

STAFF REPORT
COUNCIL MEETING DATE
March 26, 2012

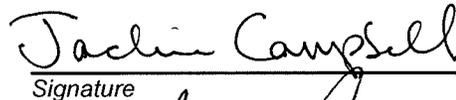
ITEM FOR COUNCIL CONSIDERATION

Review of the 2011 Annual Report to the State Department of Housing and Community Development on the status of the Housing Element and progress on implementation of its goals, policies and objectives

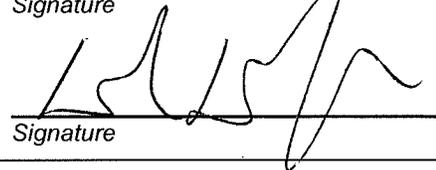
Prepared by: Shanna R. Farley, Assistant Planner
Community Development Department


Signature

Reviewed by: Jackie Campbell
Community Development Director


Signature

Dave Durlinger, City Manager


Signature

STAFF RECOMMENDATION

Action Item X; Non-Action Item ____

Receive Annual Report on the status of the Housing Element Program Implementation

Motion: I move to accept the Annual Report on the status of the Housing Element Program implementation and direct the Community Development Director to submit the document to the State Department of Housing and Community Development.

I. BACKGROUND

Pursuant to California State law, each City and County is required to prepare an Annual Report to its legislative body on the status of the Housing Element and progress on its implementation. The law requires that a copy of the Annual Report be submitted to the State Department of Housing and Community Development (HCD) at the same time it is submitted to the legislative body. The Community Development Department will submit the report to the State once accepted by your Council.

II. ANALYSIS

The format and content of the Annual Housing Element Report has been prepared in accordance with the State's submittal requirements. The City Council recently adopted the updated Housing Element, by Resolution No. 5334, on September 12, 2011. The current Housing Element is in effect for the 2009 through 2014 planning period.

In summary, the Annual Housing Report shows that the City has effectively implemented its Housing Element by supporting the development of housing for various economic income groups and partnering with housing providers like Peoples' Self-Help Housing to ensure that low income rental housing is available in Carpinteria. Additionally, the report shows the City's commitment to supporting special needs populations through Community Development Block Grants issued to social service groups like Peoples' Self-Help Housing and Casa Esperanza, which provides services to homeless individuals. It also shows the City's commitment to supporting housing and the quality of life in Carpinteria through implementation of the Inspection on Sale Program and Single Family Rental Housing Inspection Program and through funding the Rental Housing Mediation Task Force administered by the City of Santa Barbara.

III. FINANCIAL CONSIDERATIONS

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

IV. LEGAL ISSUES

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

V. ALTERNATIVES

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

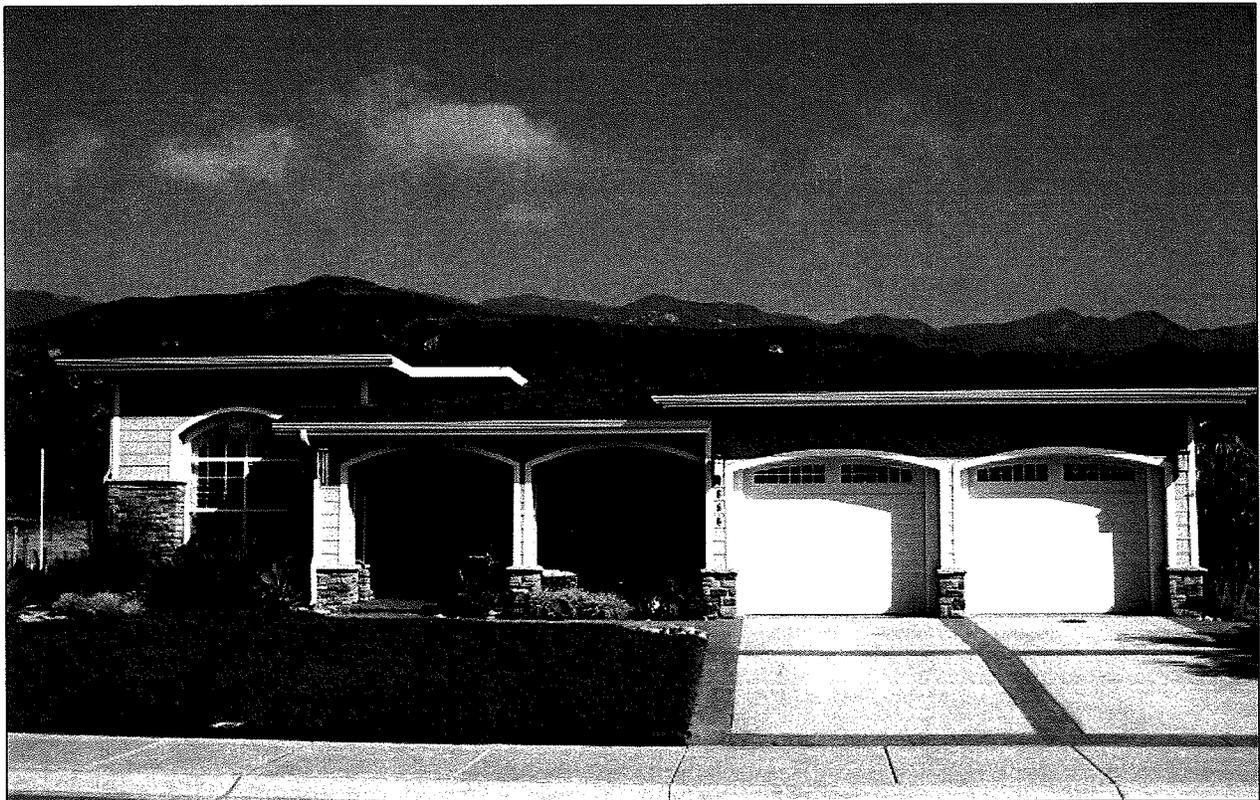
VI. ATTACHMENT

2011 Housing Element Progress Report

City of Carpinteria



2011 Housing Element Progress Report



March 2012

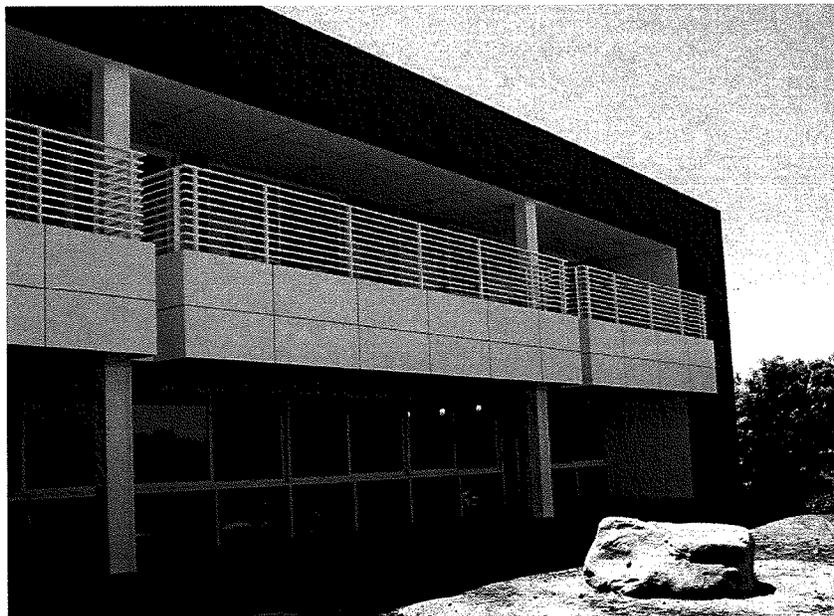
CITY OF CARPINTERIA

2011 Housing Element Annual Progress Report

INTRODUCTION

Pursuant to §65400 of the Government Code, Community Development Department staff prepares an annual report to the City Council on the status of the General Plan and its Elements and progress being made in implementation. This is an opportunity to review activities and projects of the prior year in the areas of housing development and other programs that implement the City's Housing Element. The City's Housing Element identifies community housing needs and describes how safe, affordable housing can be provided and maintained for City residents. Included in this report are statistics demonstrating progress in meeting regional housing needs.

The City recently adopted an updated Housing Element. The Housing Element was adopted by Resolution No. 5334 by the City Council on September 12, 2011. The State Department of Housing and Community Development certified the Housing Element on October 7, 2011. 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.



BEGA Employee Apartments Completed in 2011

In 2011, 14 new residential units were completed. Eleven of these units were net new units, while three units were demolished and rebuilt on the same lot. This resulted in a net gain of 11 residential units for the City. Site development plans for these units were reviewed by the City's Architectural Review Board and Planning Commission to ensure that residences were designed to be compatible with existing residential development in the community in general. Tables I – IV include a breakdown of new and replaced residential units.

To address the needs of low income households, the City worked with Peoples' Self-Help Housing to reserve HOME and Community Development Block Grant (CDBG) funds to assist in the acquisition of a property at 1300 Dahlia Court for future development of multi-bedroom, multi-family apartments that will be affordable to low, very-low and extremely low income households. The Dahlia Court Expansion project sponsored by Peoples' will provide an additional 33 units of income restricted rental housing for Carpinteria in addition to the existing 55 units already onsite.

The development helps the City in providing housing for special needs groups as many of the existing and future residents of the Dahlia Courts Apartments are local agricultural employees who work in the unincorporated agricultural lands surrounding the City. This project was approved by the Planning Commission in May 2010; construction will commence in spring 2012.

City staff also worked closely with Peoples' Self-Help Housing on the Casas de las Flores Apartments. This 43-unit affordable development will provide housing for low, very-low and extremely low income households. The apartment units and community center will replace 47 existing travel trailers which have provided temporary housing. The Planning Commission approved this project in December 2010. Construction is expected to commence in 2013.



Via Real - Street Elevation

Casas de Las Flores Apartments

Housing Element

The Housing Element is organized into two sections which describe the goals and objectives of the City in addressing the community’s housing needs. The Housing Element also includes Technical Appendices which include detailed information to document compliance with the Government Code. Section 2 of the Housing Element is organized by the five primary program categories which are to be implemented during the planning period. The document also contains a Housing Program which describes 21 specific housing programs that the City will implement to realize the goals of the Housing Element. This report briefly explains the housing programs and overall goals and objectives and explains how the City implemented them throughout 2011.

Program Category 1: Adequate Housing Sites - Actions to make sites available to accommodate RHNA.

Housing Needs Summary

The Santa Barbara County Association of Governments (SBCAG) allocated a housing need to the City of 305 housing units for the current Housing Element cycle. Table 2-3 shows the City’s share of the regional housing need across five income categories.

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

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

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

Goals

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

Policies

- *Adequate Sites: Provide sufficient sites in the General Plan/Coastal Plan and zoning map to meet the housing needs allocated to the City by the Regional Housing Needs Allocation (RHNA) Plan 2007-2014.*
- *Housing Types: In the General Plan/Coastal Plan and implementing ordinances provide for a mix of housing types consistent with the City's needs, including single family detached and multiple family housing.*
- *Public Services and Facilities: Ensure that public services and facilities have the capacity to support the need for the new residential development allocated to the City by the Regional Housing Needs Assessment.*

Objectives

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

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

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.

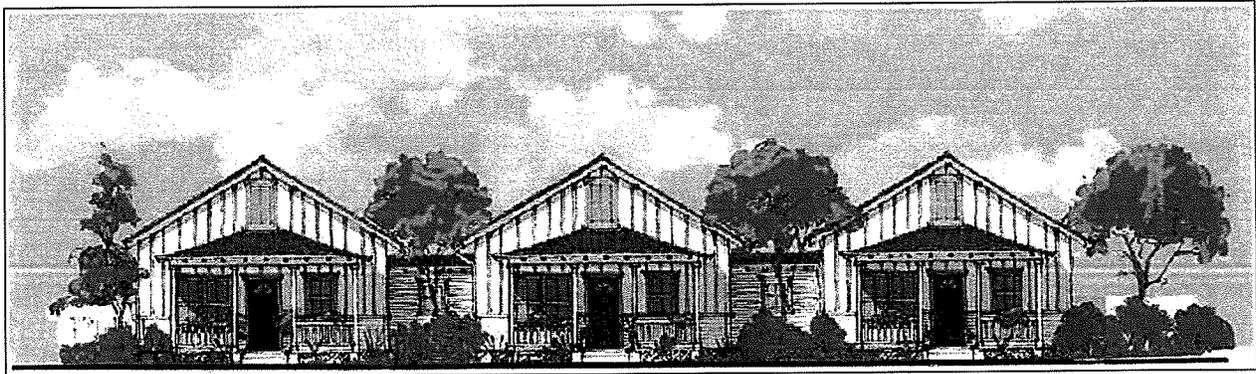
The lower income units include the Dahlia Court Expansion Project (34 units) and Casas de las Flores (40 units). When the term "lower" income is used, it refers to the three income groups below 80% of the median income: extremely low, very low and low.

Result

The City will annually update an inventory that details the amount, type and size of vacant and underutilized residentially zoned 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. The City also works with developers to ensure that appropriate lot densities are used when planning new development.

In 2011, Building Permits were issued for the "Seventh Street Cottages" project where the City and developer worked to increase the density of an existing six-unit site to an eight-unit site, thereby adding two new rental units to the City's residential inventory.

Six, small one bedroom rental units were demolished and replaced with eight, small one bedroom cottages in a courtyard setting.



Seventh Street Cottages

Program Category 2: 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.

Goals

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

Policies

- *Infill Development: Promote infill housing development through land use policies and by deferring or reducing development impact fees where the City wants to encourage infill development.*
- *Infill Development: Promote the development of second units consistent with the State law and the City’s second unit ordinance.*
- *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.*
- *Housing Unit Sizes: Encourage studio and one bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability.*

- *Rental Assistance: Continue participation in the County of Santa Barbara's Housing Authority's Section 8 program as the primary means to address the City's rental assistance needs.*
- *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.*
- *Acquisition and Rehabilitation of Rental Housing: Work with non-profit sponsors to acquire and rehabilitate rental housing units in order to maintain long-term affordability of the units. This will include, but not be limited, to: (a) technical support needed to obtain funding commitments from county, state and/or federal programs; (b) assistance in permit processing; (c) possible deferral, reduction or waiver of City fees; and (d) contribution of City housing funds, if available.*
- *Critical Workforce Housing: Implement "set-aside" policies for critical workforce occupations. New housing developed through the Inclusionary Housing Ordinance, current and future Development Agreements and other appropriate Housing Element programs should set aside a percentage of the units for households employed in critical workforce occupations. Examples of critical workforce occupations are law enforcement, firefighters, nurses, teachers and local government.*
- *Farm Employee and Supportive Housing: Allocate In-lieu Fees for predevelopment activities, including state and/or federal funding applications, to support the sponsors of farm employee housing and supportive housing for special needs populations.*
- *Shelter for the Homeless: Support countywide programs to provide for a continuum of care for the homeless including emergency shelter, transitional housing, supportive housing and permanent housing.*
- *Homeless Persons and Families: Allocate CDBG funds to agencies assisting homeless persons and families to meet shelter and non-shelter needs.*

Objectives

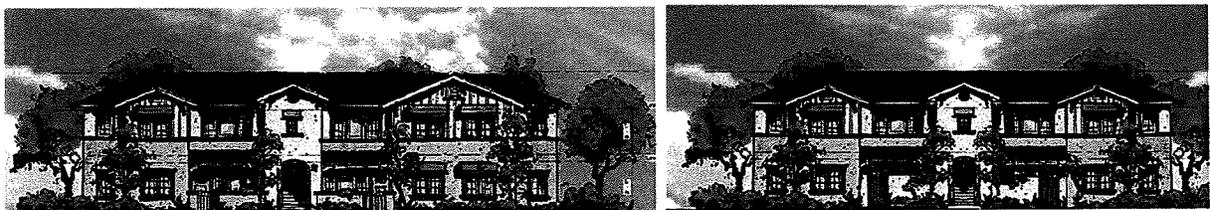
- *Provide Section 8 rental assistance to maintain the 87 units operated by the County of Santa Barbara Housing Authority. Produce 28 housing units affordable to extremely low income households through the Affordable Rental Housing Program. Produce 33 housing units affordable to very low income households 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.*
- *Provide affordable rental housing. The Affordable Rental Housing allows the City to partner with local nonprofit organizations to complete new and rehabilitation*

projects which will provide additional rental opportunities in the City. The City provides additional incentives to developers able to construct affordable housing through fee reductions, waivers and deferrals, reduced parking requirements, donation of property, funding support, and support in application for tax credits.

Result

The City continues to work with Peoples' Self-Help Housing to issue Building Permits for the construction of the Dahlia Court Apartments Expansion Project. The project will provide 34 additional affordable rental housing units. The City has supported the project through allocations from HOME and CDBG funds, a donation of land for the project, assistance with tax credit applications, reduction in parking requirements and a reduction of Development Impact Fees. The Dahlia Court project serves as a good example of infill development, making use of an existing abandoned right-of-way which was donated to Peoples' by the City adjacent to the existing Dahlia Court Apartments development, a public park, single and multi-family development and transit stops. The project will provide housing to low and very-low income households. The Dahlia Court Apartments Phase II development will provide permanent housing for residents currently living in temporary housing at the Carpinteria Camper Park (also owned by Peoples' Self-Help Housing) who will be moved to Dahlia Court Phase II once it is completed. The project is slated to start construction in spring 2012.

The City continues to assist Peoples' Self-Help in the permit process for future development of Casas de las Flores Apartments (currently the Carpinteria Camper Park) and the redevelopment and rehabilitation of Chapel Court Apartments, a 28-unit development located in the downtown neighborhood. Combined, these two projects would create 75 net new affordable rental units.



Dahlia Court Apartments

Also within Program Category 2, the Community Development Department implements the Second Unit Program which allows development of secondary dwelling units in the Single Family Residential Zone District. The program allows owners of lots greater than 8,000 square feet in size to be eligible to construct second dwelling units. The program applies to 528 single family residential lots which have adequate lot sizes and do not already enjoy second units. In years past, an average of two second units were

permitted annually. During the 2011 period, no new second units were permitted. City staff has considered amending the program to allow development of second units on lots smaller than 8,000 square feet. This option will be pursued in the next Housing Element Update so that more property owners would be eligible to take advantage of this program. The City will continue to educate interested property owners about second unit opportunities.

Program Category 3: Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.

Goals

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

Policies

- *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.*
- *Fee Mitigation: Permit on a case-by-case basis fee reductions and waivers to help owner-builder projects, projects with minimum public service impacts, retrofitting projects and affordable housing developments.*

Result

The City continues to assist Peoples' Self-Help Housing as they develop affordable housing in Carpinteria. The City has provided assistance in applying for tax credits and construction loan documents to expedite financing. The City has also implemented a 50% Development Impact Fee reduction for 100% affordable projects, to assist in removing governmental constraints to the development of affordable housing. For both the Dahlia Court and Casas de las Flores projects, City staff conducted conceptual review hearings to involve the community early on in the development review process. Both projects were processed through the Architectural Review Board and Planning Commission review processes as high priority to reduce the timeline to project approvals.

Program Category 4: Conserve and improve the condition of the existing stock of affordable housing.

Goals

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

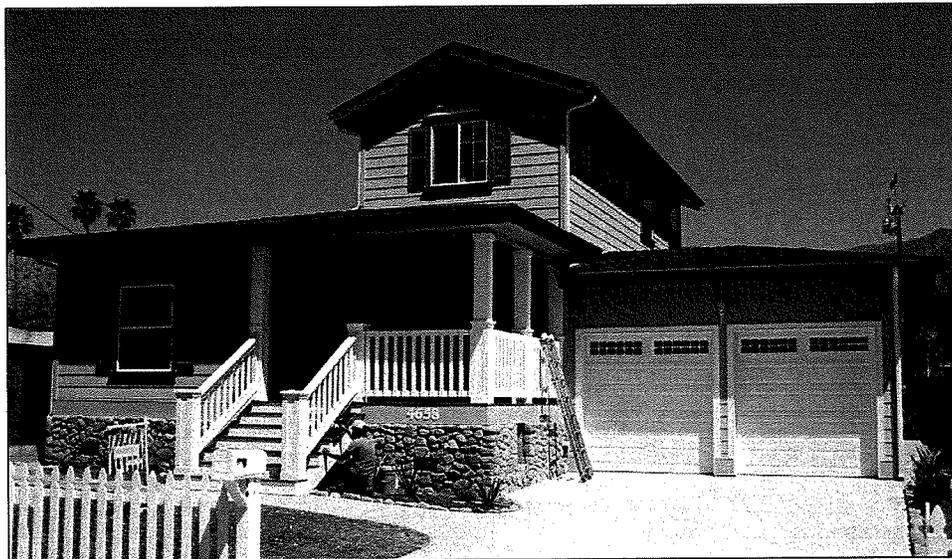
Policies

- *Section 8 Housing: Maintain the numbers of extremely low, very low and low income households that are assisted by the Section 8 rental assistance program.*
- *Apartment Conservation: Conserve apartment rental housing by prohibiting the conversion to condominium ownership unless the apartment rental vacancy rate is more than 5%.*
- *Mobile Homes, Mobilehome Parks and Manufactured Housing: Conserve mobilehomes, mobilehome parks and manufactured housing as an essential part of Carpinteria's housing supply.*
- *Mobile Home Rents: Continue the Mobile Home Park Rental Stabilization ordinance.*
- *Occupancy Inspections: Conduct occupancy inspections for code requirements for single family residential units and apartment structures when they are sold.*
- *Long-Term Housing Affordability: 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.*
- *Maintenance and Repair: Promote the maintenance and repair of owner-occupied and rental housing to prevent deterioration within the City.*
- *Housing Rehabilitation: Facilitate the rehabilitation of substandard and deteriorated housing where feasible.*
- *Housing Replacement: Where possible, promote the removal and replacement of those substandard units that cannot be rehabilitated.*
- *CDBG Rehabilitation: Allocate CDBG funds to multi-family rehabilitation programs and retrofitting of existing housing.*

- *Acquisition and Rehabilitation of Rental Housing: Work with non-profit sponsors to acquire and rehabilitate rental housing units in order to maintain long-term affordability of the units. This will include, but not be limited to: (a) technical support needed to obtain funding commitments from County, State and/or Federal programs; (b) assistance in permit processing; (c) possible deferral, reduction or waiver of City fees; and (d) contribution of City housing funds, if available.*

Result

Seven mobile homes parks provide housing in the City with a total of 860 mobile home park spaces. Mobile homes generally provide low or moderate rental rates. The City also manages the Mobile Home Rent Stabilization Program, aimed at maintaining affordability for those living in mobile homes on a fixed or low income. The City also allows manufactured homes. The Milham residence pictured below replaced a dilapidated single family residence that was demolished.



Milham Manufactured Home

The City completed 48 Inspection on Sale Reports and 37 Single Family Rental Housing Inspections in 2011 (conducted every three years to ensure rental properties are properly maintained). Ongoing Inspections of residential unit sales and rental units serve to maintain and improve the living standard of some of the City's aging rental housing stock and those units being sold on the open market or through foreclosure proceedings. The City continually promotes rehabilitation of substandard residential properties and mandates repairs and renovations as required by the Building Code. For example, in 2011, required renovations to the Sycamore Apartments where nuisance concerns were remedied through the conversion of an unused recreation room into a storage room for the property corrected a long-standing neighborhood quality of life issue. The City also abated several illegal garage conversions which posed safety concerns and were contributing to many cars being parked on-street rather than in garages or driveways.

Additionally, the City Planning Commission approved the Seventh Street Cottages Project which preserved six existing rental units and constructed two new rental units on an infill site that was underdeveloped. The City is currently processing a variety of applications which would increase the residential density on several vacant or underutilized lots.

Program Category 5: Promote housing opportunities for all persons.

Goals

- *Attain a housing market with “fair housing choice,” meaning the ability of persons of similar income levels regardless of race, color, religion, sex, national origin, disability and familial status to have available to them the same housing choices.*

Policies

- *Promote Fair Housing: Promote fair housing opportunities through the City’s participation in the County’s Community Development Block Grant Program.*
- *Information and Referral: Promote fair housing through the provision of information and referral services to residents who need help on fair housing issues. This includes referring local residents who want to file a housing discrimination complaint to the appropriate local, county, state or federal agency, depending on the nature of the complaint.*
- *Fair Housing Information: Implement activities to broaden resident knowledge of fair housing law. 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.*

Result

The City continues to fund services provided by the City of Santa Barbara Rental Housing Mediation Task Force (SBRHMTF). The SBRHMTF provides dispute resolution resulting from landlord, tenant and roommate issues which arise in rental housing situations. The primary goal of the program is to provide an alternative to the formal judicial system and provide legal advice and mediation when disputes arise. The program provides free legal assistance for residents living at or below the poverty line, while also providing general social service guidance for those with disabilities, seniors and victims of domestic violence.

Table I: Residential Units Completed In 2011

Project Name	Address	Number of Units	Income Category
Mission Terrace	4822, 4839, 4845, 4844, 4856, 4924, 4980, 4952 El Carro Lane	New: 8 SFDs	Above Moderate
Ahn Duplex	4848 Seventh Street	Demo: 2 Units New: 2 Units	Above Moderate
Bega US Employee Housing	1010 Bega Way	New: 3 Apartments	Above Moderate
Milham SFD	4658 Ninth Street	Demo: 1 Unit New: 1 Unit	Above Moderate
Total Residential Units Completed in 2011:		14 (net gain =11)	

**Table II: Residential Units Approved In 2011
(Not Completed in 2011)**

Project Name	Address	Number of Units	Income Category
Seventh Street Cottages	4853 - 4859 Seventh Street	Demo: 4 Units New: 6 Units	Above Moderate
Lagunitas Homes	6372 Lagunitas Court; 1101, 1105, 1109, 1113, 1117, 1124, 1125, 1135, 1137 and 1139 Calle Lagunitas	New: 11 SFDs	Above Moderate
Total Residential Units Approved in 2011:		17 (net gain = 13)	

Table III: Regional Housing Needs Allocation (RHNA) Progress

Income Group	2007-2014 RHNA	Units Added 2007	Units Added 2008	Units Added 2009	Units Added 2010	Units Added 2011	Units Needed
Extremely Low	33	0	0	0	0	0	33
Very Low	37	0	0	0	0	0	37
Low	52	0	0	0	0	0	52
Moderate	55	0	0	0	0	0	55
Above Moderate	128	24	56	11	8	11	18
TOTAL	305	24	56	11	8	11	195

Table IV: Permitted Units / Constructed Units (gross)

Year	Units Issued Building Permits	Units Completed (Issued Certificate of Occupancy)
2007	32	28
2008	1	61
2009	8	11
2010	6	8
2011	17	13
TOTAL	64	121

Conclusion

The Housing Element Annual Progress Report illustrates activities undertaken by the City of Carpinteria in 2011 that worked towards improving the quality and quantity of affordable housing in Carpinteria. As required by state law, the 2009 Housing Element Update was completed and certified in 2011. Given the success of Carpinteria's program, many of the affordable housing strategies will be continued into the next housing cycle.

Attachment A

Department of Housing and Community Development Annual Housing Element Progress Report Tables

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Carpinteria
Reporting Period 1/1/2011 - 12/31/2011

Table A

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

1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes			5 Total Units per Project	5a Est. # Infill Units*	6 Housing with Financial Assistance and/or Deed Restrictions		7 Deed Restricted Units	8 Housing without Financial Assistance or Deed Restrictions		
			Very Low- Income	Low- Income	Moderate- Income			Above Moderate- Income	Assistance Programs for Each Development			See Instructions	
Lagunitas Housing Development	2-4	0			11	11		See Instructions	See Instructions		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.		
(9) Total of Moderate and Above Moderate from Table A3											11		
(10) Total by income Table A/A3											0	11	22
(11) Total Extremely Low-income Units*											22		

* Note: These fields are voluntary

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

Jurisdiction City of Carpinteria
Reporting Period 1/1/2011 - 12/31/2011

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

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA 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	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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

	1. Single Family				4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
	2. 2 - 4 Units	3. 5+ Units						
No. of Units Permitted for Moderate							0	
No. of Units Permitted for Above Moderate	8	3					11	

* Note: This field is voluntary

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

Jurisdiction City of Carpinteria
Reporting Period 1/1/2011 - 12/31/2011

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	2007	2008	2009	2010	2011	2012	2013	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted											70
	Non-deed restricted											
Low	Deed Restricted											52
	Non-deed restricted											
Moderate	Deed Restricted											55
	Non-deed restricted											
Above Moderate		24	56	11	8	11					110	18
Total RHNA by COG. Enter allocation number:		24	56	11	8	11					110	195
Total Units		▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲										
Remaining Need for RHNA Period		▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲										

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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

Jurisdiction City of Carpinteria
Reporting Period 1/1/2011 - 12/31/2011

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
		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.		
Second Unit Program		Ongoing	Ongoing	Four second units were permitted in '07 and '08. Since, no new second units have been permitted. Staff continues to advertise the Second Unit Program and may propose modifying the existing standards to encourage more units in the next cycle.
Energy Conservation Program		Adoption and Implementation of Energy Conservation Measures	Q12010- Q2 2012	The City continues to provide residents and property owners with information on conserving energy and use of green energy sources like solar power. The City will continue to work towards adopting an "energy conservation plan".
No Net Loss Program		Maintain Capacity and Affordability	Ongoing	The City continues to inventory vacant and underutilized parcels to accommodate RHNA implementation. The City analyzes project-by-project impacts to the development potential and will work to modify existing standards to offset underutilized density.
Section 8 Rental Assistance Program		87 Units for Lower Income Households	Ongoing	The City continues to work with the County of Santa Barbara Housing Authority which administers the Section 8 Program. The City also assists the HA in their Five Year and One Year Action Plans to improve types of units of service.
Affordable Rental Housing Program		102 Lower Income Housing Units	2009-2014	The City continues to assist in the development of three affordable housing programs sponsored by Peoples' Self-Help Housing. Dahlia Court Apartment Expansion, 34 units, will start construction in spring 2012.
Inclusionary Housing Program		26 Inclusionary Housing Units	2009-2014	The City has permitted 11 inclusionary units at Lagunitas Homes, which will begin construction in 2012.
Revise Density Bonus Procedures		Adoption of Revised Procedures	Q4 2011	The City has not yet updated the Density Bonus section of the Zoning Code. The City will continue to work towards revising the Zoning Code to implement the revised State density as described in Government Code 65915-65918 and State Bill 1818.

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

Jurisdiction	City of Carpinteria		Reporting Period	1/1/2011 - 12/31/2011
Lot Consolidation Program	Achieve Consolidated Lots	Ongoing	The City continues to discuss lot consolidation with developers on a project-by-project basis. Lot consolidations are encouraged to allow higher densities and where appropriate offer incentives, flexibility and expedited permit processing.	
Regulatory Concessions and Incentives Program	Adoption of Density Bonus Parking Standards	2009-2014 Parking standard adopted by Q4 2011	The City will continue to provide concessions and incentives for projects which provide units for the targeted income groups or where requirements like parking can be reduced to encourage more affordable units.	
Fee Mitigation Program	Ongoing Program Implementation	2009-2014	The City Council considers fee reductions and waivers for projects that provide affordable housing.	
Special Needs Housing Program	Adoption of Zoning Code Amendments	Q3 2012	The City will modify the Zoning Code to include language to allow transitional transitional and supportive housing and single room types in residential Zoning Districts. The Zoning Code modifications will begin review in 2012.	