

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Corrected 4-4-2018

Jurisdiction City of Santa Barbara
Reporting Period 1/1/2017 - 12/31/2017

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	
(9) Total of Moderate and Above Moderate from Table A3 ▶▶			0	117	117	117	116				
(10) Total by income Table A/A3 ▶▶				117	117	117	116				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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**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	2	18	34	63	0	117	116

* Note: This field is voluntary

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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 needs of children, families, seniors, disabled persons, homeless, victims of domestic violence, and others.	Ongoing	Funds are allocated under two different HUD formula programs (CDBG and HOME Investment Partnership Program). The 2017 program year funding was approximately \$1.6 million. The City's Community Development Human Services Committee allocates the funding annually. City Council's adopted first priority for public/human services funds go to programs that help meet basic human needs and/or reduce the community impact of homelessness and/or reduce the community impact of gang violence by providing services directly to gang-involved youth.
H2.2 Rental Housing Mediation	Continue to fund and support Rental Housing Mediation Program (RHMP)	Ongoing	The RHMP is mainly funded by City General Funds to support staff services. In FY 2017, approximately \$241,000 was appropriated and the program served approximately 1,400 people.
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. Detailed information about CDBG funds is available on the City's website and interested applicants are urged to join an email list. An application workshop is held annually for prospective applicants and is promoted with flyers mailed to all agencies that expressed an interest in applying or have applied for funding in the past two years, as well as to current grant recipients. In addition, a funding availability notice is published in the Santa Barbara News-Press.
H2.4 Enforcement Against Discrimination	If budget allows, develop staffing and funding to pursue and assist State Dept. of Fair Employment and Housing staff to pursue enforcement against discrimination in housing	Ongoing	As an entitlement jurisdiction for CDBG and HOME funds, the City is required to further fair housing. Approximately \$226,000 of funding is programmed for Administration/Fair Housing activities, which works to ensure that the City and all grantees are in compliance with CDBG regulations, and the City's Fair Housing Program. Approximately one case per year is enforced and referred to the State Dept. of Fair Employment and Housing.
H3.1 Continuum of Care Program	Continue to implement Continuum of Care program with adjacent jurisdictions and community-based organizations	Ongoing	The City is a partner in the County's Continuum of Care, which receives approximately \$1.4 million annually for countywide projects. Some of those funds are allocated to programs supported with the City's CDBG funds.
H3.2 Prevention Programs	Seek funding for homeless prevention programs	Ongoing	The City provided \$15,000 to assist homeless prevention in FY 2017.

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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 2017. The City's Tenant-Based Rental Assistance (TBRA) program provides security deposit and rental assistance for homeless clients. The program assisted 40 people to acquire permanent rental housing in 2017.
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 2017.
H3.5 RV Park Program	Consider financial support for RV park project if application is submitted	Ongoing	Not applicable in 2017.
H3.6 Parking Locations	Allow overnight RV parking areas	Ongoing	Overnight RV parking spaces are located in 15 lots with 93 spaces (2017).
H4.1 Casa Esperanza Homeless Shelter	Continue to fund and support Casa Esperanza (PATH) or other suitable shelter facilities	Ongoing	People Assisting the Homeless (PATH) has taken over Casa Esperanza. City provided PATH \$83,000 from the CDBG/Human Services grant and another \$202,100 from the General Fund in 2017.
H4.2 Operational and Service Needs	Support services and programs for homeless shelters	Ongoing	The City continues to fund and support services (\$203,288 in FY 2017).
H5.1 Transitional Housing	Continue to fund non-profits to provide transitional housing	Ongoing	The City provides funds to non-profits for transitional housing programs (\$123,273 in FY 2017).
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).
H6.1 Senior Housing	Promote senior housing at market and affordable rates	Ongoing	The City continues to promote senior housing by providing funding to a new low-income senior rental project (Grace Village, ribbon cutting on 3/12/18). A 90 unit congregate care housing facility for low-income seniors (The Gardens on Hope) was approved in 2016 and is applying for Low Income Housing Tax Credit.
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 (HRLP) 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.

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H6.5 Senior Advocacy	Continue to work with Area Agency on Aging	Ongoing	The City provided \$25,000 to the Long Term Care Ombudsman program (formerly Area Agency on Aging) in 2017.
H6.6 Support Services	Encourage expansion of support services for independent senior population	Ongoing	The City provided \$43,100 for support services in 2017.
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.
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	The City provided \$29,588 in 2017 to Sarah House for hospice care of low income residents and approved service-enriched housing for frail, 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	In 2017, an HRLP Predevelopment loan was awarded to the non-profit Mental Wellness Center for rehabilitation of 1801 Bath Street, a single unit home being converted to a group home for special needs.
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	Encourage the Housing Authority to continue priority status for disabled persons with the greatest housing needs.	Ongoing	The Housing Authority reserves 200 vouchers for non-elderly disabled persons via the Housing Choice Voucher program (formerly called the Section 8 Program).
H7.5 Accessibility Funding	Fund accessibility improvements for disabled persons receiving Housing Choice Vouchers (formerly Section 8 certificates)	Ongoing	In 2017, an HRLP Predevelopment loan awarded to Mental Wellness Center for rehabilitation of 1801 Bath Street. This funding includes an ADA compliant ramp.
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 and provides case-by-case ADA guidance on all projects that go through the design application review team or building permit process.

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H8.2 Accessibility Guidelines	Distribute guidelines with specific ideas and examples that explain Fed and State laws to builders	Ongoing	No guidelines have been produced but the City provides guidance to builders on a case-by-case basis.
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 to be provided in market-rate projects	2015 - 2018	No new policies have been implemented.
H9.2 Case Management	Seek funding for case managers to support disabled in independent living situations	TBD	Human Services funding in the amount of \$15,600 was awarded to Independent Living Resource Center.
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	The City's Growth Management Program encourages residential development over nonresidential development, and relaxed parking regulations, particularly via the Average Unit-Size Density (AUD) Incentive Program, facilitates conversions from nonresidential to residential use. The City allows residential uses (and mixed use projects) in most zones. Also see policy H17.2 that amended certain zoning standards for residential projects in commercial zones, making it easier to allow a change of use within existing buildings.
H10.4 Housing at Shopping Centers	Promote mixed use housing at shopping centers	Ongoing	The AUD Incentive Program includes La Cumbre Plaza and other shopping center locations in the priority housing overlay (37-63 dwelling units per acre). Two projects have been completed or are under construction adjacent to La Cumbre Plaza: a mixed-use development with 89 new rental apartment units and an affordable senior rental housing project with 58 units. Two additional projects have been approved but are not yet under construction that will include 134 new units.

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H11.1 Affordable & Workforce Hsg	Explore options to promote affordable and workforce housing including revising variable density ordinance, requiring a term of affordability, and reducing parking standards.	2015-2017	The AUD Incentive Program was intended to expand housing opportunities for middle to upper middle income households and it reduced the parking standards.
H11.2 Priority Housing Overlay	Encourage rental, employer sponsored, and co-operative housing in priority areas with incentives	2015-2017	Under the AUD Incentive Program priority housing overlay, there are 16 rental projects approved and 13 rental projects pending as of 2017, for a total of 700 net new rental units.
H11.3 Inclusionary Housing	Amend Inclusionary Ordinance to: require increased percent of affordable housing in new ownership developments; temporarily suspend inclusionary housing requirements or in-lieu fees during times of economic downturn; amend in-lieu fees; and require a Housing Mitigation Fee for commercial development.	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	Through the City's density bonus program, the City allows development of a greater number of units than would normally be allowed under existing zoning. In 2016, the State Legislature approved three bills to clarify the law and strengthen its encouragement of the development of affordable and senior housing.
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.

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H11.9 Sweat Equity Projects	Continue to support sweat equity projects	Ongoing	No sweat equity projects proposed in 2017.
H11.10 Large Rental Units	Encourage 3+ bedroom rental units	Ongoing	Larger rental units are encouraged and provided in some AUD Incentive 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 condominium 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 currently 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 2017, 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 2017, the Santa Barbara School District was in escrow to purchase the Armory site on Canon Perdido. The City has consulted, as necessary, regarding development potential of the site.
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	In 2017, Senate Bill 2 - the Building Homes and Jobs Act - was passed that includes a fee on the recording of certain real-estate documents to fund affordable housing.
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 that looks at the next generation of community revitalization tools including affordable housing development and preservation in light of the dissolution of redevelopment agencies.
H12.1 Above Moderate Housing	Encourage housing for first-time buyers, including moderate and middle-income households.	Ongoing	As of 2017, there were 10 net new ownership units pending in the AUD Incentive Program.

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H12.2 Large Employers	Encourage employer housing	Ongoing	The City's Housing Task Force reviewed programs to encourage employer housing but no action was taken. The AUD Incentive Program also encourages employer housing but no large employers have yet taken advantage of it.
H13.1 Preserve Rentals	Preserve rentals by exploring ways to avoid condo conversions or creation of tenant coop ownership of previous rentals	2015 - 2020	Program not yet undertaken but the City does enforce on illegal vacation rentals, which may result in better availability of long-term rentals.
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 and zoning standards	2015 - 2020	The City's zoning standards allow improvements in a development nonconforming to density, as long as the improvements do not increase the unit size, floor area, or number of bedrooms.
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 Incentive 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 Incentive Program codifies incentives for smaller units. Design standards were completed in summer 2017 via the Infill Design Guidelines (see H16.5).
H15.1 Secondary Dwelling Unit Ord.	Amend Municipal Code to provide more site planning flexibility and design concepts.	2015 - 2020	In 2017, the City started working on amendments to the Zoning Ordinance for Accessory Dwelling Units, including site planning flexibility and design criteria.
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 the facilitator.
H16.3 CEQA Exemptions	Continue to use CEQA infill exemption	Ongoing	The CEQA infill exemption is used when applicable.

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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	Infill Design Guidelines were completed in summer 2017 and are included in the Architectural Board of Review and Historic Landmarks Commission General Design Guidelines.
H16.6 Water Meters	Allow one water meter for apts with sub-meters for each unit	Ongoing	The state has enacted legislation that requires all multi-unit developments approved after January 1, 2018, to be separately metered in order to measure water consumption. Developments with 100% rental units affordable to very low or low income households can use one water meter per six units under specific conditions. Accessory Dwelling Units do not require a separate water meter.
H16.7 Expedited Review	Continue to expedite review of Affordable Housing Projects	Ongoing	Land Development Team (LDT) review provides a streamlined process.
H16.8 Multi-Family Design Guidelines	Develop Multi-Family Residential Design Guidelines	2015 - 2017	The Infill Design Guidelines partially fulfill 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 Incentive Program projects allow reduced parking standards and no guest parking is required. The incremental changes are complete per the New Zoning Ordinance (NZO) effective in October 2017 as follows: 1. Tandem parking is allowed for accessory dwelling units, multi-unit, and mixed-use development and is also allowed for all other residential uses if needed for flexibility on a constrained lot, 2. Guest parking is not required for "residential-only" development in the Central Business District 3. Offsite parking is allowed for residential units in commercial zones, and 4. Parking calculations are rounded down to the nearest whole number.
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 Incentive Program allows flexible zoning standards. The NZO enacted amendments that made standards more flexible for housing in nonresidential zones as follows: 1. Nonresidential setbacks are allowed for mixed-use development 2. Live-Work Units allow reduced open yard and parking. 3. The minimum distance between buildings requirement was removed. 4. Nonconforming parking is no longer required to be upgraded once additions exceed 50% of existing floor area 5. A "special circumstances" finding for parking modifications was added to allow less parking than is required (and less than demand) if the Planning Commission finds there are unusual or unique circumstances (such as new housing downtown). 6. There is more flexibility for an "alternative open yard" on mixed use projects to be approved by design review (instead of a Modification).

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H17.3 Expedite Environmental Review	Continue MEA system to expedite environmental review consistent with State housing laws	2015 - 2020	The City continues to use the MEA system to expedite review and applies applicable statutory and categorical exemptions, as appropriate.
H17.4 Development Review Process	Evaluate the current development review process and recommend improvements	Annual	Reviewed annually as part of budget process, and via an annual Land Development Team "Open House."
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 biannual work sessions. Residential units proposed under the AUD Incentive Program are tracked approximately monthly.
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. One rehabilitation loan was provided FY 2017.
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	Approximately 350 zoning enforcement cases are processed annually and the City has continued to enforce on chronic offenders.
H20.2 Substandard Apt Complexes	Acquire large substandard apts	Ongoing	No large substandard apts acquired in 2017.
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 amendments to the state's ADU legislation as applied to projects in the City since January 1, 2017 resulted in approximately 22 cases of illegal units being legalized.
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.

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H20.7 Tax Code	Continue to use tax code to prohibit rental income property owners and corporations from receiving income tax deductions if a state or local regulatory agency has determined the rental income housing violates state law or local codes dealing with health, safety, or building.	Ongoing	The City continues to be responsible for citing substandard housing conditions and complying with Government Code Section 17274 and 24436.5 when applicable.
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. In 2017, the Housing Authority completed the conversion of 496 units of HUD-assisted public housing to locally owned affordable units.
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. In the case of multi-unit rental projects, the affordability is extended by refinancing the loan agreement.
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 Apartments affordability was extended 60 more years to the year 2077 through the sale of the City's exclusive right to repurchase.
H22.1 Affordable Housing Task Force	Continue to support Affordable Housing Task Force	Ongoing	The City actively participates in the 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 Employee Housing Act Sections 17021.5 and 17021.6.	2015	The City supports County's farmworker housing efforts. Employee housing is not included in the definition of a boarding house or other similar terms per Section 17021.5. The City does not have an agricultural land use category per Section 17021.6.

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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. In 2017, the Housing Trust Fund initiated the South Coast Workforce Home Buyer Program to provide deferred or low-cost, interest-only down payment loans to help working families purchase an entry-level, market rate home.
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 Partnership to develop employer housing incentives	Ongoing	One of the Housing Task Force's (HTF) objectives was to explore ways to encourage employer-sponsored housing. The HTF heard presentations but did not take any action on this objective.
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 to address affordable housing for students, faculty, and staff. Discuss options with SBCC.	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.
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 (AAP) 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 2017.
H23.3 City Resources	Use City funding and resources for affordable projects outside City limits	Ongoing	No projects undertaken in 2017.
H23.4 New Funding Sources	Encourage Housing Trust Fund and Trust for Public Lands to work together to identify new funding sources for affordable housing projects.	Ongoing	No projects undertaken in 2017.

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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 legislation that provides incentives for rental housing through its 2017 Legislative Platform
H24.2 Condominium Production	Encourage legislation to resolve condo defect liability crisis.	Ongoing	No action taken.
H24.3 Housing for Disabled	Support legislation to expand housing opportunities for disabled.	Ongoing	The City supports legislation that expands housing opportunities for disabled individuals through its 2017 Legislative Platform.
H24.4 Residential Development	Encourage Fed and State policies to assist with production and financing of residential development	Ongoing	The City supports the re-establishment of federal tax incentives which encourage private development and ownership of rental housing and state and federal legislation and programs that provide financing for affordable housing through its 2017 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 opposes any legislation to reduce financing for the Section 8 program and supports the preservation of HUD Section 8 program funding through its 2017 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.
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	Program not yet undertaken.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Corrected 4-4-2018

Jurisdiction City of Santa Barbara

Reporting Period 1/1/2017 - 12/31/2017

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.
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.