

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Santa Barbara

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Reporting Period by Calendar Year: from 1/1/2016 to 12/31/2016

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

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

-and-

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Santa Barbara
Reporting Period 1/1/2016 - 12/31/2016

Table A

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

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
3869 State APN 051-022-037	5+	R	58			1	59	59	SEMP and Successor Housing	AUD Affordable	
510-520 N. Salsipuedes & 601 E. Haley 031-222-18, 031-222-19 & 031-222-21	5+	R	3	36		1	40	40	federal HOME	AUD Affordable	
(9) Total of Moderate and Above Moderate from Table A3 ▶▶			0	157			157	157			
(10) Total by income Table A/A3 ▶▶			61	36			159	256	253		
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Santa Barbara
Reporting Period 1/1/2016 - 12/31/2016

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

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

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

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	6	14	136	1	0	157	157

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

Jurisdiction City of Santa Barbara
Reporting Period 1/1/2016 - 12/31/2016

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

Jurisdiction City of Santa Barbara
Reporting Period 1/1/2016 - 12/31/2016

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
H2.1 Special Needs Population	Continue to fund and support a wide range of programs to meet special needs population	Ongoing	The City provides Human Service funding to be allocated annually by the Community Development Human Services Committee
H2.2 Rental Housing Mediation	Continue to fund and support Rental Housing Mediation Program (RHMP)	Ongoing	The City's Rental Housing Mediation Program served approximately 1,471 people in FY 2016
H2.3 Promote Public Awareness	Continue using Community Development Block Grant (CDBG) funds to publicize housing opportunities	Ongoing	The City continues to allocate CDBG Program funding to promote fair housing opportunities
H2.4 Enforcement Against Discrimination	Pursue funding to assist State Dept. of Fair Employment and Housing staff to pursue enforcement against discrimination in housing	Ongoing	The City's Fair Housing Enforcement Program investigates complaints of discrimination and refers cases to State Dept. of Fair Employment and Housing. Approx. one case is enforced per year
H3.1 Continuum of Care Program	Continue to implement Continuum of Care program	Ongoing	The City continues to implement the program and provided \$56,450 to assist homeless prevention in FY 2016
H3.2 Prevention Programs	Seek funding for homeless prevention programs	Ongoing	The City provided \$56,450 to assist homeless prevention in FY 2016
H3.3 Supportive Housing	Support conversion of existing hotels and motels to sponsored residential hotels, Single Room Occupancy (SRO) projects, or apartments for the homeless	Ongoing	No conversion projects proposed in 2016. The City's Tenant-Based Rental Assistance (TBRA) program provides security deposit and rental assistance for homeless clients. The program assisted 48 people acquire permanent rental housing in 2016.
H3.4 Recreational Vehicle Park	Facilitate Recreational Vehicle (RV) park through City's process, work with County and other agencies to locate RV parks	Ongoing	No RV parks were proposed in 2016
H3.5 RV Park Program	Consider financial support for RV park project if application is submitted	Ongoing	Not applicable in 2016

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

Jurisdiction City of Santa Barbara
Reporting Period 1/1/2016 - 12/31/2016

H3.6 Parking Locations	Allow overnight RV parking areas	Ongoing	Overnight RV parking spaces are located in 15 lots with 98 spaces (2016)
H4.1 Casa Esperanza Homeless Shelter	Continue to fund and support Casa Esperanza (PATH)	Ongoing	People Assisting the Homeless (PATH) has taken over Casa Esperanza. City provided PATH \$86,000 in 2016
H4.2 Operational and Service Needs	Support services and programs for homeless shelters	Ongoing	The City continues to fund and support services (\$283,706 in FY 2016)
H5.1 Transitional Housing	Continue to fund non-profits to provide transitional housing	Ongoing	The City funds transitional housing programs (\$155,000 FY 2016)
H5.2 Regional Coordination	Coordinate with County/Cities to implement the Consolidated Plan's Continuum of Care programs	Ongoing	The City continues to coordinate with the County Continuum of Care, the Housing Authority and other local jurisdictions as implemented through the Central Coast Collaborative on Homelessness (C3H). In 2016, the City worked with the County on a homeless grant for HUD Continuum of Care funds.
H6.1 Senior Housing	Promote senior housing at market and affordable rates	Ongoing	The City continues to promote senior housing by providing funding to new low-income senior rental project (Grace Village). In 2016, the City approved the a 90 unit congregate care housing facility for low-income seniors (The Gardens on Hope).
H6.2 Unit Acquisition & Rehab	Continue to promote acquisition and rehabilitation of existing units for affordable senior housing	Ongoing	The City's Multifamily Housing Rehabilitation Loan Program continues to promote acquisition and rehab of existing units
H6.3 Upgrade Senior Facilities	Continue to facilitate private sector efforts to upgrade existing facilities	Ongoing	No public funds are available for private sector efforts but the City would continue to facilitate proposed projects through the permitting process.
H6.4 Non-Institutional Facilities	Encourage non-institutional facilities for older senior population (75+)	TBD	Program not yet implemented
H6.5 Senior Advocacy	Continue to work with Area Agency on Aging	Ongoing	The City provided \$21,000 to program in 2016
H6.6 Support Services	Encourage expansion of support services for independent senior population	Ongoing	The City provided \$65,000 for support services in 2016
H6.7 Housing Incentives	Continue to provide reduced parking incentives for senior housing projects in combination with bonus densities	Ongoing	City allows reduced parking standards for senior and disabled units

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

Jurisdiction City of Santa Barbara
Reporting Period 1/1/2016 - 12/31/2016

H6.8 Design Guidelines	Develop site and unit design guidelines for senior and disabled units that incorporate accessibility requirements	2015-2020	Program not yet completed
H7.1 Congregate Care	Promote new congregate housing or board and care facilities	Ongoing	Provided \$25,000 in 2016 to Sarah House for hospice care of low income residents. In 2016, the City approved a 90 unit congregate care housing facility for low-income seniors (The Gardens on Hope).
H7.2 Special Needs Housing	Encourage community groups, non-profits, and faith-based community to create special needs housing	Ongoing	Eleanor Apts (518 E Canon Perdido) was purchased by Housing Authority with financial assistance from the City. Mental Wellness has a long-term lease.
H7.3 New Housing Opportunities	Work with community services providers to expand scope to include housing (new or rehab of existing units)	Ongoing	The City encourages community service providers to include housing
H7.4 Priority Status	Continue Housing Authority priority status for disabled persons	Ongoing	100 Section 8 vouchers reserved for disabled
H7.5 Accessibility Funding	Fund accessibility improvements for disabled persons receiving Section 8 certificates	Ongoing	No funding available in 2016
H7.6 At-Risk Afford. Disabled Units	Ensure affordable units occupied by disabled tenants at-risk of converting to market rate remain affordable.	Ongoing	The City continues to extend affordability controls
H8.1 Accessibility Review	Continue to review plans for accessibility standards.	Ongoing	The City continues to review plans per State/Fed laws
H8.2 Accessibility Guidelines	Distribute guidelines with specific ideas and examples that explain Fed and State laws to builders	Ongoing	The City continues to provide guidance to builders
H8.3 Accessible Housing	Adhere to Fair Hsg Act or CA Building Code, whichever is more stringent, for accessible housing.	Ongoing	The City continues to adhere to State/Fed laws
H9.1 Accessible Housing Incentives	Implement policies to provide incentives for disabled access units in market-rate projects	2015 - 2018	The City provides for disabled access units through zoning modifications

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

Jurisdiction City of Santa Barbara
Reporting Period 1/1/2016 - 12/31/2016

H9.2 Case Management	Seek funding for case managers to support disabled in independent living situations	TBD	No funding available in 2016
H10.1 Early Project Consultation	Continue to provide predevelopment consult for housing opportunity sites and mixed use projects	Ongoing	City continues to offer predevelopment consultation
H10.2 Property Profiles	Continue to provide property profile services	Ongoing	Property profiles are prepared upon request
H10.3 Building Reuse	Encourage residential reuse of existing nonresidential buildings	2016-2017	Program not yet undertaken
H10.4 Housing at Shopping Centers	Promote mixed use housing at shopping centers	Ongoing	City continues to encourage development of mixed use projects at shopping centers
H11.1 Affordable & Workforce Hsg	Explore options to promote affordable and workforce housing including revising variable density ord.	2015-2017	Average Unit Size Density Incentive (AUD) program was adopted in 2013. The 2016 General Plan Implementation/Adaptative Management Program Report includes an extensive analysis of the program's effectiveness. A Housing Task Force established in 2016 is exploring options to encourage more Affordable and workforce housing.
H11.2 Priority Housing Overlay	Encourage housing in priority areas with incentives	2015-2017	Average Unit Size Density Incentive (AUD) program was adopted in 2013. Staff is monitoring the program and the 2016 General Plan Implementation/Adaptative Management Program Report continues an extensive analysis of the program's effectiveness. As of end of 2016, there were 18 projects pending in the priority housing overlay.
H11.3 Inclusionary Housing	Amend Inclusionary Ordinance to allow increased percentage of affordable housing in new residential ownership developments	2015-2020	This activity has not yet been undertaken.
H11.4 Density Standards	Develop standards that permit greater density for projects that provide more price-restricted ownership units than required by inclusionary ordinance.	2015-2017	This activity has not yet been undertaken.
H11.5 Bonus Density	Continue to promote bonus density above State law	Ongoing	The City prepared a draft density bonus ordinance update in 2016. Subsequently, City Attorney review determined numerous and substantial revisions to State Bonus Density Law warrants delaying the update until a date TBD.

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

Jurisdiction City of Santa Barbara
Reporting Period 1/1/2016 - 12/31/2016

H11.6 Private Sponsors	Continue to solicit housing proposals from private sponsors	Ongoing	The City continues to solicit housing from private sponsors
H11.7 Infill Housing	Continue to assist with development of infill housing with incentives to use underutilized and vacant parcels for new extremely low, very low, low, and moderate income households	Ongoing	No funding available.
H11.8 Opportunity Sites	Assist builders to develop affordable projects by identifying infill and opportunity sites	Ongoing	The 2015 Housing Element identified 2,373 opportunity sites.
H11.9 Sweat Equity Projects	Continue to support sweat equity projects	Ongoing	No sweat equity projects in 2016
H11.10 Large Rental Units	Encourage 3+ bedroom rental units	Ongoing	Larger rental units are provided in some AUD program projects because density and parking requirements are not based on bedroom count.
H11.11 Condominium Conversions	Continue to implement condo conversion ord. to promote entry level housing ownership opportunities	Ongoing	The City continues to allow condo conversions.
H11.12 Surplus Land	Inventory government, school district, and utility owned land and pursue dedication of such land for low and middle income housing	Ongoing	Surplus land has been inventoried, no land is available for housing
H11.13 Housing Opportunities	Look for housing opportunities on City-owned land or over private and public parking lots	TBD	As of 2016, no housing opportunities identified
H11.14 Public Facilities	Pursue acquisition of National Guard and Army Reserve sites for affordable housing, park, school or other public benefit	TBD	As of 2016, no sites are available for acquisition; the City supports acquisition of closed and underutilized sites through the Legislative Platform
H11.15 Financial Assistance	Apply for or support all available public and private funding for affordable housing	TBD	The City supports state and federal legislation and programs to provide financing for affordable housing through the Legislative Platform
H11.16 Property Transfer Tax	Increase property transfer tax to fund affordable and workforce housing	TBD	State legislation to increase property transfer tax to fund housing failed

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

Jurisdiction City of Santa Barbara
Reporting Period 1/1/2016 - 12/31/2016

H11.17 Alternative Revenue Sources	Explore sources of revenue for Affordable housing to replace Redevelopment Agency funds	TBD	City is tracking sources of revenue including funding from California Housing and Community Development (HCD)
H11.18 Extend Redevelopment Project Area	Continue to pursue legislative amendments to replace Redevelopment Agency (RDA)	TBD	RDA dissolved in 2012, the City supports legislation to replace the RDA through the 2016 Legislative Platform
H12.1 Above Moderate Housing	Encourage housing for first-time buyers	Ongoing	The City encourages via inclusionary ordinances; as of end of 2016, there were 7 net new ownership units pending in the AUD program
H12.2 Large Employers	Encourage employer housing	Ongoing	Programs to encourage employer housing are under review by Housing Task Force
H13.1 Preserve Rentals	Preserve rentals by avoiding condo conversions or create tenant coop ownership of rentals	2015 - 2020	The City's rental units are preserved by a multi-year vacation rental enforcement program
H13.2 Condominium Conversion	Amend Municipal Code to require condo conversions to conform to General Plan density requirements	2015 - 2020	Program not yet undertaken
H13.3 Rental Units	Allow rehab of existing rental units at nonconforming densities	2015 - 2020	Program not yet undertaken
H14.1 Market Rate Housing	Encourage market rate housing in multi-family and commercial zones to be consistent with AUD provisions and have access to public open space.	2015 - 2017	AUD Program provisions apply to market rate housing as applicable
H14.2 Resource Conservation	Establish standards for resource use in relation to density to encourage reduced footprint projects.	2015 - 2020	Program not yet undertaken
H14.3 Market-Rate Incentives	Prepare design standards and codify incentives for market rate developers to build smaller units.	2015 - 2020	The AUD program codifies incentives for smaller units. Design standards are underway via Infill Design Guidelines (see H16.5) and proposed New Zoning Ordinance (NZO) amendments (see H17.1)
H15.1 Secondary Dwelling Unit Ord.	Amend Municipal Code to provide more site planning flexibility and design concepts.	2015 - 2020	State Accessory Dwelling Unit (ADU) law became effective Jan 2017. City ordinance amendment to follow later.

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

Jurisdiction City of Santa Barbara
Reporting Period 1/1/2016 - 12/31/2016

H16.1 Affordable Housing Projects	Continue to give priority to affordable housing on staff, committee, and commission agendas	Ongoing	The City continues to provide priority on agendas and plan checks
H16.2 Affordable Housing Facilitator	Continue with staff level affordable housing facilitator	Ongoing	The City's Housing Project Planner serves as facilitator
H16.3 CEQA Exemptions	Continue to use CEQA infill exemption	Ongoing	The CEQA infill exemption is used as appropriate
H16.4 Coordinated Project Review	Address issues of coordination between review Boards	Ongoing	Coordinated reviews are currently conducted
H16.5 Infill Project Guidelines	Develop guidelines for small infill projects (1-3 units)	2015 - 2017	This program is in progress as of 2016, Multi-Family Design Guidelines now being called "Infill" Design Guidelines
H16.6 Water Meters	Allow one water meter for apts with sub-meters for each unit	Ongoing	Implemented on a project by project basis
H16.7 Expedited Review	Continue to expedite review of Affordable Housing Projects	Ongoing	Land Development Team (LDT) review provides streamlined process
H16.8 Multi-Family Design Guidelines	Develop Multi-Family Residential Design Guidelines	2015 - 2017	The "Infill" Design Guidelines in progress in 2016 partially fulfil this objective but more work needs to be undertaken.
H17.1 Parking Requirements	Consider incremental Zoning Ord. changes to reduce parking requirements for AUD projects, allow tandem parking, flexible parking standards for constrained sites, no guest parking req. for housing in downtown core, round down parking calculations	2015 - 2017	AUD Program allows reduced parking standards. Draft New Zoning Ordinance (NZO) project, continuing from 2016, considering parking requirement changes.
H17.2 Zoning Standards	Consider Zoning Ordinance amendments to change outdoor living space, yard, and setback requirements for housing in commercial zones	2015 - 2017	AUD Program allows flexible zoning standards. Draft NZO considering open space and setback requirement changes.
H17.3 Expedite Environmental Review	Continue MEA system to expedite review consistent with State housing laws	2015 - 2020	The City continues to use the MEA system and applicable statutory and categorical exemptions to expedite review
H17.4 Development Review Process	Evaluate Develop Review Process and recommend improvements	Annual	Reviewed annually as part of budget process

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

Jurisdiction City of Santa Barbara
Reporting Period 1/1/2016 - 12/31/2016

H18.1 Adaptive Mgmt Program	Monitor and evaluate housing production	Annual	Housing production is tracked and evaluated annually via the General Plan Implementation and Adaptive Management Report. Also tracked for Joint City Council/Planning Commission work biannual work sessions.
H19.1 Low-Interest Loans	Continue to provide low-interest housing rehab loans	Ongoing	The City's Housing Rehabilitation Loan Program (HRLP) provides grants and low-interest loans. Three rehabilitation loans were provided FY 2016.
H19.2 Neighborhood Surveys	Continue to survey neighborhoods with the highest number of units in need of rehab.	Ongoing	Units were surveyed as part of the 2015 Housing Element Update
H19.3 Substandard Housing	Continue to allow demo of substandard housing	Ongoing	The City continues to allow demo of substandard housing
H20.1 Zoning Enforcement	Continue to enforce on chronic offenders	Ongoing	350 enforcement cases processed annually. In 2016, the City launched a large enforcement case and inspected 164 units in multiple rental properties owned by the same landlord.
H20.2 Substandard Apt Complexes	Acquire large substandard apts	Ongoing	No large substandard apts acquired in 2016
H20.3 Bilingual Assistance	Continue to provide bilingual ombudsperson	Ongoing	Bilingual staff assists with tenant complaints and development applications
H20.4 Zoning Information Reports	Continue to require Zoning Information Reports (ZIRs)	Ongoing	Approximately 550 ZIRs processed annually
H20.5 Illegal Dwelling Units	Consider ways to legalize illegal units	2015 - 2017	The state's new Accessory Dwelling Unit legislation is anticipated to result in legalizing a number of illegal units.
H20.6 Substandard Buildings	Consider a program to require owners of substandard buildings to fund relocating tenants to habitable units	TBD	Program not yet undertaken
H20.7 Tax Code	Continue to use tax code to abate substandard housing	Ongoing	The City continues to use the tax code to abate substandard housing
H21.1 Affordability Covenants	Continue to preserve affordable housing covenants	Ongoing	The City monitors covenants before they expire; however, the City cannot extend ownership covenants
H21.2 At-Risk Affordable Units	Continue to encourage Housing Authority and nonprofit acquisition before affordability requirements expire	Ongoing	The City encourages the Housing Authority and nonprofits to acquire units

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

Jurisdiction City of Santa Barbara
Reporting Period 1/1/2016 - 12/31/2016

H21.3 Expiring Affordability	For projects with expiring affordability provisions, monitor and try and extend affordability provisions before expiration	Ongoing	The City monitors covenants before they expire; however, the City cannot extend ownership covenants
H21.4 Presidio Park Apartments	Ensure that apts remain affordable in interim period, prior to 2018, develop financial plan to ensure long term affordable housing	2015 - 2020	Presidio Park Apts have remained affordable, the City is in the process to extend affordability another 60 years
H22.1 Affordable Housing Task Force	Continue to support Affordable Housing Task Force	Ongoing	The City actively participates on Joint City/County Affordable Housing Task Force
H22.2 Shared Housing Development	Pursue joint housing projects	Ongoing	The City explores joint projects with County/Cities
H22.3 Affordability Criteria	Continue coordination with County to maintain uniform affordability criteria	Ongoing	The City continues coordination with County
H22.4 Farmworker Housing	Support County farmworker housing. Review City zoning regulations to ensure conformance with Health and Safety Code.	2015	The City supports County's farmworker housing efforts
H22.5 Affordable & Workforce Hsg	Continue to work with community groups to support regional affordable and workforce housing	Ongoing	The City works with community groups to support regional workforce housing including the Joint City/County Affordable Housing Task Force and Coastal Housing Partnership
H22.6 Coastal Housing Partnership	Continue support for Coastal Housing Partnership	Ongoing	The City is an active member in Coastal Housing Partnership
H22.7 Employer Incentives	Work with Coastal Housing Partnerhip to develop employer housing incentives	Ongoing	Encourging more employer housing is under review by Housing Task Force
H22.8 Bridge Loans	Encourage Community Housing Trust Fund to explore bridge loans for small rental units on existing properties	Ongoing	Program not yet undertaken
H22.9 Affordable Student Housing	Encourage UCSB/SBCC housing	Ongoing	The City continues to discuss student housing opportunities with SBCC/UCSB
H22.10 Regional Coordination on Affordable Housing	Continue to coordinate regionally to identify available land for housing.	Ongoing	The City continues regional coordination

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

Jurisdiction City of Santa Barbara
Reporting Period 1/1/2016 - 12/31/2016

H23.1 State and Federal Funding	Explore City/County applications for Fed and State housing assistance	Ongoing	The City continues to provide Annual Action Plan required under 5-Year HUD Consolidated Plan. The AAP acts as the City's application for federal HOME and CDBG funding. The City tracks funding opportunities from the State HCD.
H23.2 Annexations	Pursue joint projects, similar to Mercy Housing/St. Vincent's	Ongoing	No projects undertaken in 2016
H23.3 City Resources	Use City funding and resources for affordable projects outside City limits	Ongoing	No projects undertaken in 2016
H23.4 New Funding Sources	Encourage Housing Trust Fund and Trust for Public Lands to identify new sources for affordable housing projects.	Ongoing	No projects undertaken in 2016
H23.5 Housing Authority Coordination	Encourage City and County Housing Authorities to purchase sites and construct affordable housing	Ongoing	The City does encourage but funding is severely limited.
H24.1 Rental Housing	Encourage legislation that provides incentives for rental housing	Ongoing	The City supports through its 2016 Legislative Platform
H24.2 Condominium Production	Encourage legislation to resolve condo defect liability crisis.	Ongoing	The City supports through its 2016 Legislative Platform
H24.3 Housing for Disabled	Support legislation to expand housing opportunities for disabled.	Ongoing	The City supports through its 2016 Legislative Platform
H24.4 Residential Development	Encourage Fed and State policies to assist with production and financing of residential development	Ongoing	The City supports through its 2016 Legislative Platform
H24.5 Section 8 Program	Oppose legislation that reduces funding for Section 8 program, support legislation that provides new Section 8 assistance and ensures renewal funding	Ongoing	The City supports through its 2016 Legislative Platform
H25.1 Housing Resources	Provide information to the public about needs and resources in the community	Ongoing	The City continues to inform the public via the Affordable Housing website and the AUD Incentive Program website.

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

Jurisdiction City of Santa Barbara
Reporting Period 1/1/2016 - 12/31/2016

H25.2 Rental Incentive Information	Provide information to potential developers regarding need for 3+ bedroom units for extremely low, very low, low, and moderate households	Ongoing	The City continues to publicize housing needs and programs
H26.1 Housing Opportunities	Continue to distribute resource guide of available housing opportunities and community programs	Ongoing	City affordable ownership housing program maintains an interest list and provides that list to sellers and developers of affordable ownership housing. Also maintains list of affordable rental / senior properties.
H26.2 Accessibility Regulations	Continue to provide information for property owners to comply with Title 24, ADA, and Fair Housing Act Regulations	Ongoing	The City continues to provide compliance information through Building & Safety handouts, at the public counter and through the Fair Housing Enforcement Program

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

Jurisdiction City of Santa Barbara
Reporting Period 1/1/2016 - 12/31/2016

H26.3 Housing Achievements	Publicize housing achievements	Ongoing	The City continues to publicize housing achievements via the Affordable Housing website and the AUD Incentive Program website.
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General Comments:

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