and the issuance of building permits.
- Development Impact Fees: These include the City’s development impact fees, school impact fees and water/sewer connection fees.
- Financing Costs: These are the costs incurred from a construction loan.
- Sales/Marketing: Once a home is completed, these are the costs associated with the actual sale of the home and include marketing costs (advertising), sales commissions, escrow and title costs and warranty expenses.

b. Quality of Construction

Saylor Publications, Inc. has developed a manual designed to provide single-family building cost data that serves contractors, architects, lenders, planners and appraisers. Saylor’s residential square foot building costs are suitable for immediate use in “ballpark” estimating of the construction costs of a single-family residence knowing only the class of construction and living area. Saylor provides per square foot construction cost estimates for six quality levels:

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

Economy, Fair, Standard, Custom, Estate and Luxury. The “standard” quality is defined as follows:

This class of residence is constructed to meet and exceed code requirements and to provide comfortable accommodations. There are usually several features that make the residence attractive from the exterior. These features are standard but significant enough to give residences an individual identity among similar residences. The interior finishes have several distinctive features. These residences usually have design enhancements that are functional and efficiently installed. The windows, doors, kitchen cabinets and plumbing fixtures are standard quality and carefully installed. The quality of workmanship is indicative of experienced workers working in a “structured” environment with several levels of quality control and accountability.

c. Average Per Square Foot Construction Costs - Standard Quality

Table C-8 lists the per square foot construction costs by quality type and construction type. Costs include general contractor’s overhead and profit and fees for new construction. Land costs, financing and other real estate related costs are not included.

**Table C-8
Average Residential Square Foot Building Costs
By Size and Construction Type**

Type of Dwelling	Construction Type				
	Wood siding on wood stud frame	Brick veneer on stud frame	Stucco on stud frame	Brick, concrete block back-up	Concrete Block
Standard					
1 Story-1,600 SF	\$122.90	\$130.60	\$121.50	\$140.90	\$127.90
1 Story-4,000 SF	\$111.40	\$116.70	\$111.00	\$123.20	\$115.00
2 Story-1,600 SF	\$117.50	\$129.40	\$116.50	\$143.90	\$125.60
2 Story-4,000 SF	\$104.10	\$111.60	\$103.40	\$120.80	\$109.20
Garage-Attached	\$49.60	\$59.60	\$48.70	\$72.00	\$56.40
Garage-Detached	\$56.80	\$70.00	\$54.70	\$86.20	\$65.80

Source: Saylor Publications, Inc. *2009 Residential Square Foot Building Costs*.

Another indicator of construction costs is Building Valuation Data compiled by the International Conference of Building Officials (ICBO). The unit costs compiled by the ICBO are intended to comply with the definition of “valuation” in Section 223 of the Uniform Building Code. Thus, they include architectural, structural, electrical, plumbing and mechanical work. The unit costs also include the contractor’s profit. Because residential buildings are the most common construction, the ICBO provides two unit costs - one for “average” construction and the other for “good” construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The price of land is not included. Table C-9 shows the low and high cost ranges for each building type.

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

Table C-9
 City of Carpinteria
 Estimated Construction Costs Per Square Foot
 By Type of Building
 (ICBO Building Valuation Data)

Type of Building	Per Square Foot Costs
Type I or II Apartment House	\$88.70 - \$109.20
Type V Masonry Apartment	\$72.40 - \$88.70
Type V Wood Frame Apartment	\$63.80 - \$82.00
Type V Masonry Dwelling	\$75.70 - \$96.90
Type V Wood Frame Dwelling	\$67.30 - \$92.40
Homes for the Elderly	\$82.00 - \$104.00

Source: ICBO Building Valuation Data

d. Construction Cost Estimate for a Single-Family Residence

Using the per square foot construction costs above for a standard stucco-on-wood frame 1,600 square foot three-bedroom dwelling with an attached two-car garage would cost \$218,240 to build. The amount is calculated as follows:

1,600 Square Feet X \$121.50 =	\$194,400.00
400 Square Foot Two-Car Garage X \$59.60 =	\$23,840.00
Total	<u>\$218,240.00</u>

This amount, however, does not include costs for off-site construction (grading, storm drains, sewers, curbs and gutters and utilities). Nor does it include any city or special district development impact fees (school fees, road fees, connection fees, building fees). In addition, it does not include any allowance for developer expenses such as sales and marketing, overhead or profit.

Both the Saylor and ICBO per square foot costs are “average” costs. Local costs are closer to \$200 per square foot for most new construction projects. The key point is that construction costs cannot be reduced to a level that is affordable to low and moderate income households.

e. Construction Cost Impacts of State Laws - Prevailing Wages and Fish & Game Fees

The Housing Element Law focuses the constraints analysis on “local” factors with scant mention of State laws that cause an increase in housing costs, especially on the cost to produce affordable housing. The cost impacts of State law requirements, such as prevailing wages, probably equal or exceed whatever a city can accomplish through a reduction of development standards and/or increased density.

The prevailing wage legislation (SB 975) passed in October 2001 broadened the existing law to cover construction work paid for in whole or in part by public funds. Construction projects supported by public funds include affordable housing. Few projects can escape the requirements - housing assisted exclusively by a redevelopment agency’s affordable housing fund is exempt. However, affordable housing often includes several sources of public funds that trigger the requirement for prevailing wages.

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

When required, prevailing wages significantly increase the cost of construction. Estimates of the additional construction costs on 205 residential projects subsidized by the California Low Income Housing Tax Credit program range from 9% to 37%. That same study estimated that the effect of uniform application of the prevailing wage law decreased by 3,100 the number of new dwellings for low-income households.*

[*Sarah Dunn, John M. Quigley, and Larry A. Rosenthal, *The Effects of Prevailing Wage Requirements on the Cost of Low Income Housing*, Industrial and Labor Relations Review, Vol. 59, No. 1, October 2005, pg. 141.]

The California Department of Fish and Game fee is another example of how State laws impact the cost of housing. Fish and Game fees have increased to \$1,993.00 for review of Negative Declarations and \$2,768.25 for EIRs. County Clerks are not able to accept a Notice of Determination until a Fish and Game fee is paid. This fee may be waived only for projects with “no impact” on wildlife. However, Fish and Game will consider practically any construction project to have an impact, e.g., high-rise buildings may cause birds to collide with windows and removal of a palm tree may remove habitat for birds.*

*Goldfarb and Lipman, *Law Alert: Increased Fish & Game Fees Must Be Paid to File Notices of Determination; De Minimis Finding Removed*, January 31, 2007.]

Construction costs alone often exceed the cost affordable to lower income households. Several factors contribute to the cost of construction including dwelling unit size, height (elevator may be required), terrain, slopes, quality, State laws, profit motivations and several other considerations.

Construction costs, however, are but one component of housing production costs. New affordable homes and apartments cannot be constructed without some public funding sources that subsidize the entire development and reduce the loan amount to that which can be supported by the affordable rents and ownership costs.

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

F. HOUSING SALES PRICES

Carpinteria is located within the 93013 zip code. Because the zip code boundaries include unincorporated areas, sales data for 93013 may not be an accurate indicator of housing prices in the City.

The website Realtor.com showed 80 active listings for single-family dwellings as of June 3, 2009 within the 93013 zip code. The lowest priced dwelling was a two-bedroom, one bath residence on a 7,405 square foot lot priced at \$449,000. Only three (3.8%) of the homes had sale prices of less than \$500,000.

There were 50 active condominium listings. The lowest priced condominium was a two-bedroom, one bath unit listed at \$242,000. There were 13 condominiums with sales prices of less than \$400,000 and 15 priced between \$400,000 and \$500,000.

Although housing prices have decreased since their peak in 2007, single-family homes are not affordable to moderate-income households. Some existing condominiums, however, have sales prices affordable to moderate income households.

G. MONTHLY RENTAL HOUSING COSTS

In February and March 2009, a survey was conducted of market rate and rent restricted apartment complexes. The market survey included four complexes and 274 apartment units. The rent restricted or affordable rental housing survey included four complexes and 100 apartment units.

1. Market Rate Rentals

Of the 274 market rate apartments, 196 or 72% were one bedroom units. In addition, there were 77 two-bedroom units and one three-bedroom unit. Only five of the 274 apartment units were vacant (1.8%) at the time of the survey. Table C-10 shows the monthly rent distribution by bedroom size.

Table C-10
City of Carpinteria
Monthly Rents by Bedroom Count - 2009

Monthly Rent	Number of Bedrooms		
	1 Bedroom	2 Bedrooms	3 Bedrooms
\$985-\$1,035	17		
\$1,040	9		
\$1,090	12		
\$1,175	37		
\$1,200-\$1,250		20	
\$1,215-\$1,305	121		
\$1,450		9	
\$1,455-\$1,625		48	
\$1,875			1
Total	196	77	1

Source: February-March Apartment Housing Survey
Table construction by Castañeda & Associates

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

The monthly rents for one bedroom units ranged from a low of \$985 to a high of \$1,305.

The monthly rents for two-bedroom units ranged from a low of \$1,200 to a high of \$1,625.

The three-bedroom apartment unit had a monthly rent of \$1,875.

Rent increases were determined by comparing the January - February 2009 results to an earlier survey completed in November 2002. On a dollar basis, monthly rents increased by a low of \$10 to a high \$225. Most of the one bedroom apartments, 138 of 196 units, experienced monthly rent increases of 4% to 9%. The balance of the one bedroom apartments, 58 of 196 units, had monthly rent increases in the range of 17.5% to 21%. Twenty of the 77 two-bedroom units had monthly rent increases of 6.7%. The balance of the two-bedroom units, 57 of 77 units, experienced monthly rent increases in the range of 12% to 15%. The one three-bedroom unit had a monthly rent increase of 13.6%.

The percentage increases have not been adjusted for inflation or increases in the cost of living.

2. Affordable Rentals

Beach Court is a six-unit apartment complex for developmentally disabled adults. HUD's Section 811 program financed this development. The monthly rent for the one and two-bedroom units is \$772.

Atrium Apartments is a 12-unit complex comprised of 10 one bedroom and two three-bedroom units. The monthly rents for the one bedroom units range from \$877 to \$1,109. The monthly rents for the three-bedroom units range from \$919 to \$1,025. Five of the 12 households are receiving Section 8 rental assistance.

Chapel Court is a 28-unit complex. All apartment units have three bedrooms. There are a total of eight one story buildings at the site. The monthly rent is \$709. Eleven tenants pay rent based on 30% of their income (about \$200 to \$500 a month).

Dahlia Court is a 54-unit complex. Fifty-three apartment units have two bedrooms. Dahlia Court has one one bedroom unit. Nine units are occupied by farmworker families, as required by the State. The two-bedroom units rent for \$875 to \$1,400 a month. Twenty-six tenants receive rental assistance through the Section 8 program and the HOME program rents.

Only one of the 100 affordable housing units was vacant at the time of the apartment survey.

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

Attachment A 2009 Santa Barbara County Affordable Housing Cost Worksheet

Attachment A provides definitions of Affordable Housing Cost and Affordable Rent for the different income groups and unit sizes. The costs and rents are gross amounts; expenses such as maintenance and repairs and utilities are not deducted.

1. Affordable Housing Costs for Owner-Occupied Housing Units

Based on the Health and Safety Code, the affordable housing costs for owner-occupied homes are defined below:

Affordable Housing Cost for *Extremely Low Income* Households is the product of 30 percent times 30 percent of the area median income adjusted for family size appropriate to the unit. Health and Safety Code §50052.5(b)(1).

Affordable Housing Cost for *Very Low Income* Households is the product of 30 percent times 50 percent of the area median income adjusted for family size appropriate to the unit. Health and Safety Code §50052.5(b)(2).

Affordable Housing Cost for *Lower Income* Households is the product of 30 percent times 70 percent of the area median income adjusted for family size appropriate to the unit. Health and Safety Code §50052.5(b)(3).

Affordable Housing Cost for *Moderate Income* Households is not less than 28 percent of the gross income of the household, and not more than the product of 35 percent times 110 percent of the area median income adjusted for family size appropriate to the unit. Health and Safety Code §50052.5(b)(4).

The Affordable Monthly Housing Cost for owner-occupied housing units include the following costs for the upcoming 12 months*:

Principal and interest payments on the mortgage loan

Mortgage loan insurance fees

Property taxes and assessments

Fire and casualty insurance

Property maintenance and repairs

Homeowner association fees

*25 California Code of Regulations §6920.

A reasonable allowance for utilities (including garbage collection, sewer, water, electricity, gas and other fuels, but not telephone service). Such an allowance shall take into consideration the cost of an adequate level of service.

TECHNICAL APPENDIX C – NON-GOVERNMENTAL CONSTRAINTS

2. Affordable Housing Costs for Renter-Occupied Housing Units

Based on the Health and Safety Code, the affordable housing costs for renter-occupied homes are defined below:

Affordable Rent for *Extremely Low Income* Households is the product of 30 percent times 30 percent of the area median income adjusted for family size appropriate to the unit. Health and Safety Code §50053(b)(1).

Affordable Rent for *Very Low Income* Households is the product of 30 percent times 50 percent of the area median income adjusted for family size appropriate to the unit. Health and Safety Code §50053 (b)(2).

Affordable Rent for *Lower Income* Households is the product of 30 percent times 60 percent of the area median income adjusted for family size appropriate to the unit. Health and Safety Code Section § (b)(3).

Affordable Rent for *Moderate Income* Households is product of 30 percent times the 110 percent of the area median income adjusted for family size appropriate to the unit. Health and Safety Code Section § (b)(4).

Affordable rent is an average of estimated housing costs for the next 12 months. Rent includes the total of monthly payments for all of the following*:

Use and occupancy of a housing unit and land and facilities associated therewith.

Any separately charged fees or service charges assessed by the lessor which are required of all tenants, other than security deposits.

A reasonable allowance for utilities not included in the above costs, including garbage collection, sewer, water, electricity, gas and other heating, cooking and refrigeration fuels. Utilities do not include telephone service. Such an allowance shall take into consideration the cost of an adequate level of service.

Possessory interest taxes or other fees or charges assessed for the use of the land and facilities associated therewith by a public or private entity other than the lessor.

*25 California Code of Regulations §6918.

**TECHNICAL APPENDIX D
SITES INVENTORY AND ANALYSIS**

TABLE OF CONTENTS

Technical Appendix D Sites Inventory and Analysis

A - Introduction	D-1
B - Description of the Sites Inventory and Analysis Process	D-1
1. Government Code Requirements.....	D-1
2. HCD Guidance of the Sites Inventory and Analysis.....	D-2
a) Zoning.....	D-2
b) Suitability and Availability.....	D-3
c) Realistic Capacity.....	D-3
d) Other Sites.....	D-3
3. Components of the Sites Inventory.....	D-5
C - Inventory of Sites to Accommodate the Above Moderate Income Housing Need	D-5
1. Constructed, Approved and Under Construction Housing.....	D-5
2. Vacant Sites.....	D-6
D - Inventory of Sites to Accommodate the Moderate Income Housing Need	D-7
1. Second Units.....	D-7
2. Infill Vacant Sites.....	D-9
3. Underdeveloped Non-Vacant Sites in the Downtown/Old Town District.....	D-9
E - Inventory of Sites to Accommodate the Lower Income Housing Need	D-14
1. Inventory of Sites.....	D-14
2. Housing Capacity.....	D-15
3. Housing Affordability.....	D-17
F - Status of Development Projects	D-20
G - Environmental Conditions	D-21
H - Public Services and Facilities	D-22
1. Water.....	D-22
2. Sanitary Sewer Service.....	D-23

3.	Solid Waste.....	D-23
4.	Storm Water Drainage.....	D-24
Attachment A - Memorandum - Amendment of State Housing Element Law AB 2348		D-26
1.	Capacity.....	D-26
2.	Affordability.....	D-26
3.	Suitability Analysis for Non-Vacant Sites.....	D-27

List of Charts

D-1	Sites Inventory and Analysis Process.....	D-4
-----	---	-----

List of Exhibits

D-2	Downtown/Old Town District.....	D-13
-----	---------------------------------	------

List of Tables

D-1	Share of Regional Housing Needs January 1, 2007 - June 30, 2014.....	D-1
D-2	Sites Inventory and Analysis Above Moderate Income Housing Need Housing Units Under Construction 2008.....	D-6
D-3	Monthly Apartment Rents by Square Foot.....	D-8
D-4	Estimated Monthly Rents of Constructed Second Units.....	D-9
D-5	Moderate Income Affordable Monthly Rents.....	D-9
D-6	Housing Capacity: Vacant Multi-family Zoned Sites.....	D-9
D-7	Downtown/Old Town District Development Trends PRD Zoned Sites 2007 - 2008.....	D-10
D-8	Downtown/Old Town District Sites Inventory and Analysis Non-Vacant Sites General Plan MDR Zoning PRD-20.....	D-11
D-9	Sites Inventory and Analysis Lower Income Housing Need.....	D-14
D-10	Density of Affordable Housing Developments.....	D-19

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

A. INTRODUCTION

The City's Housing Element must identify sites that can accommodate the City's share of the regional housing need as well as quantify the housing unit capacity of those sites. Moreover, the sites must be *suitable, appropriate and available* within the planning period to accommodate the housing needs of all income groups. The Sites Inventory and Analysis spans the period of the Regional Housing Needs Assessment from January 1, 2007 to June 30, 2014.

The City's share of the regional housing is 305 housing units. Table D-1 below shows the number of housing units allocated to Carpinteria for five income groups.

Table D-1
Share of Regional Housing Needs
January 1, 2007 - June 30, 2014

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

Source: Santa Barbara Association of Governments, *Final Regional Housing Needs Allocation Plan - Planning June 19, 2008*

Parts C, D and E describe the Sites Inventory and Analysis for the above moderate, moderate and lower income groups. The "lower" income group includes the extremely low, very low and low income groups combined. The sites include housing already constructed and under construction as well as approved residential developments. Also included among the sites are vacant and non-vacant sites as well as affordable housing to be developed pursuant to a Coastal Plan policy.

B. DESCRIPTION OF THE SITES INVENTORY AND ANALYSIS PROCESS

1. Government Code Requirements

Section 65583(a) (3) states that a housing element must include:

An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment and an analysis of the relationship of zoning and public facilities and services to these sites.

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

Section 65583.2(a) states that the inventory of land suitable for residential development:

...shall be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels...."

2. HCD Guidance on the Sites Inventory and Analysis

HCD guidance includes the following:

The purpose of the land inventory is to identify specific sites suitable for residential development in order to compare the locality's new construction need by affordability category with its residential development (total supply) capacity. A thorough land inventory will help the locality determine if additional governmental actions are needed to provide enough sites with appropriate zoning, development standards, and infrastructure capacity to accommodate its new construction need as required by Section 65583(c)(1).

Land suitable for residential development has characteristics that make the sites appropriate and available for residential use in the planning period. These characteristics include physical features (flooding, seismic hazards, chemical contamination, other environmental constraints, and slope instability or erosion) and location (proximity to transit, job centers, and public and community services).

Sites not currently planned and zoned for residential use may be included in the inventory if they are otherwise suitable for residential development and the element includes program actions to change the land use within the current planning period.
[emphasis added]

Chart D-1 on page D-4 shows HCD's guidance on the sites inventory and analysis process. The process is described below.

a. Zoning

Only zoned sites that permit residential land uses can be included in the sites inventory. The density of each site then is determined on the basis of a minimum density or through analysis of each site based, in part, on the historical trends within each zone district. Zoning also must encourage and facilitate a variety of housing types. Technical Appendix E describes the City's zoning for a variety of housing types.

b. Suitability and Availability

1) *Infrastructure and Environmental Constraints:* A determination of infrastructure and environmental constraints that may impede the development of the sites must be made. A general description must be provided of any environmental constraints to the development of housing within the City. This information need not be identified on a site-specific basis. In addition, a general description must be provided of existing or planned water, sewer and other dry utilities supply, including the availability and access to distribution facilities. This information also need not be identified on a site-specific basis.

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

2) *Site Analysis of Vacant and Non-Vacant Sites.* For non-vacant sites, the inventory must describe the existing uses on each parcel. In addition, the City must provide an explanation of the methodology used to determine the development potential. The methodology must consider factors such as: a) the extent to which existing uses may constitute an impediment to additional residential development, b) development trends, c) market conditions, and d) regulatory or other incentives or standards to encourage additional residential development on these sites.

c. Realistic Capacity

The City must determine whether each site included in the inventory can accommodate a portion of the regional housing need by income level during the planning period. Government Code §65583.2(c) explains how the housing unit capacity (total number of housing units) is made for each site:

1) *Minimum Density.* If a city has established a minimum density, HCD accepts the city's calculation of the total housing unit capacity based on the established minimum density. To accommodate the lower income household need, sites must allow at least 20 dwelling units per acre. A housing capacity based on minimum density must be adjusted, as necessary, based on land use controls and required site improvements.

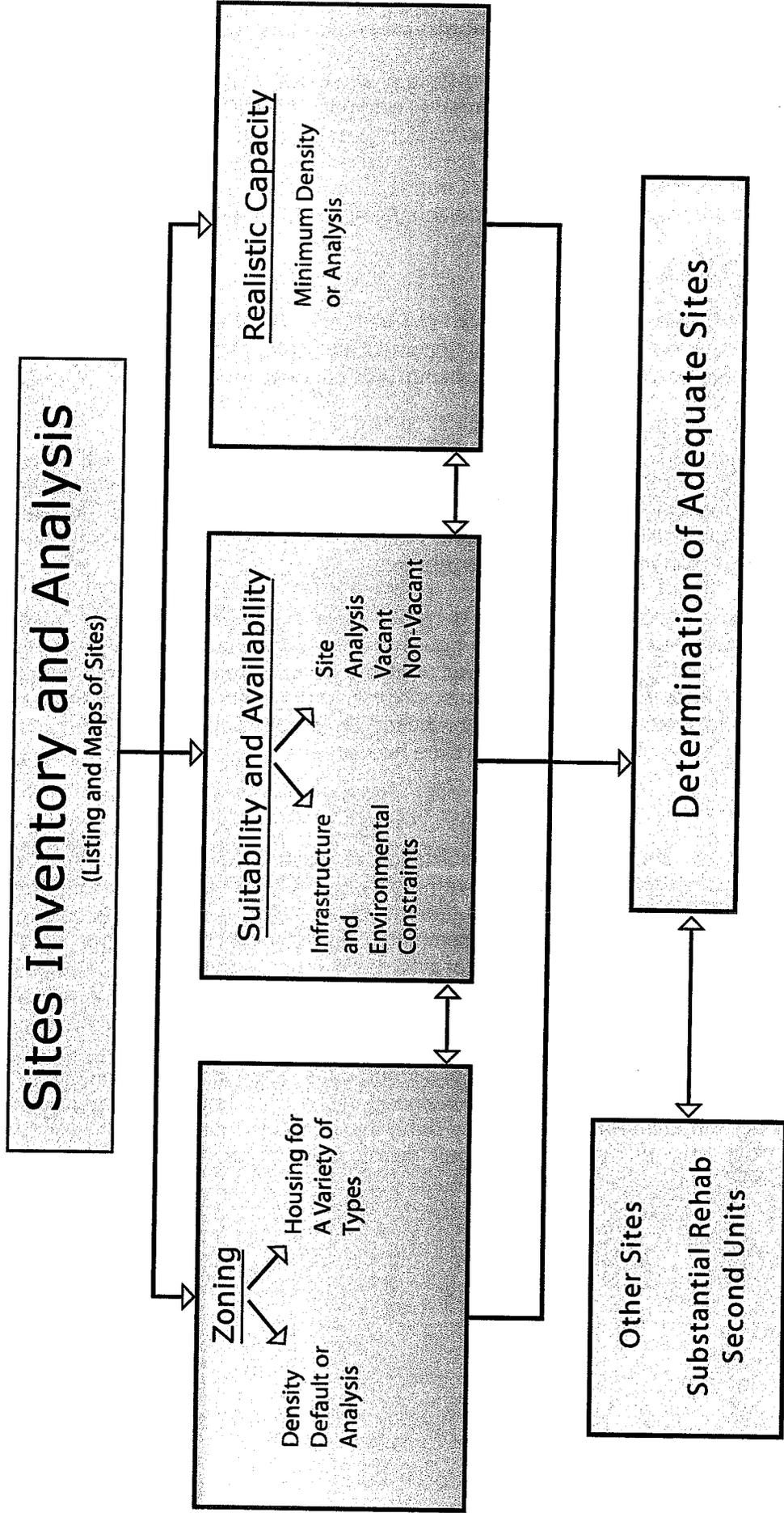
2) *Housing Capacity.* If minimum densities have not been established, then an analysis must demonstrate how the number of housing units was determined. For the lower income housing need, the City must provide an analysis demonstrating how the adopted densities accommodate this need. The analysis must include, at a minimum, the following factors: market demand, financial feasibility, or information based on the development project experience within a zone or zones that provide for lower income households.

d. Other Sites

Other sites include the substantial rehabilitation of existing housing units. As provided for in Government Code §65583.1(c), local governments can rely on existing housing units to address up to 25% of their adequate sites requirement by counting existing units made available or preserved through the provision of "committed assistance" to low- and very low-income households at affordable housing costs or affordable rents. However, a "committed assistance" program resulting in substantial rehabilitation only can be used by cities that have met some portion of its very low or low income housing need in the current or previous planning period.

Other sites also include the construction of second units. Sites for second units can be identified based on the number of second units developed in the prior housing element planning period whether or not the units are permitted by right, the need for these units in the community, the resources or incentives available for their development, and any other relevant factors, as determined HCD.

CHART D-1



Housing Element Update

City of Carpinteria

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

3. Components of the Sites Inventory

Pursuant to Government Code §65583.2, the inventory of land suitable for residential development includes:

1. Vacant sites zoned for residential use.
2. Vacant sites zoned for nonresidential use that allows residential development.
3. Residentially zoned sites that are capable of being developed at a higher density.
4. Sites zoned for nonresidential use that can be redeveloped for, and as necessary, rezoned for, residential use.

In addition to the above, the following housing also accommodates a portion of the regional housing need allocated to the City.

1. Housing constructed between January 1, 2007 and the transmittal of the Draft and Final Housing Elements.
2. Housing under construction.
3. Housing approved for construction.
4. Inclusionary housing required as part of an approved development.
5. Housing approved pursuant to a development agreement.
6. Second units.

The “inventory of land suitable for residential development” and the “housing capacity analysis” are both described for each income group in parts C, D and E below.

C. INVENTORY OF SITES TO ACCOMMODATE THE ABOVE MODERATE INCOME HOUSING NEED

1. Constructed, Approved and Under Construction Housing

The City’s share of the regional housing need is 128 housing units. In 2007, 23 housing units were constructed according to the State Department of Finance (Demographic Research Unit) and the City’s building and certificate of occupancy records. In addition, five housing units were approved for construction in 2007.

In 2008 and 2009, 75 housing units were under construction. Table D-2 identifies the project, housing type and number of new housing units.

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

Table D-2
 Sites Inventory and Analysis
 Above Moderate Income Housing Need
 Housing Units Under Construction - 2008

Address	Project Name	Housing Type	Number of Housing Units
4646 Carpinteria Avenue	Lavender Court	Attached Residential Condominiums	37
4646 Carpinteria Avenue	Lavender Court	Live/Work Units	3
4367 Carpinteria Avenue	Sparrow's Landing	Condominiums	8
1497 Linden Avenue	Mission Terrace	Single-Family Detached	27
Total			75

2. Vacant Sites

One vacant site has been approved for the development of 73 housing units known as the Lagunitas Mixed Use Development Project. Background information on the Lagunitas Mixed Use Development Project is provided below:

Assessor Parcel Number: 001-190-017
 Address: 6380 Via Real
 Parcel Size: 25.38 acres
 Status: Vacant
 General Plan: RDI Research Development Industrial
 Zoning: M-RP Industrial Research Park
 Number of housing units: 73 (single-family and condominiums)

The City's approval of the project became final in late 2008 when the Coastal Commission voted unanimously in finding that an appeal of the Mixed Use Project did not raise a substantial issue. The project consists of 37 single family detached homes, 36 condominium units and 85,000 square feet of research/office space. The residential component is located on the northerly 13 acres of the site. The office park component includes subdivision of the 25-acre site so that the research/office building and its associated parking would be located on a separate parcel from the residential site.

Another mostly vacant site is the Green Heron Spring Condominiums site. Background information is provided below:

Assessor Parcel Number: 004-013-026
 Address: 1300 and 1326 Cravens Lane
 Parcel Size: 3.87 acres
 Status: Mostly Vacant - existing residence, barn and storage shed
 General Plan: MDR Medium Density Residential
 Zoning: PUD Planned Unit Development
 Number of housing units: 33 condominiums

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

Because an amendment to the Local Coastal Program is needed to zone the site and amend the Coastal Land Use Plan, it must also be approved by the Coastal Commission. The Coastal Commission public hearing was held in February 2009. The City then accepted the modifications suggested by the Commission in June 2009. After the Commission acknowledged the City's June 2009 action, the approval became final.

The capacity of the sites identified in the foregoing analysis exceeds the above moderate income housing need of 128 housing units. There is an additional 7,405 square foot vacant site with a General Plan designation of Medium Density Residential that is zoned PRD-15. The capacity of this site is two housing units. (This site is located at 8th Street/Holly Avenue and is APN 003-252-021.)

D. INVENTORY OF SITES TO ACCOMMODATE THE MODERATE INCOME HOUSING NEED

The City's share of the moderate income housing need is 55 housing units. The moderate income housing need can be accommodated through the development of second units, new housing on infill vacant sites and new development on underdeveloped, non-vacant sites. A summary is presented below:

Constructed Second Units	4
New Second Units	21
Infill Vacant Sites	6
Non-Vacant Sites	80+

1. Second Units

The Housing Element Law allows the City to identify sites for second units based on the number of second units developed in the prior housing element planning period whether or not the units are permitted by right, the need for these units in the community, the resources or incentives available for their development, and any other relevant factors, as determined HCD. The State Legislature made a finding that second units are a valuable form of housing in California. Second units provide housing for family members, students, the elderly, in-home health care providers, the disabled and others, at below market prices within existing neighborhoods. Homeowners who create second units benefit from added income and increased security, according to the State legislature.

a. Constructed Second Units - 8,000 SF Lots

The City's share of the regional housing need for moderate income units is 55 housing units. A portion of this need has been met by the development in 2007 of four second units. The location and unit sizes of the second units are listed below:

<u>Address</u>	<u>Unit Size</u>	<u>Bedrooms</u>
1234 Cramer Circle	700 SF	1
1272 Cramer Circle	693 SF	1
5226 El Charro Lane	378 SF	Studio
4980 Nipomo Drive	400 SF	Studio

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

Three of these projects were approved in 2006 and constructed in 2007. One project was approved in 2003 and constructed in 2007.

The second units serve moderate income housing needs based on a survey of monthly rents for units of comparable unit sizes. According to HCD:

Second unit affordability can be determined in a number of ways. As an example, a community could survey existing second units for their rents and include other factors such as square footage, number of bedrooms, amenities, age of the structure and general location. Another method could examine market rates for reasonably comparable rental properties to determine an average price per square foot in the community. This price can be applied to anticipated sizes for second units to estimate the anticipated affordability of second units.

[Source: California Department of Housing and Community Development, *Building Blocks for Effective Housing Elements, Adequate Sites Inventory and Analysis - Second Units.*]

The City completed an apartment rental survey in January 2009. Table D-3 shows the monthly apartment rent ranges for market rate (non-subsidized) one and two-bedroom units having unit sizes comparable to constructed and approved second units. Table D-4 provides the estimated monthly rents of the constructed second units. Table D-5 shows the monthly rents affordable to moderate income households comprised of one or two persons. The affordability calculations are based on the formula provided by the California Community Redevelopment Law.

b. Projected Second Unit Development Based on Historical Trends - 8,000 SF Lots

During 2007 and 2008, four second units were constructed, yielding an annual average of two per year. Five and one-half years remain in the planning period. Based on the historical trend, it is projected that an additional 11 second units will be constructed between January 1, 2009 and June 30, 2014, i.e., two second units per year based on the historic trend. However, it is projected that additional second units will be constructed as the public becomes more informed through announcements on the City's website, City Newsletter and other forums. These efforts are expected to increase the total number of second units constructed to 17, or about three each year during the balance of the program period (five and one-half years).

Therefore, it is determined that 21 second units will accommodate a portion of the moderate income housing need of 55 units.

Table D-3
Monthly Apartment Rents by Square Foot

Square Feet	Rent Per Square Foot
432	\$2.41
615	\$2.05
685	\$1.67

Source: Castañeda & Associates, Apartment Rental Survey, January 2009

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

Table D-4
Estimated Monthly Rents of Constructed Second Units

Square Feet	Estimated Rent
378	\$911
400	\$964
693	\$1,157
700	\$1,169

Note: Estimates based on applying per square foot rent most appropriate for the second unit size: For instance, the \$2.41/SF monthly rent was applied to the second units having 378 and 400 square feet.

Table D-5
Moderate Income Affordable Monthly Rents

Bedrooms	Persons	Moderate Income Range	110% of Median Income	30% of Monthly Income	Monthly Rent
1	1	\$43,600-\$56,400	\$51,700	\$4,308	\$1,292
1	2	\$49,800-\$64,400	\$59,070	\$4,922	\$1,476
2	3	\$56,050-\$72,500	\$66,440	\$5,536	\$1,660

Source: California Department of Housing and Community Development, *Official State Income Limits for 2008, Santa Barbara County*. Health and Safety Code Section 50053(b)(4): Affordable rent for moderate income households is the product of 30 percent of 110 percent of area median income adjusted for family size appropriate for the unit.

2. Infill Vacant Sites

Vacant infill sites can accommodate six new housing units. Table D-6 identifies the vacant sites and the housing capacity of each site.

Table D-6
Housing Capacity: Vacant Multi-family Zoned Sites

Address	APN	General Plan	Zoning	Lot Size	Density (units./acre)	Housing Capacity
Palm Avenue	004-047-043	MDR	PRD-20	6,970 SF	20	3
4949 Sawyer Avenue	003-153-005	MDR	PRD-20	6,750SF	20	3

3. Underdeveloped Non-Vacant Sites in the Downtown/Old Town District

The sites inventory has identified non-vacant sites that are zoned PRD-20. This zoning allows up to 20 dwelling units per acre, or a minimum lot area of 2,178 square feet per unit.

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

a. Analysis of Existing Uses

The Downtown/Old Town District includes seven areas with residential lots that have existing uses. Among these existing uses are single-family homes, developed multifamily structures, churches and other intense uses. The inventory excluded lots with intensive uses such as those already developed multi-family buildings and churches. As a result, the sites inventory only includes lots that have existing single-family homes many of which are 50 years or older. The existing under developed single family homes does not impede their replacement with newer homes as evidenced by recent development trends.

b. Recent Development Trends

The Downtown/Old Town District has recently experienced the replacement of older and smaller single-family homes at densities in the range of 15 to 20 dwelling units per acre. The size of recently demolished homes has ranged from 584 square feet to 900 square feet. By way of illustration, Table D-7 shows four recent examples of new residential development trends within the Downtown/Old Town District. These examples show underdeveloped parcels where existing dwellings were demolished to make way for new housing. In three of the four examples, new housing was constructed with the maximum dwelling units permitted by zoning.

c. Market Conditions

There is a demand for new housing within the Downtown/Old Town District. This demand means that the development of non-vacant sites at densities in the range of 15 to 20 dwelling units per acre can accommodate a portion of the moderate income housing need. Annually, two to three non-vacant lots are developed. In the past, this involved the demolition of smaller (584, 800, 820, 900 SF), older single family dwellings.

Table D-7
Downtown/Old Town District
Development Trends - PRD Zoned Sites - 2007 and 2008
(Developed Sites)

Address	APNs	Lot Size	Existing Dwellings	New Dwellings	Maximum Permitted Dwellings
1064, 1066, 1068 Cramer Road	004-110-005 004-110-006 004-110-007	8,603 SF	1	3	3 15.2 units/acre
1052, 1054, 1056, 1058 Cramer Road	004-110-001 004-110-002 004-110-003 004-110-004 004-110-008	9,119 SF	2	4	4 19.1 units/acre
4482 Carpinteria Avenue	004-108-001 004-108-002	7,840 SF	1	3	3 16.7 units/acre
4751 Ninth Street	003-252-003	7,100 SF	1	2	3 12.3 units/acre

Source: City of Carpinteria, Community Development Department staff reports

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

d. Existing or Proposed Incentives

One incentive that facilitates new development of housing in the Downtown/Old Town District is CEQA exemption. Proposed projects are categorically exempt from environmental review pursuant to §15303(b) [construction of a multi-family residential structure with up to four dwelling units in an urbanized area] and §15315 [minor land divisions] of the California Environmental Quality Act (CEQA) Guidelines.

In addition, developers of new housing on underdeveloped lots obtain a development impact fee credit for the dwelling already existing on the site. Also, the developer of a project that is required to pay development impact fees may apply to the City Council for a reduction, adjustment or waiver of any of those fees based on the absence of any reasonable relationship or nexus between the impacts of the proposed development and either the amount of the fee(s) charged or the type of facilities to be financed.

e. Housing Capacity

Table D-8 identifies 42 residential lots having a capacity of 109 housing units. Exhibit D-2 shows the boundaries of the seven areas within the Downtown/Old Town District. As stated earlier, three of every four underdeveloped lots zoned PRD-20 are constructed with the maximum number of permitted housing units. The application of this ratio to the 42 lots results in 31 of the 42 lots being developed at the maximum densities permitted by zoning and yields 80 - 82 housing units at a density of 15 to 20 dwelling units per acre.

**Table D-8
Downtown/Old Town District
Sites Inventory and Analysis
Non-vacant Sites
General Plan MDR Zoning PRD 20**

Parcel Number	Address	Existing Use	Year Built	Building SF	Lot Size SF	Housing Capacity	Actual Density
Area 1							
003-303-011	545 Holly Avenue	SFR	1958	1,244	4,792	2	18.2
003-303-014	4756 5th Street	SFR	1949	764	7,841	3	16.7
003-303-015	4744 5th Street	SFR	1950	828	6,970	3	18.7
003-303-016	4722 5th Street	SFR	1956	1,630	9,148	4	19.0
003-303-019	505 Holly Avenue	SFR	1954	840	4,792	2	18.2
Area 2							
003-305-012	590 Holly Avenue	SFR	N/A	N/A	7,841	3	16.7
Area 3							
003-321-006	5190 7th Street	SFR	1940	1,174	5,663	2	15.4
003-321-010	5110 7th Street	SFR	1962	1,386	5,663	2	15.4
003-321-012	5157 8th Street	SFR	N/A	N/A	6,534	3	20.0
Area 4							
003-322-004	691 Walnut Avenue	SFR	N/A	N/A	6,970	3	18.7
003-322-005	651 Walnut Avenue	SFR	1915	832	5,663	2	15.4
003-322-007	607 Walnut Avenue	SFR	1900	1,287	4,792	2	18.2
003-322-010	624 Maple Street	SFR	1944	880	5,663	2	15.4

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

Table D-8 continued
Downtown/Old Town District
Sites Inventory and Analysis
Non-vacant Sites
General Plan MDR Zoning PRD 20

Parcel Number	Address	Existing Use	Year Built	Building SF	Lot Size SF	Housing Capacity	Actual Density
Area 5							
003-360-010	501 Walnut Avenue	SFR	N/A	N/A	6,970	3	18.7
Area 6							
004-047-019	956 Walnut Avenue	SFR	N/A	N/A	8,276	3	15.8
004-047-020	940 Walnut Avenue	SFR	N/A	N/A	6,970	3	18.7
004-047-026	842 Walnut Avenue	SFR	N/A	N/A	6,970	3	18.7
004-047-029	5256 8th Street	SFR	N/A	N/A	5,227	2	16.7
004-047-030	5280 8th Street	SFR	N/A	N/A	6,534	3	20.0
004-047-038	949 Palm Avenue	SFR	N/A	N/A	6,970	3	18.7
Area 7							
003-151-010	1051 Holly Avenue	SFR	1880	1,210	6,098	2	14.3
003-151-004	1071 Holly Avenue	SFR	1938	1,042	4,356	2	20.0
003-151-005	1093 Holly Avenue	SFR	1935	1,100	5,663	2	15.4
003-152-028	4807 Sawyer Avenue	Residential	N/A	N/A	5,663	2	15.4
003-152-003	4825 Sawyer Avenue	Residential	N/A	N/A	6,098	2	14.3
003-152-004	4835 Sawyer Avenue	SFR	1948	1,156	6,534	3	20.0
003-152-005	4849 Sawyer Avenue	SFR	1949	2,212	6,098	2	14.3
003-152-006	4855 Sawyer Avenue	Residential	N/A	N/A	6,098	2	14.3
003-152-007	4865 Sawyer Avenue	SFR	N/A	N/A	6,098	2	14.3
003-152-008	4877 Sawyer Avenue	SFR	1940	981	7,405	3	17.6
003-152-009	1075 Elm Avenue	Residential	N/A	N/A	7,405	3	17.6
003-152-027	1070 Holly Avenue	SFR	1950	1,693	9,148	4	19.0
003-152-017	1047 Elm Avenue	Residential	N/A	N/A	10,454	4	16.7
003-153-013	1054 Elm Avenue	SFR	1948	1,281	7,841	3	16.7
003-153-001	1086 Elm Avenue	Residential	1945	1,252	2,614	1	16.7
003-153-002	1082 Elm Avenue	SFR	1926	1,129	2,614	1	16.7
003-153-003	4917 Sawyer Avenue	SFR	1931	845	4,792	2	18.2
003-153-004	4929 Sawyer Avenue	SFR	1950	915	5,227	2	16.7
003-153-017	4975 Sawyer Avenue	SFR	N/A	N/A	6,920	3	18.9
004-041-001	1112 Linden Avenue	Residential	N/A	N/A	10,890	5	20.0
004-041-002	1108 Linden Avenue	SFR	N/A	N/A	8,276	3	15.8
004-041-003	1098 Linden Avenue	SFR	N/A	N/A	7,405	3	17.6

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

Exhibit D-2
Downtown/Old Town District



TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

E. INVENTORY OF SITES TO ACCOMMODATE THE LOWER INCOME HOUSING NEED

1. Inventory of Sites

The City's share of the regional housing need for lower income housing is 122 units. Table D-9 identifies vacant and underutilized sites that accommodate the City's share of the regional housing need. Sites 1, 2 and 3 are affordable housing developments sponsored by Peoples' Self-Help Housing Corporation. These three sites accommodate 109 housing units. The balance of the housing need is 13 housing units which is accommodated by vacant and underutilized sites. Sites 4, 5 and 6 can accommodate 65 housing units at a density of 20 dwelling units per acre. The total housing capacity is 174 housing units.

**Table D-9
Sites Inventory and Analysis
Lower Income Housing Need**

Site Number and APN(s)	Location	Site Size	General Plan	Zoning	Existing Uses	Housing Capacity
Site #1 003-590-042 003-590-051	Santa Ynez Avenue	2.1 acres	MDR Medium Density	PRD-20	Vacant	34 ¹
Site #2⁴ 004-013-019 004-013-020	4096 Via Real	2.37 acres	GC General Commercial	CPD/R Overlay	Recreational Vehicles and Trailers	43 ²
Site #3 003-302-007	681 Ash Avenue	3.13 acres	MDR Medium Density	PRD-20	Single-story apartment buildings; 28 rental units	32 ³
Site #4⁵ 003-360-014 003-360-015 003-360-017 003-325-007	Sixth Street and Olive Avenue	1.53 acres	MDR Medium Density	PRD-20	One Dwelling (Underutilized)	29
Site #5 003-212-030	4295 Carpinteria Avenue	.31 acres	GC General Commercial	CPD/R Overlay	Vacant	6
Site #6 001-180-032	6175 Carpinteria Avenue	3.37 acres	RDI Research Development Industrial	M-RP	Vacant	30 ⁴

¹Based on site plan submitted to the City

²Based on site plan submitted to the City

³Net increase of 32 affordable housing units

⁴APN 004-013-019 = 1.19 acres; APN 004-013-020 = 1.18 acres

⁵APN 003-360-014 = .42 acres; APN 003-360-015 = .41 acres; APN 003-360-017 = .21 acres; APN 003-325-007 = .49 acres

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

2. Housing Capacity

a. Site #1 - Santa Ynez Avenue – Dahlia Court Expansion Project

This site is zoned PRD-20 which permits up to 20 dwelling units per acre. The housing capacity is based on the site plan submitted to the City on February 5, 2009. The site plan statistics are as follows, accommodated in four separate buildings:

Site Area Parcel 1	42,453 SF
Site Area Parcel 2	<u>42,330 SF</u>
	84,783 SF
New Housing Units	34
Two-Bedroom Units	22
Three-Bedroom Units	12
Housing Unit Sizes	850 - 1,097 SF for two-bedroom units 1,120 - 1,192 SF for three-bedroom units
Density	17.5 units/acre
Community Center	4,382 SF

b. Site #2 – 4096 Via Real – Casas de las Flores

This site is zoned Commercial Planned Development (CPD) with an R Overlay. The R Overlay allows multi-family housing at residential densities of up to 20 dwelling units per acre.

The purpose of the R Overlay District is to provide the opportunity for residential-only development in zone districts which would otherwise not permit such uses. The intent is to encourage rehabilitation of the existing housing stock in certain commercial and industrial areas (excluding coastal dependent industry), to increase the City's stock of affordable housing through permission of new residential-only developments in areas which allow commercial, industrial and mixed use developments, and to assist the City in maintaining an appropriate balance between jobs and housing.

The residential-only development is permitted only if all of the following findings are met:

- 1) The allowance of residential-only development would encourage rehabilitation of important existing housing stock or *the residential use of the subject parcel(s) would result in the production of affordable housing* in the community. [emphasis added]
- 2) Residential use on the site would assist the city in maintaining an appropriate balance between jobs and housing.
- 3) Residential-only use on parcel(s) is compatible with existing and anticipated uses in the area surrounding the site.
- 4) Mixed use development of the site is inappropriate.

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

The housing capacity is based on the site plan submitted to the City as of December 2010. The site plan statistics are as follows, accommodated in seven separate buildings:

Overall Site Area 116,859 SF

New Housing Units	43
One bedroom units	7
Two- Bedroom Units	14
Three-Bedroom Units	22

Housing Unit Sizes	668-689 SF for one bedroom units
	982 SF for two-bedroom units
	1,262-1,264 SF for three-bedroom units

Density	15.0 units/acre
---------	-----------------

Community Center	4,264 SF
------------------	----------

c. Site #3 – 681 Ash Avenue – Chapel Court

This site is 3.13 acres in size. There are 28 affordable housing units located on the site in eight one-story buildings. The site is zoned PRD-20 and can accommodate up to 20 housing units per acre or a total of 60 housing units. Given the site size and existing housing units, the site is underutilized. Peoples' is planning for the development of 32 additional housing units on this underutilized site.

d. Site #4 - Sixth Street and Olive – PRD-20

Site #4 is mostly vacant but does include one dwelling making it an underutilized site. The site is zoned PRD-20 which allows up to 20 dwelling units per acre. This site consists of four assessor parcels that are owned by one individual. The entire site is 1.53 acres in size and can accommodate 29 housing units at a density of 20 dwelling units per acre. In order to ensure that housing on this and other vacant or underutilized sites is built at a density of 20 dwelling units per acre, the City will implement No Net Loss Provisions as described in Program #3 on page 2-17. The No Net Loss Provisions are consistent with Government Code §65863. Through this program, should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the need for lower income households, the City will identify and zone sufficient sites to accommodate the shortfall.

e. Site #5 - 4295 Carpinteria Avenue – CPD/R Overlay

Site #5 is vacant and .31 acres in size. This site has the same zoning as Site #2 (Casas de las Flores). The housing capacity is six dwelling units based on a density of 20 dwelling units per acre. As previously noted, the purpose of the R Overlay District is to provide the opportunity for residential-only development in zone districts that would otherwise not permit such uses. The No Net Loss Provisions described in Program #3 on page 2-17 will ensure that the City will maintain its capacity to accommodate its regional housing need if sites such as this are not developed with the anticipated number of units.

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

f. Site #6 - 6175 Carpinteria Avenue – M-RP

The M-RP zone permits the following uses:

- Residential-only development
- Mixed residential/industrial development
- Research and development
- Administrative offices
- Professional uses

Residential-only development must be developed consistent with the provisions of the Residential Overlay District. As previously explained, this district permits multi-family housing at a density of 20 dwelling units per acre. The housing capacity for Site #6 is 30 dwelling units based on 1.5 of the 3.37 acres being developed at a minimum density of 20 dwelling units per acre. The No Net Loss Provisions Program described on page D-17 will ensure that adequate capacity for lower income housing will remain available should this site not be developed at the anticipated density.

3. **Housing Affordability**

To establish the number of units that can accommodate the local government's share of the regional housing need for lower-income households, the analysis must demonstrate the identified zone/densities encourage and facilitate the development of housing for lower income households. The Element's analysis must consider, but need not be limited to: (a) market demand and trends, (b) financial feasibility, and (c) information based on residential project experience within a zone(s) where the densities facilitated the development of housing for lower-income households.

Additionally, the City will implement a No Net Loss Provisions Program during the planning period. The purpose of this program is to ensure that adequate capacity for lower income housing remains available throughout the vacant and underutilized properties within the City by ensuring that rezoning to accommodate the required capacity will be accomplished should these sites not be developed at the anticipated densities.

a. Market Demand and Trends

There is a need/demand for new housing for lower income households. In particular, there is need/demand for housing for large families and farm employees. More details on housing market conditions and trends may be found in Technical Appendix A – Housing Needs Assessment.

With respect to recent development trends, the City and Peoples' Self-Help Housing Corporation have a successful track record of working cooperatively to produce affordable housing in Carpinteria. The existing Dahlia Court Apartments (not part of the expansion) was completed by Peoples' with financial and other assistance from the City. The development provides permanently affordable housing for very low- and low-income families. Nine of the units are set aside for farm employees.

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

b. Financial Feasibility

New housing that is within the economic means of lower income households usually requires financial assistance from local, state and/or federal resources. It is these resources that make affordable housing feasible at densities that are compatible with suburban neighborhoods.

1) *Site #1 - Santa Ynez Avenue:* The Dahlia Court Expansion Project is sponsored by Peoples' Self-Help Housing Corporation, Inc. (PSHHC). This project received HOME funding reservations of \$660,000 in 2007-2008 and \$177,627 in 2008-2009. In addition, the City has reserved \$64,000 of HOME funds and \$49,000 of CDBG funds for 2009-2010. The aggregate total of City/County reserved funds is \$950,627. Peoples' is seeking additional funding from state and federal sources.

The City of Carpinteria donated APN 003-590-042 to Peoples' in June 2010 as part of the development review process.

2) *Site #2 – 4096 Via Real:* This site is comprised of two parcels and is known as Casas de las Flores. The site was purchased by Peoples' in 2004. The new housing project is to be completed in 2012.

Peoples' is a 501(c)(3) IRS tax exempt organization. 501(c)(3) exemptions are for corporations that are "organized and operate exclusively for charitable, educational, and religious purposes." As such, Peoples' has stated in its Articles of Incorporation that it is organized for charitable purposes. It also operates exclusively for the charitable purposes recognized by the IRS:

"Relief of the poor and underprivileged" by providing low income housing.

"Combating community deterioration" by rehabilitating housing.

Land owned by Peoples', therefore, must be developed for uses that further its charitable purposes as specified in the Articles of Incorporation and Bylaws and the IRS determination letter. These purposes are limited to providing low income housing. As a consequence, the land (and properties) owned by Peoples' must be developed and maintained as housing for low income households.

3) *Site #3 – 681 Ash Avenue:* This site is known as the Chapel Court Expansion Project. Chapel Court is a 28-unit low-income apartment housing complex. The Chapel Court Housing Corporation will be receiving \$50,000 from Carpinteria's CDBG funds. Some of the funds will be used to prepare plans to add additional low-income housing units and a community center. PSHHC is acting as the managing agent to coordinate and oversee the rehabilitation and the addition to the site. Peoples' estimates that 32 additional housing units can be added to the site.

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

c. Residential Project Experience

The City has four affordable multi-family rental housing developments. Table D-10 shows that three of the four developments have residential densities of less than 20 dwelling units per acre. When originally developed, these projects did receive financial assistance from the City, County, low income housing tax credits, Section 811, capital grants, the United States Department of Agriculture (USDA) and other funding sources. The residential project experience shows that with some financial assistance, affordable housing can be developed with densities of less than 20 dwelling units per acre.

Table D-10
City of Carpinteria
Density of Affordable Housing Developments

Name	Address	Number of Units	Size (Acres)	Density
Dahlia Court	1300 Dahlia Court	54	3.62	14.9
Beach Court Accessible	648 Maple Street	6	.34	17.6
Atrium Apartments	4667 Carpinteria Avenue	12	.33	36.4
Chapel Court	681 Ash Avenue	28	3.13	8.9

Several funding sources were used to complete the Dahlia Court Apartments, including State, County and City programs. The City allocated its share of County HOME Consortium funds in the amount of \$173,613 to this development. The County contributed \$250,000 from unincorporated County formula share HOME funds. The City Council also contributed additional City housing funds when the nonprofit indicated that additional funding was needed in order to complete the project. Other funding sources included Santa Barbara Housing Authority, Rural Community Assistance Corporation, Agricultural Worker Health and Housing Program and Mid-State Bank & Trust.

d. Existing and Proposed Incentives

Existing and proposed incentives include funding reservations from the City's fair share allocation of CDBG and HOME funds through the Santa Barbara County HOME Consortium and the Urban County. Peoples' Self-Help Housing Corporation also will be applying for additional funding from State and federal resources.

e. No Net Loss Provisions

In order to ensure that vacant and underutilized sites can accommodate the City's RHNA, the City will implement a No Net Loss Provisions Program (Program #3) during the planning period. This program is consistent with Government Code §65863. In support of this program, the City will proactively encourage and facilitate the construction of housing on the vacant and underutilized sites listed in Table D-9 (Site #s 4, 5 and 6) at a density of 20 dwelling units per acre, as follows:

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

In the event a development application on a specific lot or contiguous lots is submitted to the Community Development Department at a density less than 20 dwellings per acre, the Director will encourage the applicant to construct housing at a density of at least 20 dwelling units per acre.

If the applicant chooses to proceed at a density lower than 20 dwellings units per acre, then the City will identify within six months a lot(s)/site(s) to replace the lower density with higher density housing. The higher density replacement site could be accomplished through a rezoning of a lower density site to a higher density (e.g., PRD-15 (15 units/acre) to PRD-20 (20 units/acre)). Any action pertaining to the No Net Loss Provisions will be reported in the Annual Housing Element Progress Report.

F. STATUS OF DEVELOPMENT PROJECTS

Three projects that have been approved and constructed will provide new housing opportunities during the planning period. These include Lavender Court (40 units), Sparrow's Landing (eight units) and Mission Terrace (27 units). These three projects are listed in Table D-2 on page D-6.

In addition, five other projects will provide new housing opportunities during the planning period. The status of these five development projects is described below.

Lagunitas Mixed-Use Development Project - The project consists of 37 single family detached homes, 36 condominium units and 85,000 square feet of research/office space. The City's approval of the project became final in late 2008 when the Coastal Commission voted unanimously in finding that an appeal of the mixed-use project did not raise a substantial issue, thus upholding the City's approval. The applicant is working on final engineering and architectural plans in preparation for submitting grading and building permit applications.

Green Heron Spring Condominiums - The project consists of 33 condominium units. Because an amendment to the Local Coastal Program was needed to rezone the site and amend the Coastal Land Use Plan, the project required approval by the Coastal Commission which was granted in February 2009. The applicant is working on final engineering and architectural plans in preparation for submitting grading and building permit applications to the City.

Dahlia Court Expansion - Peoples' Self-Help Housing Corporation submitted an application for development of 34 apartments to the City in October 2009. The application was reviewed by various City Departments and Special Districts. Once the application was found to be complete, environmental review pursuant to the California Environmental Quality Act started, followed by public hearings on the development proposal. A conceptual review before the Planning Commission and City Council was held in March 2009 wherein decisionmakers provided feedback and direction to the project applicant. In general, there was overall support for the project. In addition, over the past several years, the City has reserved CDBG and HOME funds for this project to provide Peoples' the full amount necessary to acquire the property.

Peoples' submitted revised plans and received preliminary approval from the Architectural Review Board in January 2010. The Planning Commission approved the project in May 2010.

Casas de las Flores - Peoples submitted a conceptual plan to the City for conceptual review. The conceptual review before the Planning Commission and City Council was held in August 2009 wherein decisionmakers provided feedback and direction to the project applicant. In

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

general, there was overall support for the project. The project includes 43 low income apartments. In addition, the City has reserved HOME funds for this project to help Peoples' offset costs associated with predevelopment activities. The City received a formal application that was submitted in March 2010.

Chapel Court - In March 2009, the City reserved CDBG funds to perform mold testing and rehabilitation of existing units at Chapel Court. In that review, the property manager showed plans to expand the site by adding 32 units of additional low income agricultural employee housing at the site. The management company (Peoples' Self-Help Housing) continues to work on plans for the Chapel Court project as well as Casas de las Flores and Dahlia Court Expansion.

G. ENVIRONMENTAL CONDITIONS

Section 65583.2 (b)(4) states that the inventory of sites shall include:

A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation of which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.

HCD indicates that:

The element should include a general description of any constraints to the development of residential projects. Examples of such environmental constraints may include hillside development, flood zones, wetlands, fault lines, contamination, and contracts such as Williamson Act land or easements.

There are no known environmental constraints impeding the development of the sites included in the inventory. The sites included in the inventory of sites to accommodate above moderate income housing needs have been constructed, are under construction or approved for development. The vacant sites (Lagunitas and Green Heron Spring) which are approved for future development were subject to environmental review per CEQA.

The infill vacant and underdeveloped sites identified to accommodate moderate income housing needs can be exempt from environmental review pursuant to the CEQA Guidelines. The City is not aware of any environmental constraints that would impede the development of infill sites located in the Downtown/Old Town District or the R Overlay District.

The sites identified to accommodate the lower income housing needs will be subject to environmental review prior to development. However, the City has no information at this time that would indicate the existence of environmental constraints that would impede development of these sites.

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

H. PUBLIC SERVICES AND FACILITIES

As noted on page D-1, the Housing Element must include "...an analysis of the relationship of zoning and public facilities and services to these sites." Government Code §65583.2 (b)(5) states that the inventory shall include:

A general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. This information need not be identified on a site-specific basis.

HCD provides the following guidance:

The analysis is a means of determining the current or proposed timing of availability of essential public facilities and services (e.g., sewer and water system trunklines and treatment facilities, roads, and storm drainage facilities) for sites identified for residential development. The element must include a general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities, and indicate whether public or private. A site-specific analysis is not required. The element must include sufficient detail to determine whether water delivery systems and sewer treatment capacity is or will be (i.e., within the planning period) available to the identified sites. However, if parcel specific detail is available, this information could be included in the element.

Any phasing plans of a relevant specific plan, development agreement or Capital Facilities Financing Plan should be described.

State Department of Housing and Community Development, *Housing Element Questions and Answers*, October 2006, page 25.

1. Water

The Carpinteria Valley Water District (CVWD) provides the domestic water supply for the City. Water is distributed throughout the City by a line and storage system. The water delivery system in the City is considered adequate (Becker, 1998).

The CVWD has a supply of about 2,813 acre-feet of water per year for the Carpinteria Planning Area from Lake Cachuma. The District also operates three wells that draw from the Carpinteria groundwater basin, which has a safe yield of about 5,000 acre-feet per year. In addition, about 2,000 acre-feet per year have been allocated to the City from the State Water Project. This allocation has not yet been used by the District and is currently held as a reserve supply (Hamilton, 1998).

The Land Use Element buildout would accommodate an estimated 600 new residences. The standard single family home uses about 1 acre-foot of water per year. For buildout, it is then estimated about 600 acre-feet of water would be needed per year to serve the expanded population.

Buildout under the Land Use Element would consume about half of the current surplus of water available to the District. However, an uncommitted water surplus estimated at 1,899 acre-feet

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

per year is expected to remain at buildout. Therefore, water supplies are considered adequate to serve future development.

2. Sanitary Sewer Service

The Carpinteria Sanitary District (CSD) manages wastewater collection and treatment services in the City. In this capacity, the CSD is responsible for maintenance of the collection system and treatment plant, as well as disposal of treated wastewater. Sewage generated in the City is conveyed through district lines to the treatment facility located at 5300 Sixth Street.

The treatment plant was upgraded and has a current permitted capacity of 2.0 million gallons per day (mgd). The plant treats about 1.5 mgd of sewage; therefore, there is currently about 0.5 mgd of excess capacity. Based upon a generation rate of 285 gallons per day of sewage per residence (Mako, 1998), the excess capacity would be enough to serve about 1,750 single-family homes.

Full buildout under the Land Use Plan would add an estimated 734 residences. This amount of new development would generate an estimated 209,190 gallons per day (0.209 mgd) of sewage, which is within the available capacity of 0.5 mgd. Therefore, upgrades to the District's wastewater treatment plant are not expected to be necessary in the future as the City approaches buildout. The Public Facilities & Services Element includes several policies to mitigate potential impacts to the sanitary sewer system, including:

Policy PF2a states that the City will monitor capacity of the sewer plant to assure adequate service.

Policy PF2b states that the City will coordinate the evaluation of new development with the CSD.

Policy PF5k requires that developers demonstrate the adequacy of sewer facilities to meet the needs of planned development.

With implementation of these policies, the City and the District would be able to plan for possible sewer system upgrades as needed. Therefore, impacts to the local sewer system are not anticipated.

3. Solid Waste

Solid waste disposal service for the City is provided through a contract with E.J. Harrison and Sons, Inc. E.J. Harrison and Sons, Inc. collects solid waste generated in Carpinteria. It is then taken to the Gold Coast transfer station and disposed of at the Toland Road Landfill in Ventura County per agreement with the Ventura County Board of Supervisors.

Toland Road Landfill is operated by the Ventura Regional Sanitation District (VRSD) and is expected to be in operation until 2027, when it will reach its volume limit. The landfill receives between 900 to 1,500 tons of solid waste daily. When the landfill reaches its 1,500 tons per day limit, solid waste is taken to either the Simi Valley Landfill or the Chiquita Canyon Landfill located near the Ventura County/Los Angeles County line east of Piru. The District has a limit of 50 tons per day on waste coming in from Carpinteria.

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

Based upon a rate of three pounds of solid waste generated per person per day, buildout of the Land Use Plan would be expected to generate an additional 1,145 tons of solid waste annually, or about 3.1 additional tons on a daily basis. The Toland Road Landfill has adequate capacity to accommodate such an increase. In addition, the Public Facilities Element includes policies (PF-2(c) through PF-2(e)) designed to minimize solid waste generation and provide for additional solid waste disposal facilities in the event that capacity no longer remains at the Toland Road Landfill. Therefore, impacts relating to solid waste disposal are not considered significant.

4. Storm Water Drainage

Several creeks cross through the planning area and discharge into the Pacific Ocean. These include Carpinteria Creek, Santa Monica Creek, Franklin Creek, Arroyo Paredon and Toro Canyon Creek. These drainages constitute the backbone of the City's storm drain system. The Santa Barbara County Flood Control and Water Conservation District, the U.S. Army Corps of Engineers and the U.S. Soil Conservation Service have channelized Santa Monica and Franklin Creeks.

The City currently experiences some areas of localized flooding during large storms. These include the north end of Cravens Lane and the area east of the El Estero Marshland, west of Linden Avenue and south of the Union Pacific Railroad (Frye, 1998).

Infill development within the existing City limits may incrementally increase surface runoff to local drainages; however, because the City is largely built out, no significant increase in runoff is anticipated. Any incremental increases associated with individual development projects would be addressed on a case-by-case basis.

Development in the study areas may also increase impervious surface area, thereby resulting in greater runoff during storms. The amount of runoff and extent of impact to the City's storm water drainage system from development in study areas would depend upon the type and size of future developments.

Agricultural land comprises the largest area and conversion of agricultural lands to urban uses would have the greatest potential for significant increases in runoff. Runoff from these areas would affect Santa Monica, Franklin and Carpinteria Creeks. Santa Monica and Franklin Creeks currently experience some localized flooding.

The City and Santa Barbara County Flood Control District currently plan cooperatively for drainage improvements in the City, primarily to improve drainage on the west side of the City for the Franklin Creek and Santa Monica Creek drainage areas.

Both the Open Space, Recreation and Conservation Element and the Safety Element include policies designed to mitigate potential impacts relating to storm drainage:

Policies S4a, S4b, S4c and S4d require adherence to the County flood plain ordinance, discourage development within flood plains, encourage setbacks from channels, and encourage flood plain studies to update flood zones.

Policies S4e discourages further channelization or hard-banking of creeks in the planning area, requires the City to establish setback guidelines, and encourages the identification and pursuit of opportunities to remove existing concrete channels.

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

Policy OSC-5b encourages protection and restoration of creek where it would not interfere with good flood control practices.

Policies OSC-5c and OSC-5d state that creeks should only be altered if no other solution is available and require setbacks from creeks.

These policies would contribute to mitigation of impacts associated with increased runoff, as well as secondary impacts to biological resources associated with channelization of creeks for flood control.

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

Attachment A

State Department of Housing and Community Development Memorandum Amendment of State Housing Element Law - AB 2348 June 9, 2005

1. Capacity

To establish the number of housing units that can potentially be accommodated on each site the analysis should include the following:

A description of how the capacity of the identified sites has been established. If a jurisdiction has adopted, through regulations or ordinance, minimum density requirements that explicitly prohibit development below the minimum density, the Department will accept the local government's calculation of the total housing unit capacity on that site based on the established minimum density.

However, if minimum densities have not been adopted the element must describe the methodology used to establish the number of units. The estimates of capacity must be adjusted based on the land-use controls and site improvement requirements imposed. For example, a jurisdiction must consider the imposition of maximum lot coverage requirements, open space, parking, and FARs, when establishing its realistic unit capacity, rather than relying on a theoretical number based on maximum buildout.

2. Affordability

To establish the number of units that can accommodate the local government's share of the regional housing need for lower-income households, the analysis must demonstrate the identified zone/densities encourage and facilitate the development of housing for lower income households.

The element's analysis must consider, but need not be limited to: (1) market demand and trends, (2) financial feasibility, and (3) information based on residential project experience within a zone(s) where the densities facilitated the development of housing for lower income households. For, example information garnered from local developers, and examples of recent residential projects that currently provide housing for lower-income households may be helpful in establishing the appropriateness of the zone. Also, it is recognized that cities and counties rely on subsidies to increase the affordability of residential projects. However, identifying examples of low density subsidized projects, alone, is not appropriate to demonstrate the adequacy of a zone and/or density to accommodate the projected needs of lower-income households. It should also be noted that residential buildout projections resulting from the implementation of a jurisdiction's inclusionary program are not a substitute for addressing the "adequate sites" requirement.

As an alternative to the above analyses, Chapter 724 established "default" density standards. Specifically, if a local government has adopted density standards consistent with specified population based criteria, HCD is obligated to accept sites with those density standards as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households. For example, a city within Sacramento County with a population less than 100,000 will be presumed to have sites appropriate to accommodate lower-income households if the zone allows at least 20 units per acre.

TECHNICAL APPENDIX D - SITES INVENTORY AND ANALYSIS

3. Suitability Analysis for Non-Vacant Sites

Pursuant to §65583.2(g), if the inventory identifies non-vacant sites to address a portion of the regional housing need, the element must describe the additional realistic development potential within the planning period. The analysis must describe the methodology used to establish the development potential of non-vacant sites including:

- The extent to which existing (active) uses may constitute an impediment to additional residential development. For example, if the site is occupied by an existing operating use, such as school, a nursery, etc., the element should describe the condition or age of existing development and describe the potential for such uses to be discontinued and replaced with housing, or provide a clear indication of whether housing could be added to the existing use (such as adding second story residential to ground floor retail). Also, the analysis should evaluate whether the reuse or redevelopment of such a site would require lot consolidation to allow additional residential development.
- Describe recent development trends. The element should describe the jurisdiction's current recycling or redevelopment trends, as well as a description of its track record in encouraging and facilitating redevelopment, adaptive reuse or recycling.
- Market conditions. The analysis should describe if the market is ripe for redevelopment or reuse. For example, high land and construction costs in concert with limited supplies of available and developable land resources could promote the market conditions necessary to facilitate more compact and efficient residential development.
- Describe existing or proposed incentives. The analysis should describe any existing or planned financial assistance or regulatory relief from development standards to encourage and facilitate additional or more intensive residential development on the identified underutilized sites.

**TECHNICAL APPENDIX E
VARIETY OF HOUSING TYPES**

TABLE OF CONTENTS

Technical Appendix E Zoning For a Variety of Housing Types

A - Introduction.....	E-1
B - Emergency Shelters.....	E-1
C - Transitional Housing.....	E-2
D - Supportive Housing.....	E-3
E - Single Room Occupancy (SRO) Housing.....	E-5
F - Multi-Family Rental Housing.....	E-7
G - Farm Employee Housing: Housing for Agricultural Employees.....	E-7
H - Mobile Homes, Manufactured and Factory Built Housing.....	E-9
I - Second Units.....	E-10

TECHNICAL APPENDIX E – ZONING FOR A VARIETY OF HOUSING TYPES

A. INTRODUCTION

Government Code §65583(c)(1) requires the City to provide for a variety of housing types as follows:

Sites shall be identified as needed to facilitate and encourage the development of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing single-room occupancy units, emergency shelters, and transitional housing.

A Housing Element analysis must:

- Identify zoning districts where these housing types are permitted.
- Analyze how development standards and processing requirements facilitate development.

The focus of Technical Appendix E is on those housing types listed in Government Code §65588(c)(1). In effect, these housing types represent a continuum of housing from emergency shelter to transitional housing to supportive housing to more independent housing such as SROs and multi-family rental housing.

The other housing types represent housing for a unique special needs population (farm employee) and construction types (factory built and mobilehomes).

B. EMERGENCY SHELTERS

Government Code §65583(a)(4)(A) requires the City to identify:

... a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter... except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter.

The City will amend the Zoning Code as follows:

- Add a definition of emergency shelter.
- Include emergency shelters as a permitted use in the M-RP Zone.
- Clarify that no Conditional Use Permit will be required for an emergency shelter in this zone district.
- Clarify that a Development Plan will not be required for an emergency shelter to be built in the M-RP Zone.
- Establish specific development standards for emergency shelters as allowed by Government Code §65583(a)(4)(a).
- No discretionary review will be required for an emergency shelter located in the M-RP Zone.

Government Code §65583(a)(4)(A) states that emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone, except that a local government may apply written, objective standards that include all of the following:

TECHNICAL APPENDIX E – ZONING FOR A VARIETY OF HOUSING TYPES

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior onsite waiting and client intake areas.
- The provision of onsite management.
- The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

As stated above, no development plan will be required of emergency shelters to be built in the M-RP Zone.

The Zoning Code amendment will be initiated in 2011 and completed in Q3 2012.

C. TRANSITIONAL HOUSING

The City's Zoning Code does not make specific provisions for transitional housing. As a housing type, transitional housing does not infer a unique or distinct structure. The distinguishing characteristics of transitional housing are:

- Housing is provided in a rental housing development.
- There are time limits on the minimum (six months) and maximum (24 months) term of occupancy.
- Occupants have the protections of landlord/tenant law because rents are charged.
- Services may be provided to occupants to enable them to move to permanent housing.

HCD describes this housing type as follows:

Transitional housing may be designated for a homeless individual or family transitioning to permanent housing. This housing can take several forms, including group housing or multifamily units, and may include supportive services to gain necessary life skills in support of independent living.

State law (SB 2) now provides that transitional housing constitutes a residential use and requires the City's Zoning Code to treat transitional housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone. For example, HCD explains that "...if transitional housing is a multi-family use proposed in a multi-family zone, then zoning should treat the transitional housing the same as other multi-family uses proposed in the zone."

The City's Housing Program includes an action to amend the Zoning Code to make specific provisions for transitional housing. In summary, the City's program will accomplish the following one year after adoption of the Housing Element:

TECHNICAL APPENDIX E – ZONING FOR A VARIETY OF HOUSING TYPES

Include a definition of transitional housing Chapter 14.08 - Definitions - of the Zoning Code.

Identify transitional housing as a residential use subject only to the same restrictions as other residential uses in the R-1, PRD, CPD, CB, M-RP and PUD Zone Districts.

Transitional housing development applications will be processed in the same manner as other applications for residential uses in these zones.

The Zoning Code amendments will be guided by the following Government Code sections.

Government Code §65582(g) states:

Transitional housing has the same meaning as defined in subdivision (h) of Section 50675.2 of the Health and Safety Code.

Health and Safety Code §50675.2(h) states:

Transitional housing and transitional housing development means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Health and Safety Code §50801(i) states:

Transitional housing means housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and service fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development's requirements for subsidized housing for low-income persons. Rents and service fees paid for transitional housing may be reserved, in whole or in part, to assist residents to move to permanent housing.

These Government Code sections refer to “recently homeless persons” as a target population. However, transitional housing can serve other populations such as emancipated foster youth. Most have nowhere to turn for jobs, housing, higher education or support. Transitional housing programs help former foster youth by providing housing and support services. Supportive services offer job training, computer training, educational assistance and other social services. Youth are allowed to stay in transitional housing for up to two years.

The Zoning Code amendment to facilitate and encourage transitional housing will address all special needs populations that need transitional housing.

D. SUPPORTIVE HOUSING

The City’s Zoning Code does not make specific provisions for supportive housing. As a housing type, supportive housing does not infer a unique or distinct structure. The distinguishing characteristics of supportive housing are:

TECHNICAL APPENDIX E – ZONING FOR A VARIETY OF HOUSING TYPES

It is a place for permanent residence unlike emergency shelters and transitional housing. There is no limit on the length of stay.

Services are provided to the occupants either at the residence or off-site. The types of support services that may be provided include, but are not limited to, mental health care, vocational and employment services, substance abuse treatment, child care and independent living skills training.

The residents of supportive housing are disabled or include populations such as families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans or homeless people.

An example of supportive housing is permanent housing for developmentally disabled persons. The term developmental disability refers to a severe and chronic disability that is attributable to a mental or physical impairment that begins before a person reaches adulthood. These disabilities include mental retardation, cerebral palsy, epilepsy, autism and disabling conditions closely related to mental retardation or requiring similar treatment. Examples of supportive services include day program services (socialization, recreation), supported employment (to help the developmentally disabled learn and perform work) and transportation. The City's Beach Court Accessible Housing development is an example of supportive housing.

The City's Housing Program includes an action to amend the Zoning Code to make specific provisions for supportive housing. The City's program will accomplish the following one year after adoption of the Housing Element:

Include a definition of supportive housing Chapter 14.08 - Definitions - of the Zoning Code.

Identify supportive housing as a residential use subject only to the same restrictions as other residential uses in the R-1, PRD, CPD, CB, M-RP and PUD Zone Districts.

Supportive housing development applications will be processed in the same manner as other applications for residential uses in these zones.

The Zoning Code amendments will be guided by the following Government Code sections.

Government Code §65582(f) states:

Supportive housing has the same meaning as defined in subdivision (b) of Section 50675.14 of the Health and Safety Code.

Health and Safety Code §50675.14(b) states:

For purposes of this section, supportive housing means housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

TECHNICAL APPENDIX E – ZONING FOR A VARIETY OF HOUSING TYPES

Health and Safety Code §53260(d) states:

Target population means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans or homeless people.

E. SINGLE ROOM OCCUPANCY (SRO) HOUSING

The Housing Element Law requires cities to facilitate and encourage SRO housing. The City's Zoning Code does not define SRO housing. The Zoning Code also does not identify SROs as a permitted use in a residential zone or specify development standards for SROs. The Zoning Code does provide for a comparable use in terms of efficiency dwelling units, which are defined as, "A single dwelling unit which does not contain a bedroom and which is located within a building containing more than one dwelling unit...."

According to HUD's HOME Program:

Single Room Occupancy (SRO) housing means housing consisting of single room dwelling units that is the primary residence of its occupant or occupants. An SRO unit must contain either food preparation or sanitary facilities (it may contain both) if the project consists of new construction, conversion of non-residential space, or reconstruction. For acquisition or rehabilitation of an existing residential structure, neither food preparation nor sanitary facilities are required to be in the unit. If the units do not contain sanitary facilities, the building must contain sanitary facilities that are shared by the tenants.

Another SRO definition describes this use as follows:

Single Room Occupancy (SRO) is defined as a dwelling unit intended to be occupied by a single person. SRO units have been used as emergency shelter, transitional housing, and permanent housing. The units are typically small (between 160 SF and 500 SF) and they generally do not contain either private bathrooms or kitchens. Bathrooms are usually developed at a ratio of about 1:8 units and each development includes a common kitchen. Efficiency (bachelor) units that include both a private bath and kitchenette may also be considered single room occupancy.

The City's Housing Program includes an action to amend the Zoning Code to facilitate and encourage the development of SRO housing units. The City's program will accomplish the following one year after adoption of the Housing Element:

Include a definition of Single Room Occupancy housing units in Chapter 14.08 - Definitions - of the Zoning Code.

Identify SRO housing units as among the residential uses subject only to the same restrictions as other residential uses in the identified zones.

SRO housing applications will be processed in the same manner as other applications for residential uses in these zones.

TECHNICAL APPENDIX E – ZONING FOR A VARIETY OF HOUSING TYPES

Establish development and management standards for Single Room Occupancy housing units.

Following adoption of the Zoning Code amendments, the City will prepare and distribute a pamphlet that describes the SRO housing and processing procedures. The City's website will also describe SRO housing.

SROs should be located near transit services, job opportunities and public and private services, including shopping. Because of these location requirements, the Residential Overlay District is the optimum zone for SROs. The intent of the R Overlay District is:

...to encourage rehabilitation of existing housing stock in certain commercial and industrial areas, to increase the city's stock of affordable housing through permission of new residential-only developments in areas which allow commercial, industrial and mixed use developments, and to assist the city in maintaining an appropriate balance between jobs and housing. The R residential overlay district does not apply to visitor-serving commercial (VC) designated parcels, with the exception that second story mixed use or residential use shall be allowed in VC designated parcels in the Downtown Core District.

The City's action program will include a review of other city Single Room Occupancy (SRO) ordinances such as one adopted by the City of Santa Rosa. According to the Santa Rosa ordinance, SROs "are intended to provide opportunities for the development of permanent, affordable housing for small households and for people with special needs in proximity to transit and services, and to establish standards for these small units." Among the Santa Rosa development standards are the following:

Location. A Single Room Occupancy Facility may be proposed and approved in the CG, CSC, CD-5, CD-7 or CD-10 zoning districts.

Project review and approval. A proposed SRO shall require Design Review in compliance with Section 20-52.030 and the approval of a Conditional Use Permit in compliance with Section 20-52.050.

Density. A Single Room Occupancy Facility is not required to meet density standards of the General Plan.

Unit size. An SRO unit shall have a minimum size of 150 square feet and a maximum of 400 square feet.

Occupancy. An SRO unit shall accommodate a maximum of two persons.

Bathroom. An SRO unit is not required to but may contain partial or full bathroom facilities. A partial bathroom facility shall have at least a toilet and sink; a full facility shall have a toilet, sink and bathtub, shower or bathtub/shower combination. If a full bathroom facility is not provided, common bathroom facilities shall be provided in accordance with the California Building Code for congregate residences with at least one full bathroom per floor.

Kitchen. An SRO unit is not required to but may contain partial or full kitchen facilities. A full kitchen includes a sink, a refrigerator and a stove, range top or oven. A partial kitchen

TECHNICAL APPENDIX E – ZONING FOR A VARIETY OF HOUSING TYPES

is missing at least one of these appliances. If a full kitchen is not provided, common kitchen facilities shall be provided with at least one full kitchen per floor.

Closet. Each SRO unit shall have a separate closet.

Code compliance. SRO units shall comply with all requirements of the California Building Code.

Accessibility. All SRO units shall comply with all applicable accessibility and adaptability requirements. All common areas shall be fully accessible.

Facility Management. An SRO Facility with 10 or more units shall provide on-site management. An SRO Facility with less than 10 units shall provide a management office on-site.

Tenancy. Tenancy of SRO units shall be limited to 30 or more days.

F. MULTI-FAMILY RENTAL HOUSING

The Housing Element Law requires cities to facilitate and encourage the development of multifamily rental housing. The PRD Planned Residential Development District permits the following uses by right: multifamily dwelling units, including developments commonly known as townhouses, condominiums, cluster and community apartment projects. The PRD zone district permits multi-family housing at a density as high as 20 dwelling units per acre. This density converts to a land area of 2,180 square feet per dwelling unit.

G. FARM EMPLOYEE HOUSING: HOUSING FOR AGRICULTURAL EMPLOYEES

According to HCD guidance:

The element must quantify farmworker populations and define specific characteristics (e.g., seasonal, single males/females, families). Once the community has an understanding of the farmworker population and their housing needs, it must ensure that appropriate housing types can be made available.

A farm employee is:

- A person who performs manual and/or hand tool labor to plant, cultivate, harvest, pack and/or load field crops and other plant life.
- A person who attends to live farm, ranch or aquacultural animals including those produced for animal products.

[Source: State of California, Employment Development Department, Labor Market Information Division Occupational Definition]

Housing accommodating the needs of farm employees is found in two multi-family rental housing developments: Chapel Court Apartments and Dahlia Court Apartments.

TECHNICAL APPENDIX E – ZONING FOR A VARIETY OF HOUSING TYPES

Health and Safety Code §17021.5(b) states:

Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

Health and Safety Code §17021.6(b) precludes a local government from requiring a Conditional Use Permit, Variance and/or other zoning clearance for certain agricultural housing. More specifically, this code section states:

Any employee housing consisting of no more than 12 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.

The Zoning Code establishes an 'A' Agricultural District:

The purpose of the A district is to designate lands appropriate for long-term agricultural use within or adjacent to urbanized areas, to preserve prime agricultural soils, and to provide standards for agricultural development.

Section 14.08.025 of the Zoning Code defines agriculture as follows:

Agriculture means the tilling of the soil, the raising of crops, horticulture, aviculture, apiculture, livestock farming, the raising of animals and poultry, dairying, animal husbandry, wineries processing grapes produced on the premises, and the sorting, cleaning, packing, and storing of agricultural products preparatory to sale and/or shipment in their natural form when such products are produced on the premises including all uses customarily incidental thereto, but not including a slaughterhouse, fertilizer works, commercial packing or processing plant or plant for the reduction of animal matter or any other use that creates materially adverse odor, smoke, dust, fumes, vibration or which is dangerous to life or property. (Ord. § 315 1 (part), 1981)

Pursuant to the Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will amend the Zoning Code to add a definition of employee housing and to state the zones in which such housing will be permitted by right without requiring a Conditional Use Permit.

TECHNICAL APPENDIX E – ZONING FOR A VARIETY OF HOUSING TYPES

H. MOBILE HOMES, MANUFACTURED AND FACTORY BUILT HOUSING

California Government Code §65852.3 requires cities to allow manufactured homes meeting certain specified requirements to be installed in residential districts. Section 65852.3 states that with the exception of architectural requirements concerning roof overhang, roofing material, and siding material, cities may only subject manufactured homes to the same development standards to which conventional single-family residential dwellings on the same property would be subject.

Chapter 14.08 of the Zoning Code provides the following definitions:

14.08.435 Manufactured housing

Manufactured housing means and includes both mobile homes and modular homes as defined in this title.

14.08.445 Mobile home

Mobile home means a vehicle, other than a motor vehicle, that is certified under the National Mobile Home Construction and Safety Standards Act of 1974 and is on a permanent foundation system pursuant to section 18551 of the Health and Safety Code, and which is in excess of eight feet in width and forty feet in length.

14.08.455 Modular home

Modular home means a dwelling unit constructed in whole or in part of prefabricated material or components, to be assembled on site and affixed to a permanent foundation, subject to the requirements of the Uniform Building Code.

Modular homes and mobile homes on a permanent foundation are permitted in the PUD Planned Unit Development District and the MHP Mobile Home Park District subject to Development Plan approval. The MHP District permits mobile homes on nonpermanent foundations, that is, mobile home parks. The MHS/PUD Mobile/Modular Home Subdivision/Planned Unit Development Districts establish provisions for mobile/modular home subdivisions and mobile home planned unit developments.

Carpinteria's seven mobile home parks contain 860 spaces. Mobile homes represent one of every six dwelling units in Carpinteria's housing stock.

The City's processing of applications for mobile homes is consistent with Government Code §65852.3(a) which requires, with the exception of architectural standards, that mobilehomes shall be subject to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject.

I. SECOND UNITS

Chapter 14.72 defines second units as follows:

Secondary dwelling unit means an attached or detached residential dwelling unit, which provides complete independent living facilities for one (1) or more persons. It shall

TECHNICAL APPENDIX E – ZONING FOR A VARIETY OF HOUSING TYPES

include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary dwelling unit.

The key development standards of second units are:

Lot Size	Minimum of 8,000 SF
Unit Size	30% of primary dwelling unit size; maximum of 700 SF
Setbacks	Same as underlying zone
Height	One story not to exceed 18 feet
Parking	One space in a garage per each bedroom
Access	Same as primary dwelling
Use	Rental; not to be developed for sale or sold

Second units are permitted in single-family residential (R-1) and multi-family residential (PRD) zone districts where the property is developed with one single-family residence. Second units are permitted through the issuance of an administrative Coastal Development Permit under the discretion of the Community Development Director, appealable to the Planning Commission and City Council. The Council's decision to grant or deny an administrative Coastal Development Permit is final for projects located outside the Coastal Appeal Zone. Within the Coastal Appeals Zone, the Council's decision may be appealed to the Coastal Commission.

The need for second units was based, in part, on the following finding:

Residential second units have long been a part of the City's housing stock and provide a valuable source of rental housing for persons of low and moderate income, particularly the elderly, students and single-parent family households.

In 2007, six second units were constructed. In 2008, no second units were constructed.

TECHNICAL APPENDIX F
PROGRESS REPORT

TABLE OF CONTENTS

Technical Appendix F Progress Report

A - Introduction	F-1
B - Effectiveness	F-1
1. Housing Sites and Construction.....	F-1
2. Affordable Housing.....	F-2
3. Removal of Governmental Constraints.....	F-2
4. Housing Rehabilitation.....	F-3
5. Housing Preservation.....	F-3
6. Fair Housing.....	F-3
C - Progress In Implementation	F-4
D - Appropriateness of Goals, Objectives and Policies	F-9
1. Evaluation of Housing Goals.....	F-9
2. Evaluation of Housing Policies.....	F-9

List of Tables

F-1 Inclusionary Housing Units.....	F-2
F-2 Review of Implementation Progress.....	F-4
Attachment A - List of Prior Housing Element Goals and Policies	F-11
Program Category 1: Housing Sites to Accommodate the Need for New Housing Production.....	F-11
Program Category 2: Assist in the Development of Low- and Moderate-Income Housing.....	F-11
Program Category 3A: Conserve the Existing Stock of Affordable Housing.....	F-12
Program Category 3B: Improve the Condition of the Existing Housing Stock.....	F-13
Program Category 4: Preserve Assisted Housing Developments.....	F-14
Program Category 5: Address and Remove Governmental Constraints.....	F-14
Program Category 6: Promote Housing Opportunities for All Persons.....	F-15

TECHNICAL APPENDIX F – PROGRESS REPORT

A. INTRODUCTION

Section 65588(a) of the Government Code requires that the City review the current Housing Element to evaluate:

- “Effectiveness of the element” (§65588[a][2]): A comparison of the actual results of the earlier element with its goals, objectives, policies and programs. The results should be quantified where possible (e.g., rehabilitation results), but may be qualitative where necessary (e.g., mitigation of governmental constraints).
- “Progress in implementation” (§65583[a][3]): An analysis of the significant differences between what was projected or planned in the earlier element and what was achieved.
- “Appropriateness of goals, objectives and policies” (§65588[a][1]): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.

The information presented in this Technical Appendix E provides a progress report on the prior Housing Element and contributes to establishing the policies and programs that should be retained and carried forward in the Housing Element Update.

B. EFFECTIVENESS

The prior Housing Element was an effective tool in guiding the City’s program actions and the evaluation of proposed projects. The discussion below describes the Element’s effectiveness in terms of Housing Sites and Construction, Affordable Housing, Removal of Governmental Constraints, Housing Rehabilitation, Housing Preservation and Fair Housing.

1. Housing Sites and Construction

The prior planning period began on January 1, 2004. The current RHNA period is from January 1, 2007 to June 30, 2014. During the three-year period from January 1, 2004 through December 31, 2006, 17 housing units were constructed: five single-family detached units, three single family attached units and nine dwellings in structures having two to four units. During the two-year period from January 1, 2007 to December 31, 2008, 81 housing units were constructed: 13 single-family detached units, three single-family attached units, 25 dwellings in structures with two to four units, and 40 in multi-family structures of five or more units. Altogether, 98 housing units were added to the stock in the five-year period between January 1, 2004 and December 31, 2008.

New housing is available in the Lavender Court, Sparrow’s Landing and Mission Terrace housing developments. New approved housing developments include the Lagunitas Mixed Use Development Project (73 units) and the Green Heron Spring Condominium Development (33 units).

TECHNICAL APPENDIX F – PROGRESS REPORT

2. Affordable Housing

The quantified objectives for market rate housing were met. However, no new lower income affordable housing was constructed. Table F-1 shows that 24 inclusionary housing units have been or will be provided in five housing developments.

Table F-1
City of Carpinteria
Inclusionary Housing Units

Development	Number of Units	% of Area Median Income
Lavender Court	5 units	121-200%
Sparrows Landing	1 unit	121-200%
Mission Terrace	3 units	160-200%
Lagunitas Mixed Use	9 units	121-200%
	2 units	160-200%
Green Heron Spring	4 units	121-200%

The City also completed research on the potential use of community land trusts and cooperative housing as a means to create and maintain affordable housing.

The City published a Directory of Housing Developments located in Carpinteria, Santa Barbara, Goleta and unincorporated Santa Barbara County. The Directory includes five types of housing developments: affordable rental housing, senior affordable housing, special needs housing, transitional housing, and affordable housing managed by the County of Santa Barbara.

The City staff has continued to work on the Dahlia Court Expansion Project, which will produce 33 new affordable housing units. The expansion project is being sponsored by Peoples' Self-Help Housing Corporation. This project received HOME funding reservations of \$660,000 in 2007 - 2008 and \$177,627 in 2008 - 2009. In addition, for 2009 - 2010, funding reservations have been made of \$64,000 of HOME funds and \$49,000 of CDBG funds. The aggregate total of City/County funds is \$950,627.

The City staff has continued to work on the Casas de las Flores affordable housing development. This project will produce 40 affordable rental housing units at the Camper Park site owned by Peoples' Self-Help Housing Corporation.

3. Removal of Governmental Constraints

The City has adopted a reasonable accommodation procedure. The City's reasonable accommodation policy (§14.61.040) is stated below:

Any disabled person, or his or her representative, may request an accommodation from any of the city's land use, zoning or building laws, rules, policies, practices and/or procedures when accommodation is reasonable and necessary to afford such persons equal opportunity to access publicly funded buildings, facilities or programs, or privately funded housing, including single- and multiple-family dwelling units, and public accommodations on an equal opportunity basis with citizens who are not disabled.

TECHNICAL APPENDIX F – PROGRESS REPORT

Two applications for reasonable accommodations have been processed and approved by the City in the last two years.

4. Housing Rehabilitation

The County does not administer a single-family housing rehabilitation program with either HOME or CDBG funds. Under a State CDBG grant that expired in 2002, eight single family residences located throughout the County were rehabilitated and the 54-unit Dahlia Court apartment complex, located in Carpinteria, was rehabilitated.

Chapel Court is a 28-unit low-income apartment housing complex located in Carpinteria. Originally built in 1983, the complex is in a state of disrepair and in need of rehabilitation. There are concerns of health hazards on site which need to be addressed. The Chapel Court Housing Corporation received \$50,000 from Carpinteria's CDBG funds to perform mold testing and correction. The funds will also be used to prepare specifications for the rehabilitation of the project, and to develop plans to add additional low-income housing units and a community center. Peoples' Self-Help Housing Corporation is acting as the managing agent to coordinate and oversee the rehabilitation and addition to the site.

5. Housing Preservation

The City assisted in the preservation of the 12-unit Atrium Apartments to maintain its affordability. In 2005, Atrium Apartments, Inc. refinanced the loan on the 12-unit apartment building located on City-owned property at 4667 Carpinteria Avenue. The refinancing was accomplished through a tax-exempt bond provided through the County Santa Barbara Housing Authority. The purpose of the refinancing was to buy out the original investor, Sun America, because its 15-year tax credit had expired, and to pay off the current loan on the project. Atrium Apartments has 10 one-bedroom units and two two-bedroom units. It is a family housing development. The complex is managed by the Santa Barbara Community Housing Corporation.

Chapel Court is a 28-unit low income housing project owned by the Chapel Court Housing Corporation. The project has a conditional approval for a \$526,000 loan from the United States Department of Agriculture (USDA) which must be matched by other funds. Peoples' Self-Help Housing Corporation, which is acting as managing agent, has applied for a Joe Serna, Jr. Farmworker Grant.

6. Fair Housing

In order to affirmatively further fair housing, the City took the following actions:

- Prepared two documents of FAQs on fair housing laws and "service" and "companion" animals.
- Prepared a FAQs document on fair housing accessibility guidelines.
- Compiled a list of consumer oriented fair housing websites that can be published on the City's website.

TECHNICAL APPENDIX F – PROGRESS REPORT

C. PROGRESS IN IMPLEMENTATION

Table F-2 describes the progress made in implementing the housing programs included in the prior Housing Element. The implementation progress is explained by Program Categories and the individual programs.

Table F-2
City of Carpinteria
Review of Implementation Progress

Program Category 1: Adequate Housing Sites	
Program Description	Accomplishments
a. <u>Implementation of General Plan/ Coastal Plan</u> : Permit development on four vacant sites and five vacant lots; encourage private redevelopment of underutilized sites; and allow mixed-use development through the R-Overlay Zone.	98 housing units were added to the stock in the five-year period from January 1, 2004 to December 31, 2008. New housing is available in three developments and 106 housing units have been approved for development on two sites. Affordable housing is being planned for development on three sites.
b. <u>Density Bonus Units</u> : Develop five density bonus units, or one per year during the five-year program time frame.	No density bonus units were requested by private developers.
c. <u>Second Units</u> : Develop five rent-restricted second units with long-term affordability controls.	The County of Santa Barbara did not develop a HOME funded second unit program. There was not enough interest by participating cities to develop this program.
d. <u>Affordable Housing Overlay Zone</u> : Enact an overlay zone to require development at a minimum density of 15 to 20 dwelling units per acre.	The affordable housing overlay zone was not established. Instead, the City has been working with Peoples' Self-Help Housing Corporation on three affordable housing developments.
Program Category 2: Assist in the Development of Low- and Moderate Income Housing	
Program Description	Accomplishments
a. <u>Public Outreach and Education</u> : The City Plans to implement an enhanced public outreach and education program throughout the five-year housing program period.	The City implemented this program through a variety of methods. This included public information and outreach through the City's Newsletter and website. Information was disseminated on the City's affordable housing program and progress on implementing the Housing Element. The City also prepared a directory of affordable and special needs housing developments located in the City and elsewhere in the South Coast Market Area.

TECHNICAL APPENDIX F – PROGRESS REPORT

<p>b. <u>Affordable Rental Housing Program</u>: In cooperation with non-profit sponsors, the City plans to leverage local housing funds with federal and state resources to facilitate the development of rent restricted housing units in existing and new housing developments.</p>	<p>The City implemented this program by assisting in the preservation of the 12-unit Atrium Apartments. The City also is working with Peoples' Self-Help Housing on the preservation of the 28-unit Chapel Court farm employee housing complex. The City has worked with the County to secure CDBG and HOME funds for Peoples' preservation efforts as well as the Dahlia Court Expansion Project and Casa de las Flores new construction.</p>
<p>c. <u>Inclusionary Housing Unit Program</u>: The City will continue implementation of this program, which requires residential developments of five or more units to construct affordable housing units or pay a fee in-lieu of on-site or off-site development.</p>	<p>The City implemented this program. Twenty-one inclusionary housing units have been or will be provided in five housing developments.</p>
<p>d. <u>Bluffs Resort Site</u>: For Bluffs I and III, a minimum of 10 employee affordable housing units will be developed on site or provided off-site or by a fee in-lieu of on-site or off-site development.</p>	<p>The City has implemented this program. All project applicants have been informed that 10 employee affordable housing units must be provided at each site.</p>
<p>e. <u>Density Bonus Program</u>: By mid-year 2004, the City will adopt a density bonus ordinance that meets all the requirements of state law. It is projected that five density bonus units will be constructed during the 2004-2009 time span.</p>	<p>The City adopted a density bonus ordinance in 2004. No density bonus units have been requested by private developers since its adoption. Some modifications to the ordinance are needed in order to be consistent with the requirements of SB 1818.</p>
<p>f. <u>Second Unit Program</u>: Development of five rent-restricted second units with long-term affordability controls.</p>	<p>As previously stated, no rent-restricted second units have been developed. Four second units have been developed with rents affordable to moderate income households.</p>
<p>g. <u>Homeless Program</u>: The City plans to allocate CDBG funds to support agencies that provide shelter and non-shelter services to homeless persons and families.</p>	<p>The City implemented this program. The County's 2009-2010 CDBG Action Plan allocates \$10,000 to Peoples' for a homeless prevention program. CDBG funds were also previously awarded to Casa Esperanza, a Homeless Shelter outreach program operated in the City of Santa Barbara.</p>
<p>Program Category 3A: Conserve the Existing Stock of Affordable Housing</p>	
<p>Program Description</p>	<p>Accomplishments</p>
<p>a. <u>Section 8 Rental Assistance Program</u>: The City plans to continue participation in the County's Section 8 rental assistance program which now helps very low income renters.</p>	<p>The County of Santa Barbara currently administers the Section 8 program in the City of Carpinteria. Currently, 87 extremely low and very low income households are receiving rental assistance from the program.</p>

TECHNICAL APPENDIX F – PROGRESS REPORT

<p>b. <u>Replacement of Demolished Low and Moderate Income Housing</u>: Where low-moderate income rental units are to be demolished, replacement at the ratios of one replacement unit for every two demolished is required.</p>	<p>This program is implemented when low and moderate income rental units are demolished. A permit and approval is required before rental housing units are demolished.</p>
<p>c. <u>Occupancy Inspection Program</u>: Ordinance No. 476 requires an Inspection on Sale Report of residential property, which includes single-family and multi-family residences.</p>	<p>The City continues to implement this program. It has been included as a program effort in the Housing Element Update.</p>
<p>d. <u>Housing Affordability Policies, Guidelines and Restrictions</u>: The City will develop and implement housing affordability policies, guidelines and restrictions to ensure that the housing remains affordable for the longest period of time.</p>	<p>This program was implemented during the current program period. The City has published a brochure on affordable housing, income limits, eligibility criteria, resale controls, term of affordability and related guidelines. This information is available at the City's website. A Policies and Procedures document was adopted by the City Council in September 2004.</p>
<p>e. <u>Community Land Trusts/Cooperative Housing Corporations</u>: As a means of having the potential to implement a wide spectrum of ways to ensure the continued affordability of housing, the City will support efforts to establish a Community Land Trust and Cooperative Housing.</p>	<p>The City prepared a technical study on community land trusts/cooperative housing corporations. Model approaches that were implemented in California and Oregon were reviewed and evaluated. The City concluded that these entities are useful tools to create and maintain affordable housing. However, these tools are better suited to implementation at the regional rather than City level.</p>
<p>Program Category 3B: Improve the Condition of the Existing Affordable Housing Stock</p>	
<p>Program Description</p>	<p>Accomplishments</p>
<p>a. <u>Single Family Housing Rehabilitation</u>: Participate in the County's CDBG-funded program.</p>	<p>No single family housing units were rehabilitated by the County's CDBG program. The County does not provide funding for a single family rehabilitation program.</p>
<p>b. <u>Multi-family Housing Rehabilitation</u>: Participate in County programs that provide financial assistance to the rehabilitation of multi-family housing.</p>	<p>The City does participate in this program. The Chapel Court Housing Corporation will be receiving \$50,000 from Carpinteria's CDBG funds to rehabilitate a 28-unit rental complex.</p>
<p>c. <u>Mills Act Historic Rehabilitation</u>: Prepare information to convey benefits of the Mills Act to local homeowners.</p>	<p>This program was not implemented. City staff needed to pursue other priorities such as efforts to preserve the stock of affordable housing and planning for two new affordable multi-family rental housing complexes. Adopting a Historic Preservation Ordinance is included in an ongoing effort to update the City's Zoning Code.</p>

TECHNICAL APPENDIX F – PROGRESS REPORT

Program Category 4: Preserve Assisted Housing Developments	
Program Description	Accomplishments
a. <u>Affordable Housing Monitoring Program</u> : Monitor developments, meet with owners, identify funding resources and maintain a list of nonprofit housing corporations with capacity to acquire at risk developments.	This program was implemented. The City's efforts contributed to the preservation of the 12-unit Atrium Apartments. The City also worked cooperatively with Chapel Court Housing Corporation on the rehabilitation of a 28-unit apartment complex for farm employees.
b. <u>Technical Assistance Program</u> : Supply owners information on their responsibilities under local, state or federal law. In addition, if needed, the City can provide information to tenants that may be impacted by conversion of assisted units to market rate housing.	This program was implemented as part of the program described above. Additionally, the City contributed CDBG grant funding to the operation of the Rental Housing Mediation Task Force which provides free services to tenants and landlords in the City.
Program Category 5: Address and Remove Governmental Constraints	
Program Description	
a. <u>Annual Review of Processing Procedures and Development Impact Fees</u> : The City will continue its annual review, and possible revision, of processing procedures and development impact fees.	This program was implemented. The review of processing procedures is accomplished as part of the General Plan and Housing Element Progress Reports. The Development Impact Fees were last updated on January 14, 2008 going into effect on March 13, 2008.
b. <u>Regulatory Concessions and Incentives Program</u> : The City will allow concessions and incentives on a "targeted" income basis to facilitate the development of housing affordable to very low and low-income households.	No new lower income affordable housing was constructed during the planning period. Concessions and incentives will be considered during the planning phases of the three pending affordable housing developments. Concessions and incentives were provided as part of the Inclusionary Housing Program.
c. <u>Mitigating Constraints on Housing for Disabled Persons</u> : The City will take actions to establish ways of encouraging and facilitating the development and/or modification of housing to better meet the needs of persons with disabilities.	Information was collected by the City from apartment managers on the number of accessible housing units, accessible routes, modification policies, and service and companion animal policies.
d. <u>Reasonable Accommodation Procedure</u> : The City will adopt a "Reasonable Accommodation Procedure" which is one way of addressing the special needs of the disabled population.	A "Reasonable Accommodation Procedure" has been adopted by the City. Since its adoption, two applications have been processed and approved by the City.
e. <u>Fee Mitigation Program</u> : The City will develop implementation guidelines to guide the deferral, reduction or waiver of Development Impact Fees.	Fee mitigation is considered by the City as part of processing affordable housing development applications. However, the "guidelines" were not established during the program period.

TECHNICAL APPENDIX F – PROGRESS REPORT

<p>Program Category 6: Promote Housing Opportunities For All Persons</p>	
<p>Program Description</p>	<p>Accomplishments</p>
<p>a. <u>Information and Referral Program</u>: Staff members will become familiar with fair housing laws and refer persons to the appropriate agencies.</p>	<p>The City prepared two FAQ documents on fair housing laws and “service” and “companion” animals. The City also prepared a FAQ document on accessibility guidelines. And, the City compiled a list of consumer oriented fair housing websites that can be published on the City’s website.</p>
<p>b. <u>Fair Housing Services</u>: Develop a brochure/booklet outlining fair housing services provided through County efforts.</p>	<p>The City published a Directory of Housing and Human Services located in Carpinteria, Santa Barbara, Goleta and unincorporated areas. Fair housing was among the services included in the Directory.</p>

TECHNICAL APPENDIX F – PROGRESS REPORT

D. APPROPRIATENESS OF GOALS, OBJECTIVES AND POLICIES

An evaluation was completed of the prior Housing Element's goals, objectives and policies. The Housing Element Update includes revised objectives for the construction, rehabilitation, conservation and preservation of housing. The revised objectives reflect the programs and actions that the City has taken or is in the processing of taking to meet the intent and purpose of the State Housing Element Law.

1. Evaluation of Housing Goals

Attachment A provides a list of all the goals contained in the prior Housing Element. All of the goals are deemed to be appropriate for incorporation into the Housing Element Update. However, the following goal was revised to reflect the fact that State law now requires the Housing Element to respond to the needs of extremely low income households.

Attain a housing supply that meets the needs of low and moderate-income households.

2. Evaluation of Housing Policies

Attachment A provides a list of all the policies contained in the prior Housing Element. Most of the policies are deemed to be appropriate for incorporation into the Housing Element Update. However, there is a need to modify some policies to reflect changed circumstances.

Infill Development: Promote infill housing development through land use policies and by reducing development impact fees where the City wants to encourage infill development.

This policy was revised to state by deferring or reducing Development Impact Fees.

Acquisition and Rehabilitation of Rental Housing. Work with nonprofit and other sponsors such as housing cooperatives and community land trusts 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.

Nonprofit housing organizations own the land for the City's three planned affordable housing developments. Therefore, it is not necessary to cite examples such as housing cooperatives and community land trusts.

Special Housing Needs: Implement "set-aside" policies for disabled households, farm employees, female householders, and large families in existing and new housing that have rent restricted housing units.

This policy cannot be fully implemented by the three planned affordable housing developments. Each project will serve unique needs and purposes and, consequently, it may not be possible to implement "set-aside" policies.

Long-Term Housing Affordability: Establish resale controls and rent and income restrictions to ensure that affordable housing provided through financial

TECHNICAL APPENDIX F – PROGRESS REPORT

contributions and incentives and as a condition of development approval remains affordable over time to the income group for which it is intended.

As part of the Inclusionary Housing Program, the City has established both resale and income restrictions. However, rent restrictions are typically established by financing programs such as the County HOME funds and low income housing tax credits. In this sense then, the City does not establish the rent and income restrictions on affordable rental housing developments except in the case of a developer providing for rent units, such as through a density bonus development application. In that case, the City would set affordable rental rates to ensure long-term affordability for those units.

Long-Term Housing Affordability. Implement long-term or in perpetuity agreements and/or deed restrictions with developers to govern the affordability of such units. This assurance shall be provided through recorded agreements and monitoring their continued affordability, or other equally effective means.

As part of the Inclusionary Housing Program, the City has established the term of affordability which requires a 30-year term with rolling provisions upon resale of up to 90 years. However, financing programs such as low income housing tax credits typically establish the minimum term of affordability. In this sense, then, the City does not establish or implement the long-term affordability agreements on rental units owned and operated by nonprofit housing developers unless those rental units are developed as part of a density bonus project. In that case, the City would establish restrictions to ensure long-term affordable rental rates.

CDBG Rehabilitation: Allocate CDBG funds to rehabilitation programs, including single-family rehabilitation, rental housing rehabilitation, and retrofitting of existing housing.

The County does not administer a single-family housing rehabilitation program with either HOME or CDBG funds. However, \$50,000 of the City's CDBG funds has been reserved for the rehabilitation of the 28-unit Chapel Court low income housing development.

TECHNICAL APPENDIX F – PROGRESS REPORT

Attachment A List of Prior Housing Element Goals and Policies

Program Category 1: Housing Sites to Accommodate the Need for New Housing Production

a. Goals

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

b. Policies

1. *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 Assessment.
2. *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.
3. *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.

Program Category 2: Assist in the Development of Low-and Moderate-Income Housing

a. Goals

1. Attain a housing supply that meets a variety of housing needs.
2. Attain a housing supply that meets the needs of low and moderate-income households.
3. Attain a housing supply that meets the needs of special population groups.

b. Policies

1. *Infill Development.* Promote infill housing development through land use policies and by reducing development impact fees where the City wants to encourage infill development.
2. *Infill Development.* Promote the development of second units consistent with the State law and the City's second unit ordinance.
3. *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.
4. *Housing Unit Sizes.* Encourage studio and one bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability.

TECHNICAL APPENDIX F – PROGRESS REPORT

5. *Rental Assistance*: Continue participation in the County Housing Authority's Section 8 program as the primary means to address the City's rental assistance needs.
6. *Rental Assistance*: Allocate HOME funds and in-lieu fees to state and/or federally assisted housing that provides rent restricted units in existing and/or new residential developments.
7. *Acquisition and Rehabilitation of Rental Housing*: Work with nonprofit and other sponsors such as housing cooperatives and community land trusts 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.
8. *Special Housing Needs*: Implement "set-aside" policies for disabled households, farm employees, female householders, and large families in existing and new housing that have rent restricted housing units.
9. *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.
10. *Farm Employees 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.
11. *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.
12. *Homeless Persons and Families*: Allocate CDBG funds to agencies assisting homeless persons and families to meet shelter and non-shelter needs.

Program Category 3A: Conserve the Existing Stock of Affordable Housing

a. Goals

1. Conserve existing housing important to the community such as apartment rental housing, mobile home parks, and the affordable housing stock.
2. Maintain the affordability of all existing and future affordable housing developments.

b. Policies

1. *Section 8 Housing*: Maintain and increase the numbers of very low and low income households that are assisted by the Section 8 rental assistance program.

TECHNICAL APPENDIX F – PROGRESS REPORT

2. *Replacement Housing.* Replace demolished low-moderate income rental units by a ratio of one replacement unit for every two demolished.
3. *Apartment Conservation.* Conserve apartment rental housing by prohibiting the conversion to condominium ownership unless the apartment rental vacancy rate is more than 5%.*
4. *Conversion to Housing Cooperatives.* Establish procedures to allow the conversion of apartment rental housing to limited equity cooperatives and other development proposals that are affordable to very low, low and moderate-income households.*
5. *Mobilehomes, Mobilehome Parks, and Manufactured Housing.* Conserve mobilehomes, mobilehome parks and manufactured housing as an essential part of Carpinteria's housing supply.*
6. *Resident Ownership of Mobilehome Park Land.* Work with residents, property owners, agencies and non-profit groups to enable resident ownership of the land.
7. *Mobile Home Rents.* Continue the Mobile Home Park Rental Stabilization ordinance.
8. *Occupancy Inspections.* Conduct occupancy inspections for code requirements for single family residential units and apartment structures when they are sold.
9. *Long-Term Housing Affordability.* Establish resale controls and rent and income restrictions to ensure that affordable housing provided through financial contributions and incentives and as a condition of development approval remains affordable over time to the income group for which it is intended.
10. *Long-Term Housing Affordability.* Implement long-term or in perpetuity agreements and/or deed restrictions with developers to govern the affordability of such units. This assurance shall be provided through recorded agreements and monitoring their continued affordability, or other equally effective means.

Program Category 3B: Improve the Condition of the Existing Housing Stock

a. Goal

1. Attain a housing supply free from substandard and deteriorated housing conditions.

b. Policies

1. *Maintenance and Repair.* Promote the maintenance and repair of owner-occupied and rental housing to prevent deterioration within the City.
2. *Housing Rehabilitation.* Facilitate the rehabilitation of substandard and deteriorated housing where feasible.
3. *Housing Replacement.* Where possible, promote the removal and replacement of those substandard units that cannot be rehabilitated.
4. *CDBG Rehabilitation.* Allocate CDBG funds to rehabilitation programs, including single-family rehabilitation, rental housing rehabilitation, and retrofitting of existing housing.

TECHNICAL APPENDIX F – PROGRESS REPORT

5. *Acquisition and Rehabilitation of Rental Housing.* Work with nonprofit and other sponsors such as housing cooperatives and community land trusts 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.

Program Category 4: Preserve Assisted Housing Developments

a. Goal

- 1) Preserve the existing and future supply of affordable housing that is financially assisted by the City, County, State or Federal programs.

b. Policies

1. *"At-Risk" Units.* Maintain an inventory of assisted housing developments and work with property owners to ensure that they are preserved as part of the City's affordable housing stock.
2. *Preservation of Existing and Future Affordable Housing.* Ensure that affordable housing provided through the government housing assistance programs, incentives and deed restrictions will remain affordable for the longest feasible period and intervene, when necessary, to preserve such housing.

Program Category 5: Address and Remove Governmental Constraints

a. Goals

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

b. Policies

1. *Facilitating 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.
2. *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. Implementation Guidelines will be established by the City to guide the day-to-day implementation of this and other policies and individual programs.

TECHNICAL APPENDIX F – PROGRESS REPORT

Program Category 6: Promote Housing Opportunities for all Persons

a. Goal

1. 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.

b. Policies

1. *Promote Fair Housing:* Promote fair housing opportunities through the City’s participation in the County’s Community Development Block Grant Program.
2. *Information and Referral:* Promote fair housing through the provision of information and referral services to residents who need help in filing housing discrimination complaints.
3. *Fair Housing Information:* Implement activities to broaden local knowledge of fair housing laws, fair housing training, press releases, direct contact with interest groups, and posting of fair housing laws, contacts and phone numbers. 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.
4. *Fair Housing Support:* Support efforts to ensure that those seeking housing in Carpinteria are not discriminated against on the basis of race, color, religion, marital status, disability, age, sex, family status (presence of children), national origin, or other arbitrary factors, consistent with State and Federal fair housing laws.
5. *Referral Actions:* Refer discrimination complaints to the appropriate legal service, county, state or federal agency, depending on the nature of the complaint.
6. *Targeted Marketing:* Establish procedures to market and provide advance notice of price and rent restricted units in new housing developments, to the extent consistent with applicable fair housing laws, to people working or living in Carpinteria, as a way of meeting a part of the local housing need, consistent the Regional Housing Needs Assessment.

Exhibit E

**Proposed Final Negative Declaration
September 12, 2011**

**Draft Housing Element Update
City Council Hearing
September 12, 2011**



**PROPOSED FINAL
NEGATIVE DECLARATION**

September 12, 2011

Housing Element Update

Project No. 09-1508-GPA

Public Review Dates

July 14, 2011 - August 22, 2011 at 5:00 p.m.

**Applicant: City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013
(805) 684-5405**

**Contact: Jackie Campbell, Director
Community Development Department
City of Carpinteria
805-684-5405 (x 451)**

CITY OF CARPINTERIA
PROPOSED FINAL NEGATIVE DECLARATION

1. Project Title: City of Carpinteria 2009 – 2014 Housing Element Update
2. Lead Agency: City of Carpinteria
3. Contact Person and Phone:
Jackie Campbell, Director (805) 684-5405 x451
Community Development Department
5775 Carpinteria Avenue
Carpinteria, CA 93013
4. Project Location: City of Carpinteria
5. Project Sponsor (name and address): City of Carpinteria, 5775 Carpinteria Avenue, Carpinteria, CA 93013
6. Description of project: The proposed project is an update to the City's 2004 Housing Element for the 2009 – 2014 planning period. A Draft Housing Element has been prepared by the City of Carpinteria in compliance with state law which requires that the Housing element be updated every five years. The proposed Housing Element identifies goals and objectives and the programs designed to implement them. Some of these goals include the following:
 1. Attain additions to the housing supply that meet the housing needs of all economic segments.
 2. Maintain a jobs-housing balance.
 3. Attain a housing supply that meets the needs of special population groups.
 4. Address governmental constraints to the maintenance, preservation and development of housing.
 5. Implement land use regulations that facilitate meeting affordable housing needs.
 6. Conserve existing housing such as apartment rental housing, mobile home parks and the affordable housing stock.
 7. Attain a housing supply free from substandard and deteriorated housing conditions.
 8. Attain a housing supply with fair housing choice, meaning the ability of persons of similar income levels regardless of race, color, religion, sex, etc., to have available to them the same housing choices.
7. Surrounding Land Uses and Setting: The City of Carpinteria is located in southern Santa Barbara County along the coast and adjacent to the Santa Ynez Mountains. It is surrounded by agriculture and open space lands in the County of Santa Barbara.
8. Other Public Agencies Whose Approval is Required: State of California Department of Housing and Community Development

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) Negative Declaration: "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant" to "Less Than Significant." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures as described in 5) below may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration (§15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

CITY OF CARPINTERIA PROPOSED FINAL ND
 HOUSING ELEMENT UPDATE 2009 – 2014
 PROJECT NO. 09-1508-GPA

1. AESTHETICS Would the project:	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
a) Have a substantial adverse effect on a scenic vista?				X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway?				X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X	
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				X	

Existing Environmental Setting: The City of Carpinteria is situated along the coastline of southern Santa Barbara County. The City’s coastal setting is framed by the foothills of the Santa Ynez Mountains and the Pacific Ocean, and includes natural coastal terrain and agricultural lands. The City is composed of several distinct and unique neighborhoods and districts that are defined by a well-connected network of streets and open spaces. The physical center of the City is the downtown district near the beach, around which the neighborhoods and other districts are arrayed. Several areas in the City are particularly noteworthy for their visual quality. The Carpinteria Bluffs include substantial undeveloped area, much of which supports natural coastal sage scrub and other sensitive habitats. As one of the primary access areas to the coast, the bluffs are particularly sensitive visually.

Project Specific Impacts: (a-d) No Impact. The proposed Housing Element reflects existing land use policy and would not result in significant environmental effects on the City’s visual resources. The updated element does not include any rezoning or other actions that would result in direct physical impacts to the environment. Further, the City’s policies regarding protection of visual resources stress the importance of maintaining the City’s small town character and preserving views to the mountains and the coast. These policies are applied to all applications for new development in the City and would apply to any housing projects proposed in order to achieve provision of the City’s regional share of housing. Where appropriate, mitigation would be required to avoid or reduce any visual resource impacts to less than significant levels and to maintain consistency with the City’s small town character.

Cumulative Impacts: The Housing Element Update is not anticipated to result in any substantial change in the aesthetic character of the city, either individually or cumulatively. Therefore, the project would not cause a cumulatively significant effect on aesthetics.

Recommended/Required Mitigation Measures: No impacts are identified; therefore, no mitigation measures are required.

CITY OF CARPINTERIA PROPOSED FINAL ND
 HOUSING ELEMENT UPDATE 2009 – 2014
 PROJECT NO. 09-1508-GPA

2. AGRICULTURAL AND FORESTRY RESOURCES Would the project	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?				X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §12220(g)), timberland (as defined by Public Resources Code §4526), or timberland zoned Timberland Production (as defined by Government Code §51104(g))?				X	
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X	
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	

Existing Environmental Setting: There are two agriculturally zoned properties in the City of Carpinteria that are in active agricultural production and one property zoned residential that is also used for agriculture. None of these sites is included in the Housing Element Update as future housing sites and are expected to remain in agricultural use. In the unincorporated lands surrounding the City, County of Santa Barbara zoning and land use designations identify agriculture as the primary land use and include open field agricultural operations as well as greenhouses and packing houses to support production and shipment of locally grown agricultural products.

Project Specific Impacts: (a – e) No Impact. The proposed Housing Element would not result in significant environmental effects on the City’s agricultural resources. Housing Element policies support the development of housing for agricultural employees on appropriately zoned properties in the urban area to further support the preservation of agriculture in the City and the surrounding County lands. The 2009 – 2014 Housing Element shows that the City can accommodate its regional share of housing need under existing zoning. No rezoning of any agricultural properties will occur. Existing land use policies supporting the preservation of agriculture in the City will not be affected.

Cumulative Impacts: The Housing Element policies support the development of agricultural employee housing on appropriately zoned properties within the urban areas of the City. These policies along with the agricultural preservation policies included in the City’s Local Coastal Program assist in the continuation of existing agricultural operations within the City. Therefore, no cumulative significant impacts to agricultural resources would result from the project.

Recommended/Required Mitigation Measures: No impacts are identified; therefore, no mitigation measures are required.

3. AIR QUALITY Would the project:	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
a) Conflict with or obstruct implementation of the Clean Air Plan?				X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X	
d) Expose sensitive receptors to substantial pollutant concentrations?				X	
e) Create objectionable odors affecting a substantial number of people?				X	

Existing Environmental Setting: Santa Barbara County and the City of Carpinteria are located in the South Central Coast air basin. The Santa Barbara County Air Pollution Control District (APCD) is the regulatory agency for air quality in Santa Barbara County. A summary of Santa Barbara County’s attainment status with the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS) is presented in the table below. The County is currently in attainment for all national standards, but is in non-attainment for the state eight-hour ozone standards as well as for particulate matter less than 10 microns in diameter (PM10).

CITY OF CARPINTERIA PROPOSED FINAL ND
 HOUSING ELEMENT UPDATE 2009 – 2014
 PROJECT NO. 09-1508-GPA

Santa Barbara County Attainment Status and Air Quality Standards					
Pollutant	Averaging Time	California Standards		National Standards	
		Concentration	Attainment Status	Concentration	Attainment Status
Ozone	8 hour	0.070 ppm	N*	0.075 ppm	A
	1 hour	0.09 ppm (180 µg/m ³)	A	revoked	A
Carbon Monoxide	8 hour	9.0 ppm (10 mg/m ³)	A	9.0 ppm (10 m/m ³)	A
	1 hour	20.0 ppm (23 mg/m ³)	A	35.0 ppm (40 µg/m ³)	A
Nitrogen Dioxide***	annual average	0.030 ppm (56 µg/m ³)	A	0.053 ppm (100 µg/m ³)	A
	1 hour	0.18 ppm (338 µg/m ³)	A	--	--
Sulfur Dioxide	annual average	--	--	0.03 ppm (80 µg/m ³)	A
	24 hour	0.04 ppm (105 µg/m ³)	A	0.14 ppm (365 µg/m ³)	A
	1 hour	0.25 ppm (655 µg/m ³)	A	--	--
Particulate Matter (PM10)	annual arithmetic mean	20 µg/m ³	N	revoked	A
	24 hour	50 µg/m ³	N	150 µg/m ³	A
Particulate Matter - Fine (PM2.5)	annual arithmetic mean	12µg/m ³	U	15 µg/m ³	U/A
	24 hour	--	--	35 µg/m ^{3**}	U/A
Sulfates	24 hour	25 µg/m ³	A		
Lead	calendar	--	--	1.5 µg/m ³	A

CITY OF CARPINTERIA PROPOSED FINAL ND
 HOUSING ELEMENT UPDATE 2009 – 2014
 PROJECT NO. 09-1508-GPA

Santa Barbara County Attainment Status and Air Quality Standards					
Pollutant	Averaging Time	California Standards		National Standards	
		Concentration	Attainment Status	Concentration	Attainment Status
	quarter				
	30 day average	1.5 µg/m ³	A	--	--
Hydrogen Sulfide	1 hour	0.03 ppm (42 µg/m ³)	A	--	--
Vinyl Chloride (chloroethene)	24 hour	0.010 ppm (26 µg/m ³)		--	--
Visibility Reducing Particles	8 hour (1000 to 1800 PST)		A	--	--

A=Attainment
 N=Nonattainment
 U=Unclassified
 U/A=Unclassifiable/Attainment

* This standard went into effect in June 2006. Official designations have not yet been announced; our data indicate we will be considered in nonattainment of this standard.

*** The state Nitrogen Dioxide ambient air quality standard was amended on February 22, 2007, to lower the 1-hour standard to 0.18 ppm and establish a new annual standard

Project Specific Impacts: (a – f) No Impact. The proposed Housing Element would not result in significant environmental effects on the City’s air quality. The Element supports the development of housing consistent with existing zoning and general plan designations. No rezoning of property is required to accommodate the City’s share of the regional housing need. The Housing Element Update implements existing land use policies in the City by supporting development of housing within the City and adjacent to urban services such as transit, schools, shopping and employment centers. These land use policies promote the use of alternative transportation which reduces air quality emissions associated with vehicle transportation, the largest contributor to greenhouse gas emissions in the City. The Housing Element is consistent with the 2010 Clean Air Plan in that all capacity for housing development to meet the City’s RHNA number can be accommodated under existing zoning; no rezoning is required.

Cumulative Impacts: As discussed above, the Housing Element would not result in any direct physical impacts that would significantly affect air quality in an adverse manner. Therefore, no cumulatively significant impacts to air quality would result from the project.

Recommended/Required Mitigation Measures: No impacts would result; therefore, no mitigation is required.

CITY OF CARPINTERIA PROPOSED FINAL ND
 HOUSING ELEMENT UPDATE 2009 – 2014
 PROJECT NO. 09-1508-GPA

4. BIOLOGICAL RESOURCES Would the project:	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X	
c) Have a substantial adverse effect on wetlands as defined by §404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites?				X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a creek preservation policy or tree protection ordinance?				X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan?				X	

Existing Environmental Setting: The Carpinteria area has a wide variety of habitats, including the Carpinteria Salt Marsh, tidal zones, dunes, riparian habitat, monarch butterfly habitat, a harbor seal rookery and native plant communities. Many of these habitats are located on or near the coast. Several streams flow south from the mountains through the City to the Pacific Ocean. These include Carpinteria Creek, Santa Monica Creek and Franklin Creek.

Project Specific Impacts: (a – k) No Impact. The proposed Housing Element Update would not result in significant impacts to the City’s biological resources as the update process does not include any proposed rezone or site specific development proposals which would result in physical impacts to the environment. Nor does the Element include any proposed physical development. The Housing Element quantifies the City’s capacity to accommodate additional residential development consistent with the General Plan on appropriately zoned properties in the urban area. And, none of the sites designated to accommodate the City’s RHNA in the Adequate Sites Analysis, none has been mapped as an Environmentally Sensitive Habitat Area (ESHA) nor is known to contain any sensitive resources.

Cumulative Impacts: As mentioned above, the 2009 – 2014 Housing Element Update would not result in any direct physical impacts that would significantly adversely affect biological resources. The Element does contain policies that support residential development on existing urban sites zoned for that use. Therefore, no cumulatively significant impacts to biological resources would result from the project.

Recommended/Required Mitigation Measures: No impacts would result; therefore, no mitigation is required.

5. CULTURAL RESOURCES Would the project:	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	
d) Disturb any human remains, including those interred outside of formal cemeteries?				X	

Existing Environmental Setting: For the past 10,000 years, the area that is now Carpinteria has been inhabited by Native Americans and their ancestors. According to archaeological records, large Chumash settlements were located along the coastline and in proximity to creeks in the Carpinteria Valley and throughout Santa Barbara County. Additionally, there are a number of historical properties in Carpinteria, including one state landmark (La Carpinteria).

Project Specific Impacts: (a – g) No Impact. The proposed Housing Element Update would not result in significant effects on the City’s cultural resources. The policy framework included in the document encourages development of existing properties in the City with appropriate zoning in the urban areas to accommodate the City’s share of the regional housing need consistent with the General Plan. During the review of specific development applications, potential impacts to archaeological resources are considered

and all projects must be found consistent with archaeological resource protection policies which discourage development on important archaeological or historically valuable sites. Implementation policies in the General Plan provide several specific measures which must be applied to avoid impacts to these resources by siting development away from known cultural resource sites. Adoption of the Housing Element Update does not modify the City’s process for review of potential impacts to sensitive resources associated with any housing development proposal. And, as discussed under various sections of this environmental document, the Housing Element does not include any proposed physical development, no rezones or no changes to the land use designations adopted in 2003 as part of the City’s General Plan/Coastal Land Use Plan. Additionally, future development projects subject to discretionary review will be analyzed for their potential to impact cultural resources.

Cumulative Impacts: As discussed above, the Housing Element would not result in any direct physical impacts that would significantly affect cultural resources in an adverse manner. Therefore, no cumulatively significant impacts to cultural resources would result from the project.

Recommended/Required Mitigation Measures: No impacts would result; therefore, no mitigation is required.

6. GEOLOGY AND SOILS Would the project:	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				X	
b) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: strong seismic ground shaking, seismic-related ground failure or landslides?				X	
c) Result in substantial soil erosion or the loss of topsoil?				X	
d) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on-or off-site landslide, lateral spreading subsidence, liquefaction or collapse?				X	
e) Be located on expansive soil as defined in					

CITY OF CARPINTERIA PROPOSED FINAL ND
 HOUSING ELEMENT UPDATE 2009 – 2014
 PROJECT NO. 09-1508-GPA

Table 18-1-B of the Uniform Building Code (1994) creating substantial risk to life or property?				X	
f) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?				X	

Existing Environmental Setting: Santa Barbara County contains a wide variety of geologic conditions, some of which constitute a hazard to public health and safety. Geologic hazards present in Carpinteria include fault rupture, ground shaking, landslides, liquefaction, high groundwater, expansive soils and tsunami inundation. Faults in the Carpinteria area include the Carpinteria Fault, the Rincon Creek Fault, the Arroyo Parida Fault and the Shepard Mesa Fault. According to the State of California Conservation Department Division of Mines and Geology (CDMG), none of these faults is considered “active.” The CDMG has calculated the probabilities for earthquakes throughout the state of California; the research indicates a 10 percent probability within the next 50 years for an earthquake between magnitudes 6.5 and 7.0 to occur along a fault within five miles of the Carpinteria Planning Area. This could result in peak horizontal ground accelerations between 0.4g to 0.6g. There are no Alquist-Priolo Special Studies Zones for the Carpinteria Planning Area. No recent movement (within the last 11,000 years) or recent fault rupture has been identified along the known faults in the Carpinteria Planning Area.

Project Specific Impacts: (a – f) No Impact. The proposed Housing Element Update would not result in significant environmental effects on the City’s natural geologic processes. The policies in the Element do not recommend or allow development in geologically sensitive areas and do not modify the City’s review process for new development applications. All proposed structures must comply with the City’s Safety Element and the standards in the California Building Code which require adequate setback distances from known hazards such as faults. Therefore, the project would not result in any new exposure of the public to geologic hazards.

Cumulative Impacts: As discussed above, the Housing Element Update would not result in any direct physical impacts that would significantly affect geology and soils in an adverse manner. Therefore, no cumulatively significant impacts to geology and soils would result from the project.

Recommended/Required Mitigation Measures: No impacts would result; therefore, no mitigation is required.

7. GREENHOUSE GAS EMISSIONS	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
... Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X	
b) Conflict with an applicable plan, policy or					

regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X	
---	--	--	--	---	--

Existing Environmental Setting: The City of Carpinteria is located in the South Central Coast air basin. The Santa Barbara County Air Pollution Control District (APCD) is the regulatory agency for air quality in Santa Barbara County. The physical and regulatory air quality setting for the Carpinteria Valley and Santa Barbara County is described in detail in the APCD’s 2007 2010 Clean Air Plan (CAP), which is incorporated by reference. The 2007 CAP is available for review at local libraries, Carpinteria City Hall and at the APCD’s office at 260 N. San Antonio Road, Ste A, Santa Barbara or on their website at: www.sbcapcd.org.

Global climate change (global warming) is a growing concern. Greenhouse gases (GHGs) include water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O) and other compounds including hydro-fluorocarbons, perfluorocarbons and sulfur hexafluoride. Combustion of fossil fuels constitutes the primary source of GHGs. GHGs accumulate in the atmosphere, where they trap heat near the earth’s surface by absorbing infrared radiation. This effect causes global warming and climate change, with adverse impacts on humans and the environment. Potential effects include reduced water supplies in some areas, ecological changes that threaten some species, reduced agricultural productivity in some areas, increased coastal flooding and other effects.

There are currently no adopted thresholds for measuring the significance of a project’s specific or cumulative contribution to global climate change in Santa Barbara County. Global climate change is a cumulative impact; a project participates in this potential impact through its incremental contribution, combined with the cumulative increase of all other sources of greenhouse gases.

The EPA developed a reporting threshold of 25,000 metric tons of CO₂ emissions per year as this number would cover approximately 10,000 facilities and 85 percent of total GHG emissions. As a comparison, 25,000 metric tons of CO₂ emissions are equivalent to the emissions from the annual energy use of approximately 2,300 homes (EPA website: Climate Change- Regulatory Initiatives).

On June 2, 2010, the Bay Area Air Quality Management District (BAAQMD) became the first regulatory agency in the nation to approve guidelines that establish thresholds of significance for greenhouse gas emissions from proposed development projects. While these thresholds have not been adopted by the Santa Barbara County APCD, they serve as a guideline for the analysis in this document.

The BAAQMD thresholds state that GHG emissions from projects other than stationary or industrial sources (i.e., fixed sources of emissions that are subject to permitting by the air district) as “insignificant” if they fall under a quantitative threshold of 1,100 metric tons of carbon dioxide equivalents per year or a performance standard of 4.6 metric tons of carbon dioxide equivalents per year per resident or employee in the project’s service population. GHG emissions from stationary or industrial sources are significant under the new guidelines if they exceed 10,000 metric tons per year.

Project Specific Impacts: (a – b) No Impact. The proposed Housing Element Update would not result in significant environmental impacts on the City’s air quality as the Element does not include any rezoning of property nor any change in land use designations in the City’s General Plan. The Element also does not include any proposal for physical construction of new housing units. Information and policies in the Element

show that there is adequate capacity on existing properties under existing zoning in the City’s urban area to accommodate the City’s share of the regional housing need which is also within the build-out capacity identified in the City’s General Plan.

Additionally, Program 2 in the 2009 – 2014 Housing Element Update supports the use of various strategies to increase the energy efficiency of the City’s housing stock. These methods include determining baseline energy use, establishing specific targets for energy conservation and implementing measures that increase energy conservation and efficiency. The City will use its website to provide information to educate residents, businesses and visitors on actions they can take to conserve energy. The City will adopt model energy conservation projects and programs that showcase new energy conservation, sustainability and alternative technologies.

The implementation of this effort would result in the reduction of fossil fuel emissions as related to the operation of coal burning power plants that in part supply electricity to the City’s housing stock. The reduction of such fossil fuel emissions would improve overall air quality and marginally mitigate the effects of climate change.

Cumulative Impacts: As discussed above, the Housing Element would not result in any direct physical impacts that would significantly increase greenhouse gas emissions in the City. All capacity for the development of Carpinteria’s share of the regional housing need can be accommodated on existing properties within the City’s urban area under existing zoning and land use designations. Therefore, no cumulatively significant impacts to greenhouse gas emissions would result from the project.

Recommended/Required Mitigation Measures: No impacts would result; therefore, no mitigation is required.

8. HAZARDS AND HAZARDOUS MATERIALS Would the project:	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?				X	
d) Be located on a site which is included on a list of hazardous materials sites compiled					

CITY OF CARPINTERIA PROPOSED FINAL ND
 HOUSING ELEMENT UPDATE 2009 – 2014
 PROJECT NO. 09-1508-GPA

pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	
e) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X	
f) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X	

Existing Environmental Setting: There are various sources of hazardous materials in the City such as industrial facilities, gas stations and produce coolers which use anhydrous ammonia. Residences can also generate small amounts of hazardous waste in the form of paint, cleaning solutions and batteries.

Project Specific Impacts: The proposed Housing Element Update would not result in significant environmental effects from the release or upset of hazardous materials. As presented in the City’s General Plan, residential land uses tend to generate smaller amounts and lower risk hazardous materials than industrial land uses. Therefore, the encouragement of development of housing within the urban area of the City consistent with zoning and General Plan land use designations would not result in significant new impacts from hazardous waste.

Cumulative Impacts: As discussed above, the Housing Element would not result in any direct physical impacts that would significantly affect hazardous materials in an adverse manner. Therefore, no cumulatively significant impacts to hazards or hazardous materials would result from the project.

Recommended/Required Mitigation Measures: No impacts would result; therefore, no mitigation is required.

9. HYDROLOGY AND WATER QUALITY	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
Would the project:					
a) Violate any water quality standards or waste discharge requirements?				X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of re-existing nearby wells would drop to a level which would not				X	

CITY OF CARPINTERIA PROPOSED FINAL ND
 HOUSING ELEMENT UPDATE 2009 – 2014
 PROJECT NO. 09-1508-GPA

support existing land uses or planned uses for which permits have been granted)?					
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of the surface runoff in a manner which would result in flooding on- or off-site?				X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X	
f) Otherwise substantially degrade water quality?				X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X	
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X	
j) Inundation by seiche, tsunami or mudflow?				X	

Existing Environmental Setting: The City of Carpinteria is primarily on a low-lying alluvial area with a sandy shoreline fronting onto the Santa Barbara Channel within the Pacific Ocean. The watershed is defined by the Santa Ynez Mountains to the north. Three streams pass through the City: Carpinteria Creek, Franklin Creek and Santa Monica Creek.

Flood hazard areas of the City are subject to periodic inundation which can resulting in destruction of property, loss of life, health and safety hazards and disruption of commerce and government services. The Federal Emergency Management Agency (FEMA) establishes based flood heights for 100-year and 500-year flood zones. The 100-year flood zone is defined as the area that could be inundated by the flood which has a one percent probability of occurring in any given year. The 500-year flood is defined as the

CITY OF CARPINTERIA PROPOSED FINAL ND
 HOUSING ELEMENT UPDATE 2009 – 2014
 PROJECT NO. 09-1508-GPA

flood with a 0.2 percent probability of occurring in any given year. The FEMA Flood Insurance Rate Map for the City was updated in 2010.

City residents are served municipal water by the Carpinteria Valley Water District. A portion of the District's municipal water is sourced from local groundwater supplies, with the remainder coming from the State Water Project.

Project Specific Impacts: (a – j) No Impact. The proposed 2009 – 2014 Housing Element Update project would not result in significant environmental effects on the City's water resources or water quality and would not result in significant new flooding hazards as there is no physical development proposed and all capacity for meeting the City's share of the regional housing need is available within the urban area of the City and under current zoning and land use designations.

All new development is required to comply with flood hazard development standards as set forth in the Safety Element. The Housing Element Update does not modify the City's existing review process for setting minimum base flood elevation heights for new structures.

Cumulative Impacts: As discussed above, the Housing Element would not result in any direct physical impacts that would significantly affect hydrology and water quality in an adverse manner. Therefore, no cumulatively significant impacts to hydrology and water quality would result from the project.

Recommended/Required Mitigation Measures: No impacts would result; therefore, no mitigation is required.

10. LAND USE AND PLANNING Would the project:	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
a) Physically divide an established community?				X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X	

Existing Environmental Setting: The City of Carpinteria is located within the coastal zone and covers 7.3 square miles (2.6 square miles of land and 4.7 square miles of tidelands). The largest land use by area in

the City is residential (approximately 32% of the total land area). Nearly the entire boundary of the City is located to adjacent to County lands zoned and used for agriculture. The City's Land Use Element presents a plan that reflects the community's desire to maintain and enhance an enjoyable, balanced quality of life as expressed in the community's goal:

...to preserve the essential character of our small beach town, its family-oriented residential neighborhoods, its unique visual and natural resources and its open, rural surroundings while enhancing recreational, cultural and economic opportunities for our citizens.

Project Specific Impacts: (a – c) No Impact. The Housing Element Update project is a policy level document and would not result in any physical effects on the environment. There are also no changes to existing zoning or land use designations. There are policies in the document that support and encourage the development of housing for all income levels, and for special needs households such as farm employees and disabled individuals. Any future development proposed to implement the policies and programs in the Housing Element would be subject to the City's permit review process and environmental review where applicable. There are no habitat conservation plans or natural communities conservation plans adopted in the City. The Housing Element shows that there is adequate capacity in the City under existing zoning and land use designations to accommodate the City's share of the regional housing need. And, as a policy level document, there is no proposed development associated with the Updated Housing Element.

Cumulative Impacts: As discussed above, the Housing Element would not create any significant impacts to land use. There are no changes proposed to existing zoning or land use designations and no physical development is proposed. Therefore, no cumulatively significant impacts to land use would result from the project. All necessary capacity for housing is available in the City under current zoning and land use designations and is within the scope of the community build-out analyzed in the City's 2003 General Plan Update.

Recommended/Required Mitigation Measures: No impacts would result; therefore, no mitigation is required.

11. MINERAL RESOURCES Would the project:	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X	

Existing Environmental Setting: Oil is the only known mineral resource in the City in significant quantities. Oil extraction is limited to offshore drilling and platforms that send hydrocarbon products to the Carpinteria Oil and Gas Processing Facility currently operated by Venoco, Inc.

Project Specific Impacts: The proposed Housing Element Update does not include any physical development and does not require any change to existing zoning and land use designations in order for the City to meet its share of capacity for the regional housing need. In addition, future development proposed to implement the Housing Element policies will be reviewed through the City’s development review process to ensure that no significant effects to mineral resources would result, particularly given that activities related to mineral resource production are located offshore or in one isolated area.

Cumulative Impacts: As discussed above, the Housing Element would not result in any direct physical impacts that would significantly affect mineral resources in an adverse manner. Therefore, no cumulatively significant impacts to mineral resources would result from the project.

Recommended/Required Mitigation Measures: No impacts would result; therefore, no mitigation is required.

12. NOISE Would the project result in:	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X	

Existing Environmental Setting: The City of Carpinteria is affected by several different sources of noise associated with automobile and train traffic, agricultural and industrial activity and ocean waves and wind.

Project Specific Impacts: (a – d) No Impact. The proposed Housing Element would not result in any new construction or any changes to land use or zoning designations already existing in the City. The City’s General Plan discusses the effects of noise exposure on the population and sets acceptable noise levels for

different land use categories. Wherever new residential development is proposed, an evaluation of the impacts of noise exposure on new housing will be evaluated as part of the City’s development review process. No project can be approved that would expose residents to noise levels higher than 65dBA in indoor spaces and no more than 45dBA in outdoor spaces. The proposed Housing Element will not modify these adopted standards, nor will development of housing consistent with the Housing Element create noise impacts to existing residential or other noise sensitive uses as residential uses are not significant noise generating land uses.

Cumulative Impacts: As noted above, the Housing Element would not result in any direct physical impacts that would create significant effects from the creation of new noise generation, nor would new residential development be allowed to be approved unless all noise impacts to residents can be mitigated to less than significant levels pursuant to the City’s thresholds. Therefore, no cumulatively significant impacts from new noise generating sources would be created with this project.

Recommended/Required Mitigation Measures: No impacts would result; therefore, no mitigation is required.

13. POPULATION AND HOUSING Would the project:	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly?				X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	

Existing Environmental Setting: The City of Carpinteria has a population of approximately 13,000 people according to the 2010 census. This is a reduction of approximately 8% from the population of just over 14,000 reported in the 2000 census. Residential is the largest geographic zoning designation in the City, comprising approximately 32% of the land area and supporting approximately 5,000 housing units.

Project Specific Impacts: The proposed Housing Element Update is a policy document that sets out goals and objectives to support the development of housing affordable to all economic sectors of the community and shows how the City can accommodate its share of the regional housing need, established at 305 units in the most recent Regional Housing Needs Assessment (RHNA) cycle. Based on existing zoning and land use designations, there is adequate capacity in the City to accommodate this level of housing development. While no physical impacts will occur as a result of the project, the Element does show how this need can be met within the parameters of the housing density and build-out of the community identified in the City’s 2003 General Plan/Coastal Land Use Plan.

Cumulative Impacts: As discussed above, the Housing Element would not result in any direct physical impacts that would significantly affect population and housing in an adverse manner and in fact shows that the City has capacity to accommodate its share of the housing need in our area. Therefore, no cumulatively significant impacts to population and housing would result from the project.

Recommended/Required Mitigation Measures: No impacts would result; therefore, no mitigation is required.

14. PUBLIC SERVICES a) Would the project result in substantial adverse physical impacts associated with the need or provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
Fire protection?				X	
Police protection?				X	
Schools?				X	
Parks?				X	
Other public facilities?				X	

Existing Environmental Setting: Properties within the City of Carpinteria are served by existing public services including the Carpinteria Valley Water District, Carpinteria Sanitary District, Carpinteria-Summerland Fire Protection District and the Santa Barbara County Sherriff's Department.

Project Specific Impacts: The Housing Element is a policy document which shows the City's capacity to accommodate its share of the regional housing need. This capacity is currently available given existing zoning and land use designations adopted through the General Plan Update in 2003 for which there are adequate public services to accommodate a theoretical build-out of 852 residential units. As the Housing Element Update document shows there is capacity for 305 housing units (the City's share of the regional housing need), there are adequate services in place to serve this level of development. Therefore, no impacts to public services would result from the project.

Cumulative Impacts: As discussed above, the Housing Element would not result in any direct physical impacts that would significantly affect public services in an adverse manner. Therefore, no cumulatively significant impacts to public services would result from the project.

Recommended/Required Mitigation Measures: No impacts would result; therefore, no mitigation is required.

15. RECREATION	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	

Existing Environmental Setting: Carpinteria has approximately 100 acres of City parks that provide both passive and active recreation opportunities. There are also trails throughout the City. Carpinteria State Beach is located within the City and offers camping and day use opportunities for residents and visitors. The City includes approximately 4.7 miles of tidelands and is adjacent to the Santa Ynez Mountains.

Project Specific Impacts: (a – b) No Impact. The Housing Element Update will not require any rezoning or change in existing land use designations to show that the City has adequate capacity to accommodate its share of the regional housing need. No physical development will result from the project and therefore no impacts to recreation resources will occur. The existing Development Impact Fee (DIF) program would not be affected by the Update and new projects would be subject to fee payment per the DIF Ordinance through the development review process for all new development.

Cumulative Impacts: As discussed above, the Housing Element would not result in any direct physical impacts that would significantly affect recreation in an adverse manner. Therefore, no cumulatively significant impacts to recreation would result from the project.

Recommended/Required Mitigation Measures: No impacts would result; therefore, no mitigation is required.

16. TRANSPORTATION AND TRAFFIC	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
Would the project: a) Conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and				X	

CITY OF CARPINTERIA PROPOSED FINAL ND
 HOUSING ELEMENT UPDATE 2009 – 2014
 PROJECT NO. 09-1508-GPA

relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?					
b) Conflict with an applicable congestions management program, including, but not limited to level of service standards and travel demand measures or other standards established by the county congestion management agency for designated road or highways?				X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	
e) Result in inadequate emergency access?				X	
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X	

Existing Environmental Setting: U.S. 101 is the only freeway serving the Carpinteria area. There are two State Routes that traverse the City: SR 150 and SR 192. Freeway interchanges are located at State Route 150, Bailard Avenue, Casitas Pass Road, Linden Avenue, Santa Monica Road, Reynolds Avenue and Carpinteria Avenue. Several of the Carpinteria – 101 interchanges are non-standard in design. There are no Official Scenic Highways in Carpinteria. The City has arterial streets, collector streets and a truck route. There is no airport, however the Union Pacific Rail Road corridor runs through Carpinteria and an Amtrak Platform is provided near the Linden Avenue railroad crossing.

The City has 4.1 miles of bikeways, including 3.6 miles of formal street bikeway facilities and 0.5 miles of off-street bikeway facilities. Carpinteria is serviced by the Santa Barbara Metropolitan Transit District (MTD), a public district serving the south coast of Santa Barbara County. MTD operates the Seaside Shuttle, an electric shuttle that connects the downtown area with the outer areas of the City.

Project Specific Impacts: (a – f) No Impact. The proposed Housing Element Update is not anticipated to produce any significant increase in traffic generation or changes in traffic distribution patterns as it is a policy document that shows how the City can accommodate its share of the regional housing need within the existing boundaries of the City under current zoning and general plan designations. There are no proposed changes to the City’s circulation system or the City’s Circulation Element policies. Given that there is no change to existing zoning or land use designations, there is no increase in density beyond that

which was reviewed and approved as part of the City's General Plan Update in 2003. As there is no new physical development associated with the Update, there are no impacts to existing parking facilities, bikeway facilities or transit services. The City's share of the regional housing need (305 units) is within the identified build-out capacity of 852 units set forth in the General Plan. Therefore, adoption of the Housing Element Update will not impact the City's transportation system.

Cumulative Impacts: As discussed above, the Housing Element would not result in any direct physical impacts that would significantly affect transportation and traffic in an adverse manner. Therefore, no cumulatively significant impacts to transportation and traffic would result from the project.

Recommended/Required Mitigation Measures: No impacts would result; therefore, no mitigation is required.

17. UTILITIES AND SERVICE SYSTEMS Would the project:	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
a) Exceed wastewater treatment requirements of the Regional Water Quality Control Board?				X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	
d) Have sufficient water supplies available from existing entitlements and resources, or create the need for new or expanded entitlements?				X	
e) Result in a determination by the wastewater treatment provider that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X	
g) Comply with federal, state and local regulations related to solid waste?				X	

Existing Environmental Setting: The City of Carpinteria is served by the Carpinteria Valley Water District and the Carpinteria Sanitary District. Solid waste generated in Carpinteria is taken to the Gold Coast Recycling and Transfer Station in Ventura for sorting. Non-recyclable waste is disposed of at the Toland Road Landfill in Santa Paula, a Class III municipal facility, managed by the Ventura Regional Sanitation District. Expansion in recent years has extended the lifespan of the landfill to 2027.

Project Specific Impacts: The Housing Element is a policy document that shows the City’s capacity to accommodate its share of the regional housing need. This capacity is currently available given existing zoning and land use designations adopted through the General Plan Update in 2003 for which there are adequate public services to accommodate a theoretical build-out of 852 residential units. As the Housing Element Update document shows there is capacity for 305 housing units (the City’s share of the regional housing need), based on the City’s General Plan, there are adequate services in place to serve this level of development. Therefore, no impacts to utilities and service systems would result from the project. Further, as a policy document, there is no physical development proposed. The Element only shows that under existing zoning and land use designations, the City has adequate capacity for future residential development to meet its share of the regional housing need.

Cumulative Impacts: As discussed above, the Housing Element would not result in any direct physical impacts that would significantly affect utilities and service systems in an adverse manner. Therefore, no cumulatively significant impacts to utilities and service systems would result from the project.

Recommended/Required Mitigation Measures: No impacts would result; therefore, no mitigation is required.

18. MANDATORY FINDINGS OF SIGNIFICANCE	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	REVIEWED UNDER PREVIOUS DOCUMENT
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?				X	
b) Does the project have impacts that are individually limited but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects,				X	

CITY OF CARPINTERIA PROPOSED FINAL ND
 HOUSING ELEMENT UPDATE 2009 – 2014
 PROJECT NO. 09-1508-GPA

the effects of other current projects, and the effects of probable future projects).					
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	

Impact Discussion for Mandatory Findings of Significance: As discussed throughout this document, the proposed 2009 – 2014 Housing Element Update would not result in any significant impacts to the environment as there is no physical development proposed. The Element includes policies and programs that facilitate the development of housing affordable to all segments of the community in an environmentally responsible way, by promoting development in the existing urban area of the City consistent with the density and land use policies of the General Plan and locating that development in proximity to urban services. All of the City's share (305 units) of the regional housing need can be accommodated within the urban area of the City under existing zoning and General Plan land use designations and is within the City's theoretical build-out of 852 units analyzed in the 2003 General Plan Update.

19. PROJECT ALTERNATIVES

Pursuant to CEQA Guidelines, alternatives are only required for projects which would result in significant and unmitigable impacts to the environment (Class 1). As discussed in this document, the proposed 2009 – 2014 Housing Element Update would not have significant impacts on the environment. Therefore, no project alternatives are required.

20. ATTACHMENTS

1. Santa Barbara County Air Pollution Control District Comment Letter, August 2, 2011

Authority cited: Sections 21083 and 21087 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, (1990) 222 Cal.App.3d 1337 (1990); *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.



**Santa Barbara County
Air Pollution Control District**

Our Vision  Clean Air

August 2, 2011

Jackie Campbell
City of Carpinteria
Community Development Department
5775 Carpinteria Ave
Carpinteria, CA 93013

RECEIVED

AUG 03 2011

CITY OF CARPINTERIA

Re: APCD Comments on Negative Declaration for the Housing Element Update, 09-1508-GPA

Dear Ms. Campbell:

The Air Pollution Control District (APCD) has reviewed the Draft Negative Declaration (ND) for an update to the City of Carpinteria's 2004 Housing Element for the 2009-2014 planning period. The proposed Housing Element Update (HEU) provides programs, policies, and actions that together evidence the ability to meet the City's regional fair share of housing needs for the planning period 2009-2014. The City's share of regional housing needs for 2009-2014 is 305 housing units. All capacity for the development of the City's share of the regional housing need can be accommodated on existing properties within the City's urban area under existing zoning and land use designations. The City of Carpinteria is located in southern Santa Barbara County along the coast and adjacent to the Santa Ynez Mountains.

Air Pollution Control District staff has reviewed the Draft ND and concludes that the approval of the HEU is consistent with the growth assumptions in the 2010 Clean Air Plan (CAP). APCD staff offers the following comment on the Draft ND:

1. Section 3, Air Quality and Section 7, Greenhouse Gas Emissions, Pages 8 and 13:

- The first paragraph on page 8 refers to "the Clean Air Plan". Please revise the text to be more specific as to which APCD Clean Air Plan is being referenced.
- The first paragraph on page 13 refers to APCD's 2007 Clean Air Plan. It should be noted that APCD has a more recent Board-adopted CAP, the 2010 Clean Air Plan. Please revise the text as necessary.

If you have any questions regarding these comments, please feel free to contact me at (805) 961-8890 or via email at cvw@sbcapcd.org.

Sincerely,

Carly Wilburton,
Air Quality Specialist
Technology and Environmental Assessment Division

cc: TEA Chron File