

Housing Authority of Santa Barbara's ARTISAN COURT--56 Units for Formerly Homeless, Youth Aging Out of Foster Care and Low-Income Downtown Workers.



CITY OF SANTA BARBARA

2012 ANALYSIS OF IMPEDIMENTS TO
FAIR HOUSING CHOICE



City of Santa Barbara
&
Housing Authority of the City of Santa Barbara

Analysis of Impediments to
Fair Housing Choice

Community Development Department,
Administration, Housing and Human Services Division
630 Garden Street, Santa Barbara, CA 93101
(805) 564-5461

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CITY STAFF:

Andrea Fink, Housing Management Specialist II, Housing Authority of the City of Santa Barbara

Rob Fredericks, *Deputy Executive Director/CAO, Housing Authority of the City of Santa Barbara*

Deirdre Randolph, *Community Development Programs Supervisor*

Elizabeth Stotts, *Community Development Programs Specialist*

CITY OF SANTA BARBARA'S HONORABLE MAYOR AND COUNCIL:

Mayor Helene Schneider

Mayor Pro Tempore Frank Hotchkiss

Ordinance Committee Chair Grant House

Councilmember Dale Francisco

Councilmember Harwood "Bendy" White

Councilmember Cathy Murillo

Councilmember Randy Rowse

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Section 1

INTRODUCTION

Equal access to housing is fundamental to each person in meeting essential needs and pursuing personal, educational, employment or other goals. In recognizing equal housing access as a fundamental right, the federal government and the State of California have both established fair housing choice as a right protected by law.

This report presents a demographic profile of the City of Santa Barbara, assesses the extent of housing needs among specific income groups and evaluates the availability of a range of housing choices for residents. This report also analyzes the conditions in the private market and the public sector that could limit the range of housing choices or impede a person's access to housing. As the name of the report suggests, the document reviews "impediments" to fair housing. Although this report also assesses the nature and extent of housing discrimination, it primarily focuses on identifying impediments that could prevent equal housing access and developing solutions to mitigate or remove such impediments.

What Is Fair Housing?

Federal fair housing laws prohibit discrimination in the sale, rental or lease of housing, and in negotiations for real property, based on race, color, religion, sex, national origin, familial status and disability. California fair housing laws build on the federal laws, including age, marital status, ancestry, source of income, sexual orientation and "any arbitrary discrimination" as the protected categories under the laws. The following definition is used for this report:

"Fair housing describes a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of race, color, ancestry, national origin, religion, sex, disability, age, marital status, familial status, source of income, sexual orientation or any other arbitrary factor."

Fair Housing Legal Framework

The federal Fair Housing Act of 1968 and the Fair Housing Amendments Act of 1988 (42 U.S. Code §§ 3601-3619, 3631) are federal fair housing laws that prohibit discrimination in all aspects of housing, such as the sale, rental, lease

or negotiation for real property. The Fair Housing Act prohibits discrimination based on race, color, religion, sex and national origin.

In 1988, the Fair Housing Act was amended to extend protection to familial status and people with disabilities (mental or physical). In addition, the Amendments Act provides for “reasonable accommodations,” allowing structural modifications for persons with disabilities, if requested, at their own expense, for multi-family dwellings to accommodate the physically disabled.

The California Department of Fair Employment and Housing (DFEH) enforces California laws that provide protection and monetary relief to victims of unlawful housing practices. The Fair Employment and Housing Act (FEHA; Part 2.8 of the California Government Code, Sections 12900-12996) prohibits discrimination and harassment in housing practices.

The Unruh Act (California Government Code Section 51) protects Californians from discrimination in public accommodations and requires equal access to the accommodations. The Unruh Act provides broad protection and has been held by the courts to prohibit any arbitrary discrimination on the basis of personal characteristics or traits, and applies to a range of types of housing.

The Ralph Civil Rights Act (California Civil Code Section 51.7) prohibits violence and threats of violence and specifies that housing situations are protected under this Act, including houses, apartments, hotels, boarding housing and condominiums. Violators of the Ralph Act can be sued for actual or emotional damages, in addition to civil penalties.

The Bane Civil Rights Act (California Civil Code Section 52.1) provides another layer of protection for fair housing choice by protecting all people in California from interference by force or threat of force with an individual’s constitutional or statutory rights, including a right to equal access to housing. The Bane Act also includes criminal penalties for hate crimes. However, convictions under the act are not allowed for speech alone unless that speech itself threatened violence.

In addition to these acts, California Government Code Sections 111135, 65008 and 65589.5 prohibit discrimination in programs funded by the state and in any land-use decisions.¹

¹Fair Housing Hotline Project, Legal Services of Northern California. March 2004. “Fair Housing in California: Families with Children: A Manual for Housing Providers, Tenants and Advocates.”

Housing Issues, Affordability and Fair Housing

The U.S. Department of Housing and Urban Development (HUD) Fair Housing and Equal Opportunity Division distinguishes between housing affordability and fair housing. Economic factors that affect a household's housing choices are not fair housing issues per se. Only when the relationship between household income, household type, race/ethnicity and other factors create misconceptions, biases and differential treatment would fair housing concerns arise.

Tenant/landlord disputes are also typically not related to fair housing. Most disputes between tenants and landlords result from a lack of understanding by either one or both parties regarding their rights and responsibilities. Tenant/landlord disputes and housing discrimination cross paths when fair housing laws are violated and result in differential treatment.

What Is an Impediment to Fair Housing Choice?

According to HUD's *Fair Housing Planning Guide*, and based within the legal framework of federal and state laws, impediments to fair housing choice are

- Any actions, omissions or decisions taken because of race, color, ancestry, national origin, religion, sex, disability, age, marital status, familial status, source of income, sexual orientation or any other arbitrary factor that restricts housing choices or the availability of housing choices, or
- Any actions, omissions or decisions that have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, ancestry, national origin, religion, sex, disability, age, marital status, familial status, source of income, sexual orientation or any other arbitrary factor.

To affirmatively promote equal housing opportunity, a community must work to remove impediments to fair housing choice. Furthermore, eligibility for certain federal funds requires compliance with federal fair housing laws. Specifically, to receive HUD Community Planning and Development (CPD) formula grants, a jurisdiction must

- Certify its commitment to actively further fair housing choice.
- Maintain fair housing records.
- Conduct an analysis of impediments to fair housing choice.

Purpose of Report

This Analysis of Impediments (AI) to Fair Housing Choice provides an overview of laws, regulations, conditions and other possible obstacles that could affect an individual's or household's access to housing in Santa Barbara. The AI includes

- A comprehensive review of Santa Barbara's laws, regulations and administrative policies, procedures and practices, as well as an assessment of how they affect the location, availability and accessibility of housing, and
- An assessment of conditions, both public and private, affecting fair housing choice.

The scope of analysis and the format used for this AI adhere to recommendations contained in the *Fair Housing Planning Guide* developed by HUD.

Organization of Report

The AI is divided into six sections:

Section 1: The Introduction defines *fair housing* and explains the purpose of this report.

Section 2: The Jurisdictional Background Data presents the demographic, housing and income characteristics of Santa Barbara. Major employers and transportation access to job centers are identified. The relationships among these variables are discussed.

Section 3: Mortgage Lending Practices analyzes private activities that could impede fair housing choices in Santa Barbara.

Section 4: Public Policies and Practices evaluates various public policies and actions that could impede fair housing choices in Santa Barbara.

Section 5: Fair Housing Practices evaluates the fair housing services available to residents and identifies fair housing complaints and violations in Santa Barbara.

Section 6: Conclusions, Impediments and Actions provides conclusions and recommendations about fair housing issues in Santa Barbara.

At the end of this report, a page is attached that includes the endorsement of the City Administrator and a statement certifying that the AI represents Santa Barbara's official conclusions regarding impediments to fair housing choice and the actions necessary to address identified impediments.

Reporting Staff and Data Sources

This report, prepared through a collaborative effort between City of Santa Barbara and Housing Authority staff and The Ramsay Group, LLC, under contract to the City of Santa Barbara, is funded through Community Development Block Grant (CDBG) and Housing Authority funds.

The following data sources were used to complete this AI. Sources of specific information are identified in the text, tables and figures.

- California Department of Finance Population and Housing Estimates
- City of Santa Barbara Consolidated Action Plan, 2011 and 2012 Draft
- City of Santa Barbara Consolidated Plan, 2010-2014
- City of Santa Barbara Affordable Housing Policies and Procedures, July 2010
- City of Santa Barbara General Plan, 2011
- City of Santa Barbara Housing Element, 2011
- Home Mortgage Disclosure Act (HMDA) data regarding lending patterns
- U.S. Census Bureau American Community Survey
- U.S. Census, 2010

Public Participation

This AI Report has been developed to provide an overview of laws, regulations, conditions or other possible obstacles that could affect an individual's or a household's access to housing. As part of this effort, the report incorporates the issues and concerns of residents, housing professionals and service providers. To assure that the report responds to community needs, the development of the AI includes a community outreach program consisting of a community advisory committee, a resident survey, service provider interviews, and City Council and Planning Commission public hearings.

Community Advisory Meetings

Santa Barbara residents and public and private agencies either directly or indirectly involved with fair housing issues in Santa Barbara were invited to participate in a Public Hearing on the following date and below location:

- **June 27, 2012— Santa Barbara Public Library, 40 E. Anapamu St.**

The meetings provided the opportunity for the Santa Barbara community to gain awareness of fair housing laws and for residents and service agencies to share fair housing issues and concerns. To ensure that the fair housing concerns of low- and moderate-income and special needs residents were addressed, individual invitation letters were distributed via mail and e-mail, if available, to agencies and organizations that serve the low- and moderate-income and special needs community. Agencies and organizations that were invited and contributed directly to this report included, but are not limited to the following:

- City of Santa Barbara Community Development Program
- Housing Authority of the City of Santa Barbara
- California Department of Fair Employment and Housing
- Independent Living Resource Center (ILRC)

Meeting times and dates were placed in Santa Barbara newspapers (Santa Barbara News-Press, The Daily Sound, and the Santa Barbara Independent) and posted conspicuously at City Hall. Due to extensive outreach efforts, attendance at the public meetings included service providers and citizen groups that work with residents considered a protected class according to HUD's definition. These community members and service providers supplied first-hand insight into fair housing issues and concerns. City of Santa Barbara community members found that the following themes emerged as important:

- A lack of funding as administrative fees and Federal grants have been cut as well as Federal grant sources
- Sparse housing availability due to low vacancy rates
- Large public housing waiting lists and limited Housing Resources to provide housing in a timely fashion
- Difficulties in getting private owners/landlords to make reasonable accommodations for those with disabilities
- High cost of visual smoke detectors make it difficult for private owners and City programs to provide these for deaf and hard of hearing individuals
- Increased need for supportive services for those with mental and physical disabilities, unemployment, and limited financial resources
- Resistance by private owners/landlords to rent to Section 8 voucher participants due to a perception that there would be increased burdens on their part
- Lack of understanding regarding housing accessibility for seniors and those with disabilities
- Difficulties of dealing with the nexus of unemployment, job loss, and high rents that might lead to homelessness.

Resident Survey

To supplement the citizen advisory meetings, a survey was made available to Santa Barbara residents at City Hall. The survey was also available online at the City's Web site. Spanish versions of the survey were also provided to reflect the diversity of Santa Barbara's residents. During the 8-week survey period, completed surveys were submitted by 78 Santa Barbara residents.

Service Provider Interviews

In addition, interviews were conducted with the Housing Authority of the City of Santa Barbara (HACSB) and the California Department of Fair Employment and Housing. The interviews gave in-depth context and insight into housing conditions and fair housing issues for residents in Santa Barbara.

Public Review

During a 30-day public review period, the draft AI document was made available at the following locations:

- Santa Barbara City Hall
- Santa Barbara Public Library
- City of Santa Barbara Web site (<http://www.santabarbaraca.gov>)

Notice of public review was published in the Santa Barbara News-Press. In addition, all persons that attended the community advisory meetings were informed of the public review document on the City's Web site and asked to provide any further comments for incorporation.

Section 2

JURISDICTIONAL BACKGROUND DATA

The City of Santa Barbara is sometimes referred to as the American Riviera. With beaches, mountain, fair weather throughout the year, and vibrant culture, Santa Barbara is considered a premier resort destination.²



Santa Barbara is a 2 hour drive north from Los Angeles and nestled between the Santa Ynez Mountains and the Pacific Ocean. Santa Barbara's harbor is home to the world famous Stearns Wharf, and the Santa Barbara zoo are great destinations for the entire family.

Historic Downtown Santa Barbara, located in the heart of the City, is a thriving business and social hub. There are historic and natural history museums, fine art galleries, numerous parks, and miles of easily accessible beaches.

Demographic Data

The primary sources for the demographic data used to prepare the AI were the U.S. Census Bureau, the American Community Survey and the California Department of Finance.

Table 2-1 shows historic population trends and growth rates for Santa Barbara. As shown in the Santa Barbara 2011 Housing Element, Santa Barbara grew at less than 2 percent a year in terms of annual growth rate (AAGR) from 1980 to 2009. The City experienced its highest AAGR from 1980 to 1990 when the population grew at an AAGR of 1.5 percent. Santa Barbara's population growth slowed slightly from 1990 to 2000 to a .5 percent AAGR. The growth rate continued to diminish from 2000 to 2009.

As of 2010, according to 2010 Census data³, Santa Barbara's population was 88,410. This shows a decrease in growth from 2000 to 2010. Nevertheless, according to the Regional Growth Forecast (RGF) 2005-2040, which was prepared by the Santa Barbara County Association of Governments (SBCAG), the population of Santa Barbara is projected to reach 93,000 by the year

² The City of Santa Barbara Official Website provided much of the information regarding the City's background.

³ US Census Bureau, 2010

2040. This equates to approximately a .1 percent annual average increase from 2000 to 2040.⁴ It should be noted that the boundaries of incorporated cities are not constant and population change over time in a given place reflects not only population growth but also a change in the area of an incorporated city.

It should also be noted that the 2000 U.S. Census Bureau had originally estimated the total population of the City of Santa Barbara to be 92,325 persons. This was subsequently corrected to 89,600 persons. However, this correction only applied to the total population count and not to other demographic data. As a result, some of the percentages in future tables may be based on this 92,325 figure as this was what the 2000 Census was originally using as their population basis.

**Table 2-1
Population History and Projections for Santa Barbara**

Year	Population	Numerical Changes	Percentage Changes	Average Annual Growth Rate
1980	74,414			
1990	85,571	11157	15%	1.50%
2000	89,600*	4029	4.70%	0.50%
2009	90,308	780	0.80%	0.10%

Source: 1980, 1990, 2000 Census, Department of Finance 2009

*Corrected 2000 Census Population Count

Table 2-2 provides a perspective of the City’s population by age distribution. In 2000 and 2010, the largest age group was 25-34 year olds. In 2010 14,680 persons between the ages of 25-34 made up 16.6 percent of the population. Conversely, the 85 years and over age group represented the lowest percentage of Santa Barbara’s population, making up only 2.9 percent of the population in 2010.

⁴ City of Santa Barbara Housing Element, 2011

Table 2-2
Age Distribution Profile of Santa Barbara

Age Group	2000		2010	
	Number	% of Total	Number	% of Total
Under 5 years	5,194	5.6	4,824	5.5
5 to 9 years	5,499	6	4,507	5.1
10 to 14 years	4,789	5.2	4,324	4.9
15 to 19 years	6,684	7.2	5,620	6.4
20 to 24 years	8,790	9.5	8,016	9.1
25 to 34 years	15,809	17.1	14,680	16.6
35 to 44 years	13,993	15.2	11,561	13
45 to 54 years	12,124	13.1	11,527	13
55 to 59 years	3,832	4.2	5,705	6.5
60 to 64 years	2,884	3.1	5,073	5.7
65 to 74 years	5,391	5.8	5,822	6.5
75 to 84 years	4,862	5.3	4,149	4.7
85 years and over	2,474	2.7	2,602	2.9
Total	92,325	100	88,410	100

Source: U.S. Census Bureau, 2000, 2010

Note: Totals may not add to 100% because of rounding

Overall, there was not a significant percentage change in age groups in any of the age categories. None of the age groups in Santa Barbara changed more than 3 percentage points between 2000 and 2010. However, the median age increased from 34.6 in 2000 to 36.8 in 2010, implying an aging population.

Analyzing the age distribution is important because it affects the future need for jobs, housing and other social services. Also, because 47.6 percent of the City's 2010 population was under the age of 35, future growth planning may need to include additional schools, entry-level jobs and starter homes.

Income Data

Household income is the most important factor determining a household's ability to balance housing costs with other basic life necessities. Although economic factors that affect a household's housing choice are not a fair housing issue per se, the relationships among household income, household type, race/ethnicity and other factors often create misconceptions and biases that raise fair housing issues.

The City's income distribution is indexed to the Area Median Income (AMI) to provide a comparison of changes in Santa Barbara over time and relative to the larger county area.

To analyze income distribution, households are put into different income groups. HUD defines four categories of income households adjusted for household size:

- Extremely low income households with incomes equal to 30 percent or less of the AMI
- Very low income households with incomes of 31 percent to 50 percent of the AMI
- Low-income households with incomes of 51 percent to 80 percent of the AMI
- Moderate-income households with incomes of 80 percent to 120 percent of the AMI

Table 2-3 shows the distribution of household incomes for the City of Santa Barbara, Santa Barbara County and California, based on Census income data for 2010. Across every income category the City of Santa Barbara never differs more than two percentage points from either Santa Barbara County or California. The highest percentage of Santa Barbara City households fell in the income range of \$50,000 to \$74,999, with 18.7 percent of the total. The lowest percentage, 5 percent of Santa Barbara City households, made less than \$10,000. Nearly twenty eight percent (27.7 percent) of households in Santa Barbara City earned less than \$35,000 in 2010, similar to the 28.3 percent of households in Santa Barbara County and 29 percent across California earning under \$35,000. On the high end of the income spectrum, 29.3 percent of Santa Barbara City households earned more than \$100,000 in 2010 compared to 27.2 percent of households across Santa Barbara County and 27.9 percent of households across California.

**Table 2-3
Household Income Distribution (2010)**

INCOME	Santa Barbara City		Santa Barbara County		California	
	Household	% of Total	Households	% of Total	Households	% of Total
Less than \$10,000	1,759	5.00%	7,181	5.10%	658,672	5.30%
\$10,000 to \$14,999	1,902	5.40%	6,690	4.70%	631,056	5.10%
\$15,000 to \$24,999	3,264	9.20%	13,275	9.40%	1,173,282	9.50%
\$25,000 to \$34,999	2,866	8.10%	12,909	9.10%	1,133,156	9.10%
\$35,000 to \$49,999	4,703	13.30%	19,372	13.70%	1,568,638	12.70%
\$50,000 to \$74,999	6,620	18.70%	26,743	18.90%	2,183,946	17.60%
\$75,000 to \$99,999	3,889	11.00%	16,912	11.90%	1,586,032	12.80%
\$100,000 to \$149,999	5,057	14.30%	21,301	15.00%	1,861,933	15.00%
\$150,000 to \$199,999	2,740	7.80%	8,578	6.00%	790,965	6.40%
\$200,000 or more	2,535	7.20%	8,832	6.20%	805,172	6.50%
Total	35,335	100%	141,793	100%	12,392,852	100%

Source: U.S. Census Bureau, 2006-2010 American Community Survey
 Note: Totals may not add to 100% because of rounding.

Many cities use federal and/or state financial assistance to increase the supply of affordable housing for low-income families. Although assistance is offered and available, the amount is a mere fraction of what is truly needed

to accommodate housing for extremely low, very low and low-income households.

State Housing Element Law requires that cities and counties address housing for all segments of the population including those that are lower income. The Santa Barbara County Association of Governments (SBCAG), through the Regional Housing Needs Assessment, details, by income category, the new housing needs for all income categories. As seen in Table 2-4, in an assessment for the regional housing need determination for housing element updates, Santa Barbara’s projected regional need was for 11,030 total housing units for the period of January 1, 2014 through September 30, 2022. Of this amount, 2,625 units are allocated for very low income units (23.8 percent), 1,810 for low income units (16.4 percent), 2,040 for moderate income units (18.5 percent), and 4,555 units allocated for above moderate income categories (41.3 percent).⁵

Table 2-4
HCD Regional Housing Need Determination: SBCAG
Projection Period: January 1, 2014 through September 30, 2022

Income Category	Percent	Regional Housing Need (rounded)
Very Low	23.80%	2,625
Low	16.40%	1,810
Moderate	18.50%	2,040
Above-Moderate	41.30%	4,555
Total	100%	11,030

Source: Department of Housing And Community Development, Division of Housing Policy Development

The terms *extremely low*, *very low*, *low* and *moderate income* are most often associated with the California Health and Safety Code or HUD definitions. The state’s low-income levels tend to be slightly higher than those of HUD. In either case, the income levels set the assistance threshold for many of the housing programs offered by the state or HUD.

⁵ State of California Department of Housing and Community Development Division of Housing Policy Development. (Detailed in correspondence to Santa Barbara County Association of Governments detailing its fifth cycle regional housing need assessment (RHNA) determination.

Employment Data

Table 2-5 shows the employment and unemployment rates along with industry employment by major classification for the City of Santa Barbara for 2000 and 2010.

Between the years of 2000 to 2010 the percentages for most City types of employment industry sectors never grew or declined by more than three percentage points. The most significant employment contributor was educational, health and social services.

The biggest decline was in retail trade, including food stores, eating and drinking places, and miscellaneous stores, which saw a 2 percent decline from 2000 to 2010 and accounted for 3,025 employees, or 10.3 percent of total employment in 2010. The largest growth industry was in professional, scientific, management, administrative and waste management services, which saw 2.2 percent growth. This industry accounted for 7,868 employees, or 16.9 percent of total employment in 2010.

**Table 2-5
Employment by Industry in the City of Santa Barbara**

	2000		2010	
	Number	% of Total	Number	% of Total
Agriculture, forestry, fishing and hunting, and mining	417	0.9	484	1.0
Construction	2,696	5.6	3,036	6.5
Manufacturing	4,073	8.5	3,025	6.5
Wholesale trade	1,168	2.4	992	2.1
Retail trade	4,994	10.5	4,801	10.3
Transportation and warehousing, and utilities	1,385	2.9	1,043	2.2
Information	1,914	4.0	1,400	3.0
Finance, insurance, real estate, and rental and leasing	2,836	5.9	3,172	6.8
Professional, scientific, management, administrative, and waste management services	7,031	14.7	7,868	16.9
Educational, health and social services	10,723	22.5	10,130	21.8
Arts, entertainment, recreation, accommodation and food	6,110	12.8	6,434	13.8
Other services (except public administration)	2,883	6.0	2,932	6.3
Public administration	1,529	3.2	1,200	2.6
Total	47,759	100%	46,517	100%

Source: U.S. Census Bureau, Census 2000; U.S. Census Bureau, 2006-2010 American Community Survey
 Note: Totals may not add to 100% due to rounding.

Housing Profile

Santa Barbara’s housing stock consists of a variety of housing types. Table 2-6 shows the type and number of units in the City. A majority of the housing was single-family detached units (18,185) as of 2010, followed by multi-family structures of 20 or more units at 3,749. As of 2010, approximately 56.6

percent of units were single family, while nearly 43.4 percent were multifamily units.

Table 2-6
Composition of Housing Stock in Santa Barbara (2010)

	Number	Percent
Single Family		
1-unit, detached	18,185	47.60%
1-unit, attached	3,437	9.00%
Multifamily		
2 units	2,191	5.70%
3 or 4 units	3,254	8.50%
5 to 9 units	3,493	9.10%
10 to 19 units	3,488	9.10%
20 or more units	3,749	9.80%
Mobile home	372	1.00%
Boat, RV, van, etc.	22	0.10%
Total	38,191	100%

Source: U.S. Census Bureau, ACS, 2006-2010

Note: Totals may not add up to 100% because of rounding

Although not specified, the multi-family structures could also be owner-occupied units such as triplexes, duplexes and condominiums.

Housing Conditions

The City's housing development and preservation program division promotes and facilitates housing mainly for low and moderate income households. The program also evaluates proposals from developers for financial assistance from the City of Santa Barbara for new housing construction as well as for the rehabilitation of existing housing units.

The condition of a city's housing stock is not in itself an impediment to fair housing. However, for many low-income families, substandard housing is the only housing available at an affordable price. One indicator of substandard housing is the age of a city's housing stock. Table 2-7 provides data on the age of the housing stock within the City of Santa Barbara, the County of Santa Barbara, and California as a whole. According to the 2010 Census, approximately 29.6 percent of Santa Barbara's Housing Units were built before 1950, compared to only 14 percent for Santa Barbara County and 16.4 percent for all of California. In addition, only 4 percent of the City of Santa Barbara Housing units were built after the year 2000, compared to 8.3 percent in Santa Barbara County, and 10.4 percent in California. Although not definitive without a housing condition survey, having newer housing stock tends to indicate less substandard housing within a jurisdiction.

**Table 2-7
Age of Housing Stock (2010)**

YEAR STRUCTURE BUILT	Santa Barbara City		Santa Barbara County		California	
Built 2005 or later	631	1.70%	3,476	2.30%	453,148	3.30%
Built 2000 to 2004	876	2.30%	9,119	6.00%	966,431	7.10%
Built 1990 to 1999	1,483	3.90%	12,754	8.40%	1,436,836	10.60%
Built 1980 to 1989	3,772	9.90%	24,696	16.20%	2,115,180	15.60%
Built 1970 to 1979	6,685	17.50%	29,189	19.20%	2,522,733	18.60%
Built 1960 to 1969	6,762	17.70%	31,873	20.90%	1,901,791	14.00%
Built 1950 to 1959	6,698	17.50%	19,970	13.10%	1,929,414	14.20%
Built 1940 to 1949	3,126	8.20%	6,872	4.50%	910,656	6.70%
Built 1939 or earlier	8,158	21.40%	14,432	9.50%	1,316,435	9.70%
Total housing units	38,191	100%	152,381	100%	13,552,624	100%

Source: U.S. Census Bureau, ACS, 2006-2010

Note: Totals may not add up to 100% because of rounding

Future Housing Needs

Article 10.6 of the Government Code Section 65580-65590 requires all California localities to adopt a Housing Element as part of their general plan. The Santa Barbara County Association of Governments (SBCAG) is responsible for providing Santa Barbara with an adopted Regional Housing Needs Assessment for incorporation into the City’s Housing Element. The Housing Element serves as a planning document for public officials and community residents. The Housing Element, which is part of the City’s General Plan, incorporates existing and projected housing needs assessments, site inventory and analysis, an analysis on constraints to housing development, housing programs to be implemented during the planning period and quantified objectives to be met during the planning period.

Special Needs

Individuals with disabilities often have some form of special housing need. Depending on the type of disability, the need may include proximity to transit facilities, retail and commercial services, workplace, parking, handicap ramps, curb cuts, connecting walkways, lowered sinks, restroom grab bars, wider doorways and the like.

Table 2-8 shows information from the 2010 American Community Survey, 1-Year Estimates, on the number of individuals with disabilities in Santa Barbara by age group. As shown in Table 2-7, approximately 10 percent of the total civilian non-institutionalized population in Santa Barbara was reported to have some form of disability. Out of 16,852 individuals under the age of 18, approximately 4.9 percent were reported to have some form of disability. A larger percentage at 7 percent was reported for those individuals aged between 18-64 years old. The age group with the highest percentage of individuals with disabilities was seniors over the age of 65. Out of 13,072 seniors, approximately 3,868 or 29.6 percent were reported to have some form of disability.

**Table 2-8
Persons with Disabilities in Santa Barbara (2010)**

	Estimate	Percent
Total Civilian Noninstitutionalized Population	87,691	
Under 18 years	16,852	
With a disability	827	4.90%
18 to 64 years	57,767	
With a disability	4,036	7.00%
65 years and over	13,072	
With a disability	3,868	29.60%
Total Number of Population with a Disability	8731	10%

Source: U.S. Census Bureau, 2010 American Community Survey (ACS), 1-year estimates.

Note: The ACS bases the percentages off the civilian non-institutionalized population of 87, 691.

Although the 2010 Census data provides disability categories, it does not indicate the extent or duration of the disability. However, the statistics are a good indicator of the housing needs for those with disabilities.

HUD refers to those with special needs as individuals with a disabling condition, primarily the existence of a mental or physical challenge that require some form of special housing accommodations in order to live an independent lifestyle.

Elderly and frail persons also fall into this category, as well as those with severe mental disabilities, developmental disabilities, physical disabilities, persons with drug or alcohol addictions, persons with HIV/AIDS and homeless individuals. Many cities also include large families and farmworker housing in the special needs category.

Supportive housing also falls into the special needs housing category. The term *supportive housing* refers to housing units and housing group quarters that provide a supportive environment and consist of some form of a planned social service component that enables individuals to transition into traditional permanent housing.

Housing Poverty

Table 2-9 shows units that lack certain traditional housing amenities (i.e., substandard housing) in Santa Barbara, Santa Barbara County and California. In 2010, a total of .2 percent of units lacked complete plumbing in the City of

Santa Barbara, whereas 1.2 percent units lacked a complete kitchen facility, and 4.5 percent had no telephone service available. The census does not specify whether the residents had other forms of telephone service such as mobile phone access, so this could be an issue for further evaluation. Similar to Santa Barbara County and California, Santa Barbara’s percentage of overall substandard housing was low. However, no matter the number reported, any amount of housing units in this condition may be unacceptable.

**Table 2-9
Substandard Housing (2010)**

Substandard Issue	City of Santa Barbara		County of Santa Barbara		California	
	Units	% of Total	Units	% of Total	Units	% of Total
Lacking complete plumbing facilities	62	0.20%	479	0.30%	67,427	0.50%
Lacking complete kitchen facilities	420	1.20%	1,038	0.70%	132,424	1.10%
No telephone service available	1,591	4.50%	5,018	3.50%	305,058	2.50%

Source: U.S. Census Bureau, ACS 2006-2010

Note: % of total refers to total occupied housing (not a total of substandard housing).

Overcrowded Housing

HUD defines a housing unit that has a housing problem as one in which the householder is overcrowded, lacks complete plumbing or kitchen facilities, or is experiencing a cost burden. A household is defined as living in overcrowded housing conditions if the household has 1–1.5 people per bedroom. The household is said to have severely overcrowded conditions if there are more than 1.5 people per room. In the City of Santa Barbara, the 2010 Census found that 2,023 households (5.7 percent) encountered some degree of overcrowding, which is less than the 8.1 percent in the County of Santa Barbara, and the 8 percent in California. Of these, in the City of Santa Barbara, 2.2 percent were considered severely overcrowded, which is less than the 2.7 percent for both the County of Santa Barbara and California.

In 2010, the average household size was 2.42 persons in the City of Santa Barbara for both owner-occupied housing units as well as renter-occupied housing units. In the County of Santa Barbara the renter-occupied household units were larger than the owner-occupied units (2.9 persons versus 2.73). For California the opposite was true: The renter-occupied units were smaller than the owner-occupied units (2.79 persons versus 2.97).

**Table 2-10
Overcrowding (2010)**

	City of Santa Barbara		County of Santa Barbara		California	
OCCUPANTS PER ROOM						
1.00 or less	33,312	94.30%	130,315	91.90%	11,405,780	92.00%
1.01 to 1.50	1,252	3.50%	7,715	5.40%	653,352	5.30%
1.51 or more	771	2.20%	3,763	2.70%	333,720	2.70%
Total Occupied housing units	35,335	100%	141,793	100%	12,392,852	100%
Housing Tenure						
Owner-occupied	15,036	42.60%	76,757	54.10%	7,112,050	57.40%
Renter-occupied	20,299	57.40%	65,036	45.90%	5,280,802	42.60%
Average household size of owner-occupied unit	2.42	(X)	2.73	(X)	2.97	(X)
Average household size of renter-occupied unit	2.42	(X)	2.9	(X)	2.79	(X)

Source: U.S. Census Bureau, ACS 2006-2010
 Note: May not add to 100% due to rounding.

The rise in multigenerational households to help cope with rising expenses and the loss of income associated with today’s economy could explain the increase in overcrowding. A U.S. Census Bureau report noted that in 2009, in households where kids lived with either or both parents, nearly 2 million households included both grandparents, another 2.8 million included a grandmother and another 655,000 included a grandfather, for a total of about 5.5 million multigenerational households.

Household Size

From Table 2-10, the largest contrast we find is between the number of households that are owner-occupied (42.6 percent) and households that are renter-occupied (57.4 percent). This translates to 15,036 owner-occupied units during and 20,299 renter-occupied units respectively. Household characteristics also influence housing preferences and needs. For instance, single-person households or seniors often occupy smaller apartments or condominiums due to the lower cost and size of such homes. Families with children often prefer larger single-family homes. Understanding changes in household composition can thus provide insight into current and future housing needs.

Household growth is influenced by marriages, the dissolution of marriages and the number of children entering adulthood. Household growth is also affected by future residents moving to Santa Barbara to either find employment or housing. Finally, because households must occupy a housing unit, the rate of new housing construction also influences whether a new household will be established or whether households will consolidate.

Housing Affordability

According to the federal government, rental housing is considered "affordable" if the people living there pay no more than 30 percent of their income for rent. According to mortgage lenders, a home is affordable if the mortgage payment is not more than 35 percent of the borrower's income. So, what's affordable depends on income.

As seen in Table 2-11, approximately 56.7 percent of those housing units with a mortgage pay 30 percent or more of their income for housing costs. This is higher percentage of income when compared to rates in Santa Barbara County (52.1 percent) and California (52.3 percent) respectively. In the City of Santa Barbara 47.3 percent spend 35 percent or more of their income on their housing unit with a mortgage.

In the City of Santa Barbara, homeowners who live in housing units without a mortgage pay a much lesser percentage of their income on housing costs. For instance, 46.7 percent of owners pay less than 10 percent of their household income on housing costs monthly. In addition, only 11.2 percent of Santa Barbara City residents pay more than 35 percent of their household income for housing costs—for housing units without a mortgage.

An important concern in regard to housing affordability occurs in occupied units that pay rent rather than own their property. In fact, 57.5 percent of Santa Barbara City residents pay more than their 30 percent of their income for household rent. Approximately 58 percent in Santa Barbara County and 55.1 percent in California pay more than 30 percent or more of their household income on rent. In the City of Santa Barbara, almost half, or 49.8 percent spend 35 percent or more of their income on rent.

Table 2-11
Housing Costs As a Percentage of Household Income

	City of Santa Barbara		County of Santa Barbara		California	
	Units	% of Total	Units	% of Total	Units	% of Total
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)						
Housing units with a mortgage						
Less than 20.0 percent	2,200	21.00%	12,227	22.80%	1,205,339	22.40%
20.0 to 24.9 percent	1,092	10.40%	6,600	12.30%	699,082	13.00%
25.0 to 29.9 percent	1,252	12.00%	6,826	12.70%	654,725	12.20%
30.0 to 34.9 percent	982	9.40%	4,708	8.80%	549,693	10.20%
35.0 percent or more	4,950	47.30%	23,195	43.30%	2,261,640	42.10%
Total housing units with a mortgage	10,476	100%	53,556	100%	5,370,479	100%
Housing unit without a mortgage						
Less than 10.0 percent	2,069	46.70%	10,655	46.70%	771,913	45.50%
10.0 to 14.9 percent	796	18.00%	4,453	19.50%	310,566	18.30%
15.0 to 19.9 percent	554	12.50%	2,323	10.20%	178,275	10.50%
20.0 to 24.9 percent	160	3.60%	1,107	4.90%	112,782	6.60%
25.0 to 29.9 percent	226	5.10%	873	3.80%	73,527	4.30%
30.0 to 34.9 percent	131	3.00%	705	3.10%	52,793	3.10%
35.0 percent or more	495	11.20%	2,706	11.90%	198,148	11.70%
Total housing units without a mortgage	4,431	100%	22,822	100%	1,698,004	100%
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)						
Occupied units paying rent						
Less than 15.0 percent	1,647	8.40%	5,008	8.20%	485,739	9.70%
15.0 to 19.9 percent	1,881	9.60%	6,034	9.90%	558,976	11.10%
20.0 to 24.9 percent	2,409	12.30%	7,641	12.50%	615,756	12.30%
25.0 to 29.9 percent	2,350	12.00%	7,020	11.50%	596,289	11.90%
30.0 to 34.9 percent	1,508	7.70%	5,183	8.50%	474,176	9.40%
35.0 percent or more	9,727	49.80%	30,312	49.50%	2,294,341	45.70%
Total occupied units paying rent	19,522	100%	61,198	100%	5,025,277	100%

Source: U.S. Census Bureau, ACS 2006-2010
 computed, accounting for possible differences with total occupied housing units from other survey numbers. May not add to 100% due to rounding.

Gender and Family Status

Table 2-12 shows single-parent households with children. Single-parent families, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, healthcare and other supportive services. Because of their relatively lower income and higher living expenses, female-headed families have comparatively limited opportunities for finding affordable and decent housing. Female-headed families may also be discriminated against in the rental housing market because some landlords are concerned about the ability of these households to make regular rent payments. Consequently, landlords may require more stringent credit checks or higher security deposits for women, which would be a violation of fair housing laws.

The 2010 Census reported 2,411 single-parent households with children under age 18 in the City of Santa Barbara, representing 6.8 percent of all households in the city. Of these single-parent households, 1,736 were female-headed households, representing more than double the number of male-headed households and approximately seventy two percent of single-headed households. The percentage of female-headed households in Santa Barbara was slightly lower than in either the county or the state.

**Table 2-12
Household Status (2010)**

	City of Santa Barbara		County of Santa Barbara		California	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Total Family Households (families)	18,233	51.4	91,600	64.5	8,642,473	68.7
Nonfamily Households	17,216	48.6	50,504	35.5	3,935,025	31.3
Total Households	35,449	100%	142,104	100%	12,577,498	100%
Other Household Characteristics						
Husband-wife family	13,240	37.3	68,834	48.4	6,213,310	49.4
With own children under 18 years	5,349	15.1	30,797	21.7	2,942,803	23.4
Male householder, no wife present	1,539	4.3	7,210	5.1	752,347	6
With own children under 18 years	675	1.9	3,389	2.4	350,838	2.8
Female householder, no husband present	3,454	9.7	15,556	10.9	1,676,816	13.3
With own children under 18 years	1,736	4.9	8,092	5.7	856,882	6.8
Householder living alone	11,937	33.7	35,258	24.8	2,929,442	23.3
Male	4,981	14.1	14,680	10.3	1,311,878	10.4
Female	6,956	19.6	20,578	14.5	1,617,564	12.9
Households with individuals under 18 years	8,768	24.7	47,868	33.7	4,713,016	37.5
Households with individuals 65 years and over	9,390	26.5	39,398	27.7	3,106,433	24.7

Source: U.S. Census Bureau, 2010

Note: Percentages do not always add to 100% as some percentages by household type in certain rows are a standalone percentage.

As Table 2-12 demonstrates, in the City of Santa Barbara 51.4 percent of households are family households. This is 13.1 percent lower than Santa Barbara County and 17.3 percent lower than California. Of these family

households, 9.7 percent are female-headed households with no husband present, and 4.9 percent of these female-headed households have their own children under the age of 18. Of particular notice, is that 37.3 percent of households are husband-wife families which are considerably lower than the 48.4 percent in the County of Santa Barbara and 49.4 percent of California.

These household and age characteristics of a community indicate current needs and future trends for housing. Because different age groups have different housing needs, housing demand correlates to the age of residents. For example, young adult households may choose to occupy apartments, condominiums and small single-family homes because of affordability, location and no or few children. Middle-age adults may prefer larger homes in which to raise families, whereas seniors may prefer smaller units that have lower costs and are more proximate to services. Age and fair housing intersect when managers or property owners make housing decisions based on the age of residents. For example, managers and property owners may prefer to rent to mature residents, limit the number of children in their complex or discourage older residents due to their disabilities. Although a housing provider may establish reasonable occupancy limits and set reasonable rules about the behavior of tenants, those rules cannot single out children for restrictions that do not apply also to adults.

Race and Ethnicity

Table 2-13 provides a breakdown of the 2000 and 2010 racial and ethnicity distribution of the City. Santa Barbara, like many Southern California communities, has experienced changes in the racial and ethnic composition of residents over the past decade. From 2000 to 2010, however, there were not many significant changes in the ethnic characteristics of the City. Most notable was the increase in the Hispanic population. In 2000, Hispanics were 35 percent of the population. By 2010, the proportion of Hispanic residents had increased to 38 percent, an increase of 3 percent.

**Table 2-13
Race and Ethnicity of Santa Barbara Residents**

RACE	2000		2010	
	Number	Percent of Total	Number	Percent of Total
White	68,355	74	66,411	75.1
Black or African American	1,636	1.8	1,420	1.6
American Indian and Alaska	990	1.1	892	1
Asian	2,554	2.8	3,062	3.5
Native Hawaiian and Other	126	0.1	116	0.1
Some other race	15,110	16.4	13,032	14.7
Two or more races	3,554	3.8	3,477	3.9
ETHNICITY				
Hispanic or Latino (of any race)	32,330	35	33,591	38
Not Hispanic or Latino	59,995	65	54,819	62

Source: US Census Bureau, 2000; US Census Bureau, 2010
 Note: Totals may not add to 100% because of rounding

In addition to racial and ethnic components in assessing housing needs, it is important to look at language ability in Santa Barbara. This is important to note as foreign-born residents may have difficulty accessing housing due to language barriers or an apartment owner’s reluctance to rent housing to an immigrant. In addition, a fair housing concern could arise if a foreign-born resident owns an apartment building and advertises only in his or her native language, thus restricting access only to persons speaking that language. As can be seen in Table 2-14, approximately 13,282 (15.9 percent) of Santa Barbara residents that speak a language other than English said that they speak English less than very well.

**Table 2-14
English Language Ability of Santa Barbara Residents**

LANGUAGE SPOKEN AT HOME	Number	Percent
English only	53,479	64.00%
Language other than English	30,140	36.00%
Speak English less than "very well"	13,282	15.90%
Spanish	23,977	28.70%
Speak English less than "very well"	11,573	13.80%
Other Indo-European languages	3,883	4.60%
Speak English less than "very well"	700	0.80%
Asian and Pacific Islander languages	2,030	2.40%
Speak English less than "very well"	1,009	1.20%
Other languages	250	0.30%
Speak English less than "very well"	0	0.00%

Source: US Census Bureau, ACS, 2006-2010
 Note: Percentage based on Total Population 5 years and over (83,619)

Public Transit System

Public transit information is important to the analysis of impediments to fair housing, as access to public transit is of paramount importance to households affected by low incomes and rising housing prices. Public transit should link lower-income persons, who are often transit-dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage rates and increase housing mobility, which enables residents to locate housing outside of traditionally low- and moderate-income neighborhoods. The lack of a relationship between public transit, employment opportunities and affordable housing could impede fair housing choice because persons who depend on public transit will have limited choices regarding places to live. In addition, elderly and disabled persons often rely on public transit to visit doctors, go shopping or attend activities at community facilities. Public transit that provides a link between job opportunities, public services and affordable housing helps to ensure that transit-dependent residents have adequate opportunity to access housing, services and jobs.

The Santa Barbara Metropolitan Transit District (MTD) offers fixed-route services and a demand-response service known as Dial-a-Ride for local area residents is operated by Easy Lift Transportation (a Nonprofit Charity). The MTD local bus service takes children to school, employees to work, and residents to local stores and malls. The Dial-a-Ride service offered by Easy Lift Transportation is a curb to curb van service primarily for disabled persons.

In addition to the Santa Barbara MTD, the VISTA bus service also provides connections between cities within Ventura County, Santa Barbara Counties, and Los Angeles Counties.⁶

Rail service is also available from Santa Barbara County stations on the Amtrak train system.⁷

Santa Barbara Fixed Route Services

The MTD has numerous local transit coaches that can take residents and tourists to multiple destinations ranging from parks and recreational centers, medical facilities, retirement communities, the airport, train stations,

⁶ www.goventura.org. (It should be noted that while the VISTA bus service will continue their regular schedule through July 31, 2012, there is concern regarding its services beyond this date. Regular notices on the website will provide the latest information.)

⁷ <http://www.santabarbaracarfree.org/train.htm>

Greyhound Bus Depot, various libraries, schools, shopping centers, and other places of interest.⁸

All MTD buses come equipped with wheelchair lifts or ramps that can accommodate wheelchairs and three-wheeled scooters that comply with the Americans with Disabilities act guidelines. Bus drivers can operate these wheelchair lifts or ramps at bus stops that are wheelchair accessible and that are marked with a blue wheelchair symbol.⁹

Table 2-15 shows the standard fare system for the Santa Barbara MTD.

**Table 2-15
Santa Barbara Standard Fare Structure**

	Standard Fares
Regular one-way fare	\$1.75
Seaside Shuttle	\$0.25
Downtown-Waterfront Shuttle	\$0.25
Coastal Express Limited	\$6.00
Youth (K - 12th grade)	\$1.75
Seniors (age 62 and over)*	\$0.85
Persons with Disabilities*	\$0.85
Persons with Medicare Cards* adult)	Free
Transfers (to complete a one-way trip)	Free
Day Pass (not valid on Coastal Express Limited)	\$6.00
Token for one-way fare	\$1.75

* Identification, proof of age, or proof of disability may be required.

Source: <http://www.sbmtd.gov/fares-and-passes/index.html>

In addition to the standard fare system there are a number of discounted passes available for 10-rides or for longer 30-day periods, as shown in Table 2-16.

⁸ <http://www.sbmtd.gov/passenger-information/popular-destinations.html>

⁹ Santa Barbara MTD official website

**Table 2-16
Discount Passes in Santa Barbara**

Discounted 10-Ride Pass	Cost
Adult	\$11.50
Youth (K-12)	\$8.25
Senior (age 62 and over)*	\$5.50
Mobility (for disabled persons & Medicare card holders)*	\$5.50
Coastal Express Limited	\$40.00
Discounted 30-Day Pass	
Adult	\$52.00
Youth (K-12)	\$42.00
Senior (age 62 and over)*	\$20.00
Mobility (for disabled persons & Medicare card holders)*	\$20.00
Coastal Express Limited	\$140.00

* Identification, proof of age, or proof of disability may be required.
Source: <http://www.sbmttd.gov/fares-and-passes/index.html>

Dial-A-Ride

Dial-A-Ride (DAR) is a special transportation service designed to provide curb-to-curb van service to seniors over the age of 65 and disabled residents of Santa Barbara County. The DAR service uses air-conditioned, lift-equipped vans.

The U.S. Department of Transportation has implemented the Americans with Disabilities Act of 1990 (ADA). The ADA requires public entities that operate a fixed-route system for the general public to provide a complementary paratransit service to persons unable to use the regular fixed-route service. There are three qualifying categories set forth in the ADA. Only those individuals who qualify under at least one category will be certified to ride Dial-A-Ride.

The categories are as follows:

- Any individual with a disability who is unable to board or ride a bus on the fixed-route system that is accessible and usable by other individuals with a disability.
- Any individual with a disability who needs the assistance of a wheelchair lift or other boarding assistance and the fixed route he/she wants to travel is not wheelchair accessible.
- Any individual with a disability who has a condition that prevents him/her from walking or traveling to and from a bus stop on the fixed route system.

Passengers pay \$3.50 per one-way trip to use the Easy Lift services. At a discounted rate, passengers may pay \$32.50 for a book of ten tickets.¹⁰

Public Assisted Housing

The availability and location of public-assisted housing may be a fair housing concern. If such housing is concentrated in one area of a community, a household seeking affordable housing is limited to choices within that particular area. Public/assisted housing and housing assistance must be accessible to qualified households regardless of race/ethnicity, disability or other special characteristics.

The City of Santa Barbara and the Housing Authority of the City of Santa Barbara (HACSB) provide fair housing services for its residents. The primary mission of the HACSB is “providing safe, decent, and quality affordable housing and supportive services to eligible person with limited incomes, through a variety of federal, state, local and private resources.”¹¹ The HACSB actively support and promote fair housing through education and advocacy, to the end that all persons have the opportunity to secure the housing they desire and can afford without discrimination based on their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income, or other characteristics protected by law.

Since 1969, the HACSB has secured and/or develop over 3,000 affordable units for Santa Barbara.¹² The HACSB has worked to ensure equal access to housing for residents of Santa Barbara by providing, landlord/tenant counseling, outreach and education, consulting services, fair housing advocacy, family assistance programs, youth programs, and other resident services. In Santa Barbara, HUD-assisted public housing and their locally financed affordable housing units are well dispersed throughout the City.

For the purpose of this analysis, data will focus on activities during program years 2009-2011. Table 2-17 summarizes the number of public housing tenants, not including section 8 participants that rented units from the HACSB. Table 2-18 provides detail of these HACSB clients broken down by race and ethnicity.

¹⁰ <http://www.easylift.org/dial-a-ride/pdf-of-riders-guide/easy-lift-fares/>

¹¹ The Housing Authority of the City of Santa Barbara, 2011 Annual Report

¹² <http://www.hacsb.org/cm/about-us/Home.html>

Table 2-17
Total Public Housing Tenants Served by HACSB by Year

2009	1567
2010	1648
2011	1807

Source: Housing Authority of the City of Santa Barbara

Table 2-18
HACSB Public Housing Tenants by Race & Ethnicity

RACE*	2009		2010		2011	
	Number	Percent	Number	Percent	Number	Percent
White	872	55.6%	870	52.8%	891	49.3%
Black/African American	62	4.0%	61	3.7%	68	3.8%
American Indian/Alaska Native	22	1.4%	24	1.5%	26	1.4%
Asian	25	1.6%	24	1.5%	21	1.2%
Native Hawaiian/Other Pacific Islander	3	0.2%	3	0.2%	3	0.2%
Ethnicity						
Hispanic or Latino	474	30.2%	477	28.9%	500	27.7%
Not Hispanic or Latino	1093	69.8%	1171	71.1%	1307	72.3%
Totals	1567		1648		1807	

Note: Totals may not add to 100% due to rounding.
 Source: Housing Authority of the City of Santa Barbara

*The categories for race may not add to the total amount as there are tenants that are housed in units owned and managed by the HACSB and these tenants have not been required to select an identifying "race."

As can be seen by Table 2-17 above, the number of public housing tenants that rented units from the HACSB increased slightly each year since 2009. As indicated in Table 2-18, the majority of HACSB public housing tenants that were reported to be of a single race were Whites. This holds true for every year since 2009. Whites made up approximately 55.6 percent of public housing tenants in year 2009, 52.8 percent in 2010, and 49.3 percent in 2011.

This may be significantly lower than their total population as a percentage of residents for each of these years when compared to Census records. According to US Census 2010 statistics cited earlier in this report, Whites accounted for approximately 75 percent of the population in the City of Santa Barbara. It should be noted, however, that public housing tenants are not required to indicate their race when renting public housing units from the HACSB, so there are a large number of housing clients where data is unavailable. So any extrapolation of comparing racial statistics to total population should be met with caution.

When looking at ethnicity, however, the data is more complete. According to table 2-18, those indicating that they were of Hispanic or Latino origin ranged from 27.7 percent to 30.2 percent for all years indicated above. According to Census reports in 2010, the Hispanic or Latino population (of any race) was approximately 38 percent.

The following table provides another snapshot of public housing tenants, not including Section 8 participants, who rented units from the HACSB. Table 2-19 provides data on HACSB public housing tenants according to income levels.

**Table 2-19
HACSB Public Housing Tenants by Income**

Income	2009	2010	2011
Extremely Low (30% of Median)	1114	1160	1290
Very Low (50% of Median)	248	253	256
Low (80% of Median)	158	183	199
Not Low	47	52	62
Totals	1567	1648	1807

Source: Housing Authority of the City of Santa Barbara

The large majority of HACSB’s clients came from income levels that were considered extremely low. Approximately, 71.1 percent of public housing tenants in 2009, 70.4 percent in 2010, and 71.4 percent fell into the extremely low income category. When looking at the very low income category, the percentages were 15.8 percent in 2009, 15.4 percent in 2010, and 14.2 percent in 2011. For those clients whose income level was considered “not low,” they never made up more than 3.5 percent of total public housing tenants.

Tenant Based Rental Assistance (TBRA) program

The Housing Authority of the City of Santa Barbara (HACSB) and the City of Santa Barbara established the TBRA program. This program, which is a HOME funded program, was created to provide rental subsidies to very low income homeless individuals in the City of Santa Barbara who maintain an active Section 8 application. The purpose of this program is to provide safe, sanitary and decent housing within the City of Santa Barbara. Starting in fiscal year 2012-13 the City will be expanding the TBRA program by providing TBRA funds to Casa Esperanza Homeless Shelter and Transition House. This program has continued to be an important tool in the City’s effort to halt chronic homelessness. Part of the City’s 2012 action plan includes an application for further funding under this program.

Section 8 Housing Programs

The HACSB administers the Section 8 Housing Choice Voucher and subsidized public housing programs for the City of Santa Barbara. The Section 8 Housing Choice Voucher Program provides rental subsidies to low-income families that spend more than 30 percent of their gross income on housing costs. The program pays the difference between 30 percent of the recipients’ monthly income and the federally approved payment standard. Recipients of Housing Choice Vouchers are able to find their own housing, including single-family homes, townhouses and apartments. Participants are free to choose any housing that meets the requirements of the program and are not limited to units located in subsidized housing projects.

The Section 8 Program provides decent and safe rental housing for eligible low-income families, the elderly and persons with disabilities. Public housing comes in all sizes and types, from scattered-site developments to multi-family developments for elderly families. For Public Housing, the initial income limit is 80% of Area Median Income. For the Housing Choice Voucher Program, the initial income limit is targeted at 50% of Area Median Income.

To receive assistance from the HACSB, applicants must meet the following income limits as seen in Table 2-20. Under the Section 8 Housing Choice Voucher program, at least 75 percent of new admissions must have gross annual incomes at or below 30 percent of the AMI (Extremely Low Income).¹³ For the HUD-assisted Public Housing program, 40% of new admissions must be extremely low income (30% of AMI). According to the HACSB, in 2012, the median family income for a family of four was \$73,300.¹⁴

**Table 2-20
HACSB Program Income Limits for 2012**

Household Size	Public Housing, SHIFCO, & Non-HUD	Section 8, Income Limits	Tax Credit Income Limits		Garden Court Income Limits
	(80% of AMI)	(50% of AMI)	(50% AMI)	(60% AMI)	(40% AMI)
1	\$42,500	\$26,600	\$27,250	\$32,700	\$21,800
2	\$48,600	\$30,400	\$31,100	\$37,320	\$24,880
3	\$54,650	\$34,200			
4	\$60,700	\$37,950			
5	\$65,600	\$41,000			
6	\$70,450	\$44,050			
7	\$75,300	\$47,100			
8	\$80,150	\$50,100			

Source: Housing Authority of the City of Santa Barbara

¹³ Housing Authority of the City of Santa Barbara. <http://www.hacsb.org/cm/housing/income-limits.html>

¹⁴ Ibid.

As can be seen, for example, to be eligible to receive Section 8 assistance from the HACSB, the income limit at 50% AMI for a family of four would be \$37,950. For a family of six, the income limit would be \$44,050. The table also includes income limits for specific housing structures such as Garden Court where the income limit for a household size of two persons would be \$24,880.

Table 2-21
Housing Choice Vouchers Issued

Year	Santa Barbara City Limits	Outside City Limits
2008	1593	239
2009	1679	260
2010	1816	297
2011	1993	312

Source: Housing Authority of the City of Santa Barbara (HACSB)

As can be seen in Table 2-21, the percentage of Housing Choice Vouchers contracted by the Housing Authority has increased slightly from years 2008 - 2011. Using the year 2010 as a guide, approximately 2 percent (2.05 percent) of the total population of the City of Santa Barbara were issued some form of housing vouchers as leased by the Housing Authority of the City of Santa Barbara (1816 vouchers issued out of a population of 88,410).¹⁵

Affordable Housing Projects

Apartment projects can receive housing assistance from a variety of sources to ensure that rent is affordable for lower-income households. In exchange for public assistance, owners are typically required to reserve a portion or all of the units as affordable housing for lower-income households. The length-of-use restrictions are dependent on the funding program. These funds are typically used in concert with Low Income Housing Tax Credits (LIHTC) to reduce the debt associated with the project, thereby maximizing affordability. Currently, Santa Barbara is partnering with nonprofits for several LIHTC projects located in the City.

The LIHTC creates an incentive for private investment in low-income housing development by giving federal tax credits to investors. Private investors, such as banks and corporations, buy the tax credits from the affordable housing developer. The owner/developer uses the proceeds from the sale of the tax credits, known as "equity," to construct or rehabilitate housing. Investors receive a federal tax credit over a 10-year term.

¹⁵ U.S. Census Bureau, 2010

**Table 2-22
Affordable Housing Units by Occupancy Type with Long-Term Affordability
(Covenant or Non-Profit Owner)**

Occupancy Type	Total Affordable Units	Number of Low Income Units	Number of Moderate Income Units	Number of Middle Income Units	Number of Upper-Middle Income Units	Total City Financing
Rentals (not Seniors only)	1428	1314	114			\$68,844,001
Rentals (Seniors only)	1142	1002	140			\$30,010,909
Ownership	416	15	271	66	64	\$7,451,707
Owner-occupied Mobilehome	74	74				\$225,000
Group	416	416				\$5,582,808
Secondary Dwelling	12	11	1			\$0
Totals	3488	2832	526	66	64	\$112,114,425

Source: City of Santa Barbara Community Development Program

As Table 2-22 demonstrates, there were approximately 3488 affordable units as of June 30 of 2011. Approximately 1428 were designated rental units to all eligible Santa Barbara residents. Approximately 1142 were specifically designated for rentals for senior residents. In addition 416 were designated for owners, with an additional 74 for owner-occupied Mobilehomes. Overall, approximately 81 percent, the large majority, of units were designated for low income units. Approximately, another 15 percent were designated for moderate income units.

Based on the US Census numbers presented earlier, there are approximately 35,335 total occupied housing units. With a total of 3,488 units deemed affordable housing units based on occupancy type, approximately 9.8 percent of total occupied units in the City of Santa Barbara receive some form of assistance for housing costs.

Section 3

MORTGAGE LENDING PRACTICES

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home. Lending policies and requirements related to credit history, current credit rating, employment history and the general character of applicants permit lenders to use a great deal of discretion and in the process deny loans even though the prospective borrower would have been an acceptable risk. This section reviews the lending practices of financial institutions and the access to home loans for ethnic minorities of all income groups.

Background

Discriminatory practices in home mortgage lending have evolved in the past five to six decades. In the 1940s and 1950s, racial discrimination in mortgage lending was easy to spot. From government-sponsored racial covenants to the redlining practices of private mortgage lenders and financial institutions, ethnic minorities were denied access to home mortgages in ways that severely limited their ability to purchase a home. During the recent rise of the subprime loan market,¹⁶ discriminatory lending practices became more subtle. By employing high pressure sales practices and deceptive tactics, some mortgage brokers pushed minority borrowers into high-cost subprime mortgages that were not well suited to their needs and led to financial problems. According to data from the 2007 Home Mortgage Disclosure Act (HMDA), four of every 10 home purchase mortgages issued to minorities in 2006 were subprime loans—twice the number of subprime loans issued to White borrowers. The pattern and trend of subprime rate lending led to high-cost (subprime) loans and foreclosures concentrated in low-income minority neighborhoods.¹⁷

Legislative Protection

In the past, fair lending practices were not always employed by financial institutions. Credit market distortions and other activities such as redlining prevented some groups from equal access to credit. The passage of the Community Reinvestment Act (CRA) in 1977 was designed to improve access

¹⁶TD Bank Corp. (2007, April 30). *A Primer on the U.S. Sub-Prime Market*. The subprime mortgage market ballooned in 2005 and 2006 to 20 percent–25 percent of all new mortgages, capturing more than twice the market share seen over the prior 10 years.

¹⁷Joint Center for Housing Studies of Harvard University. (2009). *The State of the Nation's Housing 2009*.

to credit for all members of the community. The CRA is intended to encourage regulated financial institutions to help meet the credit needs of entire communities, including low- and moderate-income neighborhoods. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.

In tandem with the CRA, the HMDA, initially enacted in 1975 and substantially expanded in 1989, required banks to disclose detailed information about their mortgage lending. The law aimed to curb discrimination in such lending to create more equal opportunity to access credit. The disclosure requirement compelled banks, savings and loan associations and other lending institutions to report annually the amounts and geographical distribution of their mortgage applications, origins and purchases disaggregated by race, gender, annual income and other characteristics. The data, collected and disclosed by the Federal Financial Institutions Examination Council (FFIEC), were made available to the public and to financial regulators to determine if lenders were serving the housing needs of the communities where they were located.

Detailed FFIEC data for conventional and government-backed home purchase and home improvement loans in Santa Barbara are presented in Tables 3-1 and 3-2. The FFIEC data provide some insights regarding the lending patterns that exist in a community. However, the data are only an indicator of potential problems; the data lack the financial details of the loan terms to conclude definite redlining or discrimination.

**Table 3-1
Home Purchase Loan Application Numbers in Santa Barbara by Race and Ethnicity (2010)**

	Apps Received	Loans Originated	Apps Approved, not accepted	Apps Denied	Apps Withdraw n	Files Closed for Incompleteness	Loan Purchased By Institution	Preapproval Request not Accepted
	Number	Number	Number	Number	Number	Number	Number	Number
American Indian or Alaska Native								
Conventional	1	0	0	1	0	0	0	0
FHA, VA, FSA or RHS loans	0	0	0	0	0	0	0	0
Asian								
Conventional	19	10	0	2	3	0	4	0
FHA, VA, FSA or RHS loans	4	3	0	0	0	0	1	0
African American								
Conventional	0	0	0	0	0	0	0	0
FHA, VA, FSA or RHS loans	0	0	0	0	0	0	0	0
Native Hawaiian or other Pacific Islander								
Conventional	1	0	0	0	1	0	0	0
FHA, VA, FSA or RHS loans	0	0	0	0	0	0	0	0
White								
Conventional	423	260	18	37	53	2	53	0
FHA, VA, FSA or RHS loans	67	31	5	5	6	1	19	0
Hispanic or Latino								
Conventional	16	9	0	0	6	0	1	0
FHA, VA, FSA or RHS loans	9	4	0	1	2	1	1	0
Totals								
Conventional	460	279	18	40	63	2	58	0
FHA, VA, FSA or RHS loans	80	38	5	6	8	2	21	0

Source: Federal Financial Institutions Examination Council (FFIEC)

Apps: Applications; FHA: Federal Housing Administration; FSA: Farm Service Agency; RHS: Rural Housing Services; VA: Veterans Administration

Note: Not all applications have race/ethnicity available. The ethnicity Hispanic/Latino overlaps with other groups.

Note: Data based on census tract data that follows City boundaries as close as possible, but there may be census tract data that falls outside of official City boundaries and vice versa.

**Table 3-2
Home Purchase Loan Application Numbers in Santa Barbara by Race and Ethnicity by Thousands of Dollars (2010)**

	Apps Received	Loans Originated	Apps Approved, not accepted	Apps Denied	Apps Withdraw n	Files Closed for Incompleteness	Loan Purchased By Institution	Preapproval Request not Accepted
	000s	000s	000s	000s	000s	000s	000s	000s
American Indian or Alaska Native								
Conventional	729	0	0	729	0	0	0	0
FHA, VA, FSA or RHS loans	0	0	0	0	0	0	0	0
Asian								
Conventional	9243	5372	0	536	1204	0	2131	0
FHA, VA, FSA or RHS loans	2162	1633	0	0	0	0	529	0
African American								
Conventional	0	0	0	0	0	0	0	0
FHA, VA, FSA or RHS loans	0	0	0	0	0	0	0	0
Native Hawaiian or other Pacific Islander								
Conventional	600	0	0	0	600	0	0	0
FHA, VA, FSA or RHS loans	0	0	0	0	0	0	0	0
White								
Conventional	230173	148936	9500	18976	26956	1118	24687	0
FHA, VA, FSA or RHS loans	37222	16865	2776	3314	3326	191	10750	0
Hispanic or Latino								
Conventional	7912	5470	0	0	2027	0	415	0
FHA, VA, FSA or RHS loans	3481	1381	0	523	1141	191	245	0
Totals								
Conventional	248657	159778	9500	20241	30787	1118	27233	0
FHA, VA, FSA or RHS loans	42865	19879	2776	3837	4467	382	11524	0

Source: Federal Financial Institutions Examination Council (FFIEC)

Apps: Applications; FHA: Federal Housing Administration; FSA: Farm Service Agency; RHS: Rural Housing Services; VA: Veterans Administration

Note: Not all applications have race/ethnicity available. The ethnicity Hispanic/Latino overlaps with other groups.

Note: Data based on census tract data that follows City boundaries as close as possible, but there may be census tract data that falls outside of official City boundaries and vice versa.

Conventional versus Government-Backed Financing

Conventional financing involves market-rate loans provided by private lending institutions such as banks, mortgage companies, savings and loan associations and thrift institutions. To assist low- and moderate-income households that might have difficulty in obtaining home mortgage financing in the private market due to income and equity issues, several government agencies offer loan products that have below market rate interest and are insured (“backed”) by federal agencies. Sources of government-backed financing include loans insured by the Federal Housing Administration (FHA), the Department of Veterans Affairs (VA) and the Rural Housing Services/Farm Service Agency (RHA/FSA). Often, government-backed loans are offered to consumers through private lending institutions. Local programs such as first-time homebuyer and rehabilitation programs are not subject to HMDA reporting requirements.

Conventional Loans

According to the FFIEC data for 2010, approximately 460 applications (for a total of \$248,657,000) were submitted for home purchase conventional loans in the City of Santa Barbara based on census tracts numbers.¹⁸ Among all conventional loan applications received that year, the percentage of loans originated was 60.7 percent, and the percentage of applications denied was 8.7 percent.¹⁹

Also that year, when broken down by race and ethnicity Whites and Hispanics participated in the market at varying levels. Whites participated at the highest level, submitting 423 conventional loan applications amounting to \$230,173,000. African Americans were the lowest participants in the conventional loan market, as they did not submit any applications.

Whites also had the highest conventional loan origination rate of 61.5 percent, followed by 56.3 percent for Hispanic/Latinos, and 52.6 percent for Asians. Both American Indian/Alaska Natives and Native Hawaiian/Pacific Islanders submitted 1 conventional loan application each, but neither had these loans originated.

¹⁸ Federal Financial Institutions Examination Council (FFIEC). The amount of loans are based on FFIEC data that uses Census tracts numbers to determine HMDA data. Census Tract information may include individuals that fall within a census tract number but might not necessarily be living within the City border and vice versa.

¹⁹ Federal Financial Institutions Examination Council (FFIEC). Note that these percentages are based on the number of applications received, and not based on the number of thousands of dollars for loan applications.

When it comes to conventional loan applications being denied, there was significant variation when broken down by racial and ethnicity categories, although the numbers may be skewed in cases where there was only one application submitted. Out of those that submitted applications, American Indian/Alaska Natives had a denial rate of 100 percent, although they only submitted one application. Asians had the next highest denial rate at 10.5 percent followed by Whites at 8.7 percent. Native Hawaiian/Pacific Islanders submitted one conventional loan application and this application was not denied (This application was instead withdrawn for reasons not specified). Hispanic/Latinos also did not have any of their conventional loans applications denied out of their 16 that were submitted (zero percent denial rate).

Government-Backed Loans

According to the FFIEC data, approximately 80 applications (for a total of \$42,865,000) were submitted for home purchase government-backed loans (FHA, VA, FSA or RHS loans) in the City of Santa Barbara based on census tracts numbers. Among all government-backed loan applications received that year, the percentage of loans originated was 47.5 percent, and the percentage of applications denied was 7.5 percent.²⁰

Also that year, when broken down by race and ethnicity, participation in the market varied. Whites once again had the highest participation levels, similar to conventional loans, submitting 67 home purchase government-backed loan applications, amounting to \$37,222,000. Hispanic/Latinos submitted 9 applications totaling \$3,481,000, while Asians submitted 4 applications for a total of \$2,162,000. American Indian/Alaska Natives, African Americans, and Native Hawaiian/Pacific Islanders all did not submit any government-backed loan applications.

Asians had had the highest loan origination rate of 75 percent followed by 46.3 percent for Whites. The lowest home purchase government-backed loan percentage rate was for Hispanic/Latinos at 44.4 percent.

When it comes to home purchase government-backed loan applications being denied, there was significant variability across race and ethnicity categories. Hispanic/Latinos had the highest denial rate at 11.1 percent, followed by Whites at 7.5 percent. Asians had a zero percent denial rate, out of the four applications that were submitted.

²⁰ Federal Financial Institutions Examination Council (FFIEC). Note that these percentages are based on the number of applications received, and not based on the number of thousands of dollars for loan applications.

Because in certain cases, for both conventional and government-backed loans, only a few loan applications were submitted, these numbers may be difficult to interpret. Also, an analysis of differences in loan approval rates by race/ethnicity and income separately does not always reveal important differences among groups. For this reason, an analysis of lending patterns for race/ethnicity and income together helps reveal differences among applicants of different races/ethnicities of the same income levels. Although this analysis provides a more in-depth look at lending patterns, it still cannot provide a reason for any discrepancy. Aside from income, many other factors can contribute to the availability of financing, including credit history, the availability and amount of a down payment and knowledge of the home-buying process, among others. As such, the City should continue to monitor the approval rates among ethnic groups and continue to take appropriate actions to remove barriers to financing, including credit counseling, down payment assistance and homebuyer education programs.

According to Table 3-3, when compared to their percentage of total population, there is significant underrepresentation among Hispanic/Latinos in the home purchase market within the City of Santa Barbara. While they only made up 4.6 percent of total home purchase loan applications, they made up 38 percent of the population. Part of this difference may be offset due to the fact that the Hispanic/Latino category may include individuals of any race.

African Americans may also be slightly underrepresented in the home purchase loan market as they make up 1.6 percent of the population, while they did not submit any home purchase loan applications.

Conversely, Whites may be significantly overrepresented by more than 15 (15.6) percentage points. All other categories, when broken down by race, never differed by more than 1 percentage point when comparing percent of total loan applications to percent of total population.

**Table 3-3
Home Purchase Loan Applications versus Population
by Race and Ethnicity in Santa Barbara (2010)**

	% of Total Applications	% of Total Population
RACE		
American Indian or Alaska Native	0.2%	1.0%
Asian	4.3%	3.5%
African American	0.0%	1.6%
Native Hawaiian or other Pacific Islander	0.2%	0.1%
White	90.7%	75.1%
Ethnicity		
Hispanic or Latino (of any race)	4.6%	38.0%
Source: Federal Financial Institutions Examination Council (FFIEC); US Census Bureau, 2010		
Note: Not all applications have race/ethnicity available. The ethnicity Hispanic/Latino overlaps with other groups and may not add to 100%.		

Conventional versus Government-Backed Home Loans

During the housing boom experienced in the early 2000s, low-income households had a much better chance of getting a government-assisted loan than a conventional loan. The lending market offered subprime loan options such as zero percent down, interest-only and adjustable loans. As a result, government-backed loans became a less attractive option for many households. With the recent difficulties in the subprime housing market, however, this option is no longer available, and many households are facing foreclosure. In response, the federal government in September 2007 created a government-insured foreclosure avoidance initiative, FHA Secure, to assist tens of thousands of borrowers nationwide in refinancing their subprime home loans.

According to the 2010 FFIEC data presented previously, only 14.8 percent of all home purchase loan applications that year within Santa Barbara were for government-backed loans, while 85.2 percent were for conventional loans. Out of government-backed home purchase loan applications, 47.5 percent of loans were originated, which is less than the loan origination rate of conventional loans at 60.7 percent. Out of loan applications received, 8.7 percent of conventional loan applications were denied while only 7.5 percent of government-backed loans were denied.

As government-backed loans are again being publicized and subprime loans are less of an option to borrowers, the increased use of government-backed loan applications is likely. However, expanded marketing to assist potential

homeowners in understanding the requirements and benefits of these loans could be necessary.

Subprime Lending

According to the Federal Reserve, *prime* mortgages are offered to persons with excellent credit and employment history and income adequate to support the loan amount. *Subprime* loans are loans to borrowers who have less-than-perfect credit history, poor employment history or other factors such as limited income. By providing loans to those who do not meet the credit standards for borrowers in the prime market, subprime lending can and does serve a critical role in increasing levels of homeownership. Households that are interested in buying a home but have blemishes in their credit record, insufficient credit history or nontraditional credit sources might otherwise be unable to purchase a home. The subprime loan market offers these borrowers opportunities to obtain loans that they would be unable to realize in the prime loan market.

Subprime lenders generally have interest rates that are higher than those in the prime market and often lack the regulatory oversight required for prime lenders because they are not owned by regulated financial institutions. In the past decade, however, many large and well-known banks became involved in the subprime market either through acquisitions of other firms or by initiating loans that were subprime directly.

Most subprime loans provide families with payments for the first couple of years at a low “teaser” rate. After that, the loans reset every six months or year to a higher, fully indexed rate, which can cost borrowers hundreds of extra dollars each month.²¹ This extra expense has increased the housing cost burden of many families and ultimately resulted in foreclosed homes for many.

Although subprime lending cannot in and of itself be equated with predatory lending, studies have shown a high incidence of predatory lending in the subprime market.²² Unlike in the prime lending market, overly high approval rates in the subprime market are a potential cause for concern when the target clients are considered high risk. Many large banks have also been involved in the subprime market but are not identified as subprime lenders exclusively. The FFIEC data does not provide information on which loans were

²¹ Christie, L. (2007, March 22). Subprime risk: Most vulnerable markets: 2.2 million homeowners are endangered by the subprime crisis. Which markets may be hardest hit? CNN Money.

²² California Reinvestment Committee. (2001, November). *Stolen Wealth: Inequities in California's Subprime Mortgage Market*.

subprime loans. As such, analysis on this topic is difficult. However, the high approval rate of any lending institution in Santa Barbara could indicate a concern related to an overly aggressive lending practice.

Predatory Lending

With an active housing market, potential predatory lending practices by financial institutions could arise. Predatory lending involves abusive loan practices usually targeting minority homeowners or those with less-than-perfect credit histories. The predatory practices typically include high fees, hidden costs, unnecessary insurance and larger repayments due in later years. One of the most common predatory lending practices is placing borrowers into higher interest rate loans than called for by their credit status. Although the borrowers may be eligible for a loan in the “prime” market, they are directed into more expensive and higher fee loans in the “subprime” market. In other cases, fraudulent appraisal data is used to mislead homebuyers into purchasing overvalued homes, or fraudulent or misrepresented financial data is used to encourage homebuyers into assuming a larger loan than can be afforded. Both cases almost inevitably result in foreclosure.

In recent years, predatory lending has also penetrated the home improvement financing market. Seniors and ethnic minority homeowners are the usual targets. In general, home improvement financing is more difficult to obtain than home purchase financing. Many homeowners have a debt-to-income ratio that is too high to qualify for home improvement loans in the prime market and become targets of predatory lending in the subprime market. Seniors are often swindled into installing unnecessary devices or making unnecessary improvements that are bundled with unreasonable financing terms.

Predatory lending is a growing fair housing issue. Predatory as well as discriminatory lending is addressed under the Fair Housing Act of 1968, which requires equal treatment in the terms and conditions of housing opportunities and credit regardless of race, religion, color, national origin, family status or disability. This applies to loan originators as well as the secondary market. The Equal Credit Opportunity Act of 1972 requires equal treatment in loan terms and availability of credit for all of the above categories, as well as age, sex and marital status. Lenders that engage in predatory lending would violate these acts if they were to target ethnic minority or elderly households to buy higher-priced and unequal loan products, treat loans for protected classes differently than those of comparably creditworthy White applicants, or have policies or practices that have a disproportionate effect on the protected classes.

Data available to investigate the presence of predatory lending are extremely limited. At present, the FFIEC data are the most comprehensive available for evaluating lending practices. However, as discussed before, the FFIEC data lack the financial details of the loan terms to conclude any kind of predatory lending. Efforts at the national level are pushing for increased reporting requirements in order to curb predatory lending.

Predatory lending and unsound investment practices, which are central to the current home foreclosure crisis, have resulted in a credit crunch that has spread well beyond the housing market and is now affecting the cost of credit for local government borrowing, as well as local property tax revenues. To curb the future negative impact of predatory lending, the governor of California in June 2009 signed into law Assembly Bill 260, reforming mortgage lending and specifically banning predatory lending practices. The legislation created a fiduciary duty standard for mortgage brokers, eliminated compensation incentives that encourage the steering of borrowers into risky loans and established regulations on prepayment penalties.²³

²³State of California, AB 260

Section 4

PUBLIC POLICIES AND PRACTICES

Public policies established at the state, regional and local levels can affect housing development and therefore could have an impact on the range of housing choices available to residents. This section discusses the various public policies that might influence fair housing choice in the City of Santa Barbara.

City Policies and Programs Affecting Housing Development

The Santa Barbara General Plan Housing Element, Zoning Code, Consolidated Plan, Land Use Element, Action Plan, and other documents have been reviewed to evaluate the following potential impediments to fair housing choice and affordable housing development:

- Local zoning, building, occupancy, and health and safety codes
- Public policies and building approvals that add to the cost of housing development
- Moratoriums or growth management plans
- Residential development fees
- Administrative policies affecting housing activities or community development resources for areas of minority concentration, or policies that inhibit the employment of minorities or individuals with disabilities
- Community representation on planning and zoning boards and commissions

Zoning, Building, Occupancy, and Health and Safety Codes

General Plan and Zoning Ordinance

Higher-density housing reduces land costs on a per-unit basis and thus facilitates the development of affordable housing. Restrictive zoning that requires unusually large lots and building size can substantially increase housing costs and impede housing production. Although housing affordability alone is not a fair housing issue, many low- and moderate-income households are disproportionately concentrated in groups protected under the fair housing laws, such as persons with disabilities and persons of color. When the availability of affordable housing is limited, indirectly affecting the housing

choices available to groups protected by fair housing laws, fair housing concerns may arise.

The Zoning Policy in the City of Santa Barbara provides for a range of residential development opportunities that are implemented through the City’s existing residential zones as shown in Table 4-1. Housing supply and costs are affected by the amount of land designated for residential use and the density at which development is permitted.

**Table 4-1
Zoning Designations in Santa Barbara**

ZONES	ADDITIONAL USES PERMITTED
A-1, A-2, E-1, E-2, E-3 AND R-1 ONE-FAMILY RESIDENCE ZONES	
R-2 TWO-FAMILY RESIDENCE ZONE	R-1
R-3 LIMITED MULTIPLE-FAMILY RESIDENCE ZONE	R-2 and R-1
R-4 HOTEL-MOTEL-MULTIPLE RESIDENCE ZONE	R-3, R-2 and R-1
R-O RESTRICTED OFFICE ZONE	R-3, R-2 and R-1
C-O MEDICAL OFFICE ZONE	R-3, R-2 and R-1
C-P RESTRICTED COMMERCIAL ZONE	R-4, R-O, C-O, R-3, R-2 and R-1
C-L LIMITED COMMERCIAL ZONE	R-4, R-O, C-O, R-3, R-2 and R-1
C-1 LIMITED COMMERCIAL ZONE	R-4, R-O, C-O, R-3, R-2 and R-1
C-2 COMMERCIAL ZONE	C-P, R-4, R-O, C-O, R-3, R-2 and R-1
C-M COMMERCIAL MANUFACTURING ZONE	C-2, C-P, R-4, R-O, C-O, R-3, R-2 and R-1
M-1 LIGHT MANUFACTURING ZONE	C-M, C-2 (except educational facility), C-P, R-4 (except residential), R-O, C-O
R-H RESORT-RESIDENTIAL HOTEL ZONE	Dual Zoning
P-D PLANNED DEVELOPMENT ZONE	
PUD PLANNED UNIT DEVELOPMENT ZONE	
SP-5 ZONE	
SP-7 RIVIERA CAMPUS SPECIFIC PLAN	
A. SP-8 HOSPITAL ZONE	
B. SP-9 VERONICA MEADOWS SPECIFIC PLAN	
C. S-H SENIOR HOUSING ZONE	
C-X RESEARCH AND DEVELOPMENT AND ADMINISTRATIVE OFFICE ZONE	
H-C HARBOR COMMERCIAL ZONE	
OC OCEAN-ORIENTED COMMERCIAL ZONE	
OM-1 OCEAN-ORIENTED LIGHT MANUFACTURING	
HRC-1 AND HRC-2 HOTEL AND RELATED COMMERCE ZONES	HRC-1

Source: City of Santa Barbara 2011 General Plan Appendix: Zoning Information and Fees

The zoning ordinance provides a number of development standards for single family residential housing as can be seen in Table 4-2. The zoning code establishes minimum lot size dimension, setback requirements for structures, number of parking spaces, building height and other guidelines for single-family residential housing. For instance, the maximum height limit for structures according to single family zoning standards is 30 feet and the minimum distance between main buildings of 20 feet. The existing ordinance includes side-yard setback requirements designed to ensure access to the rear yard for large recreation vehicles.

**Table 4-2
Single Family Zoning Standards**

Zoning Standards	Requirements
Maximum Height Limit	30 feet – See SBMC §28.04.140 for definition of building height
Solar Access Ordinance	See SBMC §28.11 and Solar Access Ordinance handout
Front Setback	A-1.....35 feet A-2.....30 feet E-1.....30 feet E-2.....25 feet E-3.....20 feet R-1..... 1-story buildings:.....15 feet 2-story portion of buildings:.....20 feet Parking that does not back out/open onto the street:.....15 feet Parking that backs out/opens onto the street:.....20 feet
Interior & Rear Setback	A-1.....15 feet A-2.....10 feet E-1.....10 feet E-2.....8 feet E-3.....6 feet R-1.....5 feet
Minimum Distance Between Main Buildings	20 feet
Minimum Distance Between Main and Accessory Buildings	5 feet – See SBMC §28.04.010
Minimum Distance Between Accessory Buildings and Structures	5 feet – See SBMC §28.87.062.D
Maximum Accessory Building Floor Area	500 square feet; may not exceed two stories and may not be located in the front yard - See SBMC §28.87.160
Minimum Residential Unit Size	400 square feet
Open Yard	1. Minimum Area: 1,250 s.f. (There are allowances for certain exceptions.) 2. There are additional Rules for a Sloped Open Yard.
Required Off-Street Parking	Two (2) covered spaces (either in a garage or carport): 1) Exception for lots developed with less than 85% of the maximum FAR: One covered space and one uncovered space. 2) Exception for lots developed with less than 80% of the maximum FAR: Two uncovered spaces.
Source: City of Santa Barbara Zoning Handout, SBMC §28.15 Excerpt	

The following table provides information on the requirements for lot area and lot frontage according to single family zoning standards. There may be varying standards based on the zone designation as well as the average slope of the entire parcel. For parcels under zoning designation A-1, the lot area for newly created lots is 43,560 square feet with a required lot frontage of 100 feet. On the opposite end of the spectrum, newly created lots with a R-1 zoning designation require a lot area of 6,000 square feet and a lot frontage of 60 feet.

**Table 4-3
Lot Area and Frontage Requirements for Newly Created Lots**

<u>Lot Area for Newly Created Lots*</u>		<u>Lot Frontage for Newly Created Lots*</u>	
A-1	43,560 square feet	A-1	100 feet
A-2	25,000 square feet	A-2	100 feet
E-1	15,000 square feet	E-1	90 feet
E-2	10,000 square feet	E-2	75 feet
E-3	7,500 square feet	E-3	60 feet
R-1	6,000 square feet	R-1	60 feet

Source: City of Santa Barbara Zoning Handout, SBMC §28.15 Excerpt

*If the zone designation A-1 is preceded by a number, such as 2-A-1, 5-A-1, 10-A-1, etc., there may be exceptions to minimum lot size and lot frontage. The same holds true for different slope densities, not including parcels having frontage on the Pacific Ocean.

The Santa Barbara municipal code also has a number of standards for specific land uses such as for commercial zones, cargo container storage, animal keeping, child day care facilities, home occupations, garage conversions, guest houses and carriage units, and second dwelling units, and mobilehomes and manufactured housing. We will discuss some of these in the upcoming sections.

Family Definition

A city’s zoning ordinance can restrict access to housing for individuals living together but failing to qualify as a *family* by the definition specified in the document. Even if the ordinance provides a broad definition, deciding what constitutes a *family* should be avoided by cities to prevent confusion or unintentional restrictiveness. Particularly, when the zoning ordinance uses terms such as *single-family homes* defining *family* in too-detailed terms may restrict access to housing for certain segments of the population.

California court cases have ruled that an ordinance that defines a *family* as (a) an individual, (b) two or more persons related by blood, marriage or adoption, or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit, is invalid. Court rulings stated that defining a *family* does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of a jurisdiction, and therefore violates rights of privacy under the California Constitution. A zoning ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons.

The City of Santa Barbara’s municipal code, within Section 28.04.290, defines *family* to mean “a single residential unit or a person or group of persons living together as a domestic unit in a single residential unit.”

Density Bonuses

A density bonus can be an important tool to encourage a diversity of housing types and prices, particularly affordable housing for families and seniors. California Government Code Section 65915 requires that cities grant density bonuses of 20 percent to 35 percent, depending on the amount and type of affordable housing provided. The density bonus regulations allow for exceptions to applicable zoning and other development standards to further encourage the development of affordable housing. (If any of Santa Barbara's density bonus provisions conflict with the state law, the state law takes precedence.)

Developers may seek a modification of development standards that might otherwise preclude the construction of a housing development meeting the density bonus criteria. The developer must show that the modification is necessary to make the housing units economically feasible.

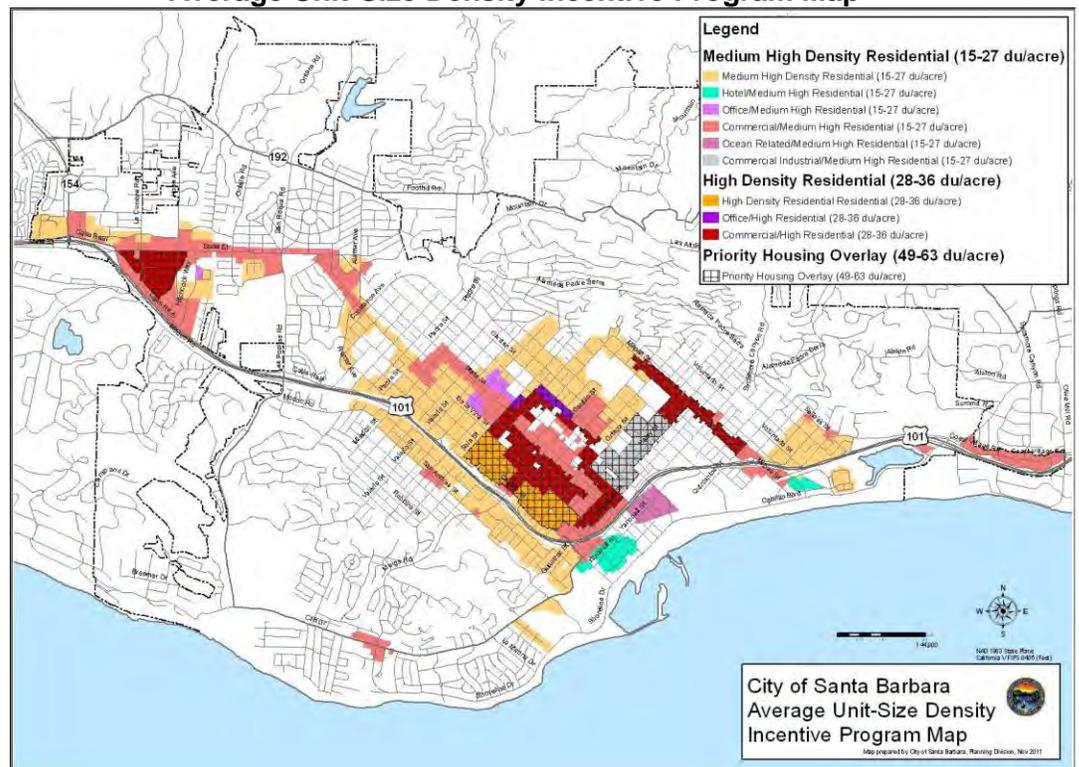
The state density bonus regulations also include incentives and concessions. A developer can receive at least one incentive or concession based on the proportion of affordable units for target groups. Incentives or concessions might include, but are not limited to, a reduction in setback and square footage requirements or a reduction in the ratio of vehicular parking spaces that would otherwise be required, which results in identifiable, financially sufficient and actual cost reductions.

Figure 4-1 displays the layout of Average Unit-Size Density Incentive Program in the City of Santa Barbara.²⁴ This map includes various residential densities that are calculated based on the numbers of average-size units that can fit within a certain designated volume of space. In the Average Unit-Size Density incentive Program there are two multi-family designations, described as Medium-High Residential and High Residential, with an additional Priority Housing Overlay. The overall purpose of this incentive program is to “encourage smaller, more affordable units through established unit sizes, while allowing flexibility for larger units, which help subsidize the cost of the smaller units.”²⁵

²⁴ City of Santa Barbara Land Use Element

²⁵ City of Santa Barbara Land Use Element, pg. 11

Figure 4-1
Average Unit-Size Density Incentive Program Map



City Specific Density Bonus

The City of Santa Barbara has a density program that adheres to state law and the City’s own ordinance. The City’s density program was developed to encourage a wider range of affordable housing types.²⁶ The City of Santa Barbara’s density bonus is intended to provide incentives for developing affordable housing to very-low income, low income, seniors, and other qualified households. For ownership developments the City may approve a density bonus if all density bonus units are affordable “for sale to middle-income” homebuyers. In cases of rental projects that do not meet state law requirements, the common requirement is to allow these density bonus units to be available to low income households for a minimum of 90 years.

The City of Santa Barbara has various density bonus requirements for ownership units within the first 25 percent density bonus, ownership units above the first 25 percent density bonus, market rate density bonus units, and a density bonus for rental projects. If the minimum requirements for granting these density bonuses or applicable concession as set forth in Government Code 65915 is amended or altered by the City of Santa Barbara, the lowest minimum requirement applies.²⁷

²⁶ City of Santa Barbara Affordable Housing Handbook, July 2010

²⁷ Ibid.

Parking Requirements

Because off-street parking often requires large amounts of land, parking requirements are one of the development standards that can most negatively affect the development of affordable housing. Off-street parking requirements increase the cost of development, limiting the funds available for providing housing. Most municipalities have adopted parking standards that exceed the actual parking needs of the population. Santa Barbara's off-street parking standards for residential uses are summarized in Table 4-4.

The parking standards as set forth in the zoning ordinance vary depending on the type of dwelling and, if a multi-family unit, it depends on the number of bedrooms per unit. The City requires two covered parking spaces with an enclosed garage per single residential unit or group home. For a duplex, 2 parking spaces are required for each unit, 1 covered and 1 uncovered. For other multi-family residential units, there are varying rules depending on whether the apartment is a studio, a full one bedroom, or more than two-bedroom unit. When there are more than 6 residential units, 1 guest parking space per every 4 units is required. However, for projects developing under the Average Unit-Size Density Incentive Program, a minimum of one parking space per residential unit is allowed.

The parking requirements for single family houses and duplexes do not appear to constrain housing development, and are comparable to jurisdictions throughout California. The City's Housing Authority does plan to renovate approximately 10 currently existing housing units, part of which will include parking lot rehabilitation. In addition, in Santa Barbara there is a RV Safe Parking Program which provides the homeless living in vehicles a safer place to sleep at night.²⁸ The RV safe parking program is run by New Beginnings Counseling Center, a non-profit organization providing personal counseling and outreach programs to those in need of help and support. The RV Safe Parking Program receives financial support from the City's Human Services Grant Program and from the City of Santa Barbara parking division. The bulk of the funding for this program, however, comes from non-City sources.

In addition, the City of Santa Barbara has lowered parking requirements in the past, to limit housing costs and to make affordable housing more development more appealing to developers.²⁹ The City's Residential Permit Parking Program also regulates street parking, allowing for preferential parking privileges to those residents in a neighborhood who may be affected by other parking restraints.

²⁸ City of Santa Barbara 2012 Action Plan

²⁹ Ibid.

**Table 4-4
Residential Parking Standards in Santa Barbara**

Use	Off-Street Parking Requirement*
Single Residential Unit or Group Home	2 covered spaces/unit
Two Residential Unit (Duplex) 100% very low, low rental units	2 spaces/unit (1 covered, 1 uncovered) 1 uncovered space/unit
Multi-Family Residential Studio 1 Bedroom 2+ Bedroom	1.25 spaces/unit 1.5 spaces/unit 2.0 spaces/unit (at least 1 uncovered space/unit for condominiums, community apartment or stock cooperative)
Guest Spaces 100% very low, low rental units	6 or more residential units, 1 guest space per every 4 units is required 1 uncovered space/unit
Planned Unit Development (PUD)	2 covered spaces and 0.5 uncovered space/unit
Senior Housing Low-income senior housing	1 uncovered space/unit 0.5 uncovered spaces/unit
Mobile homes and Recreational Vehicles MH on permanent foundation MH or permanent RV park Guest parking	2 covered spaces 2 spaces/MH and RV space, tandem parking acceptable, 1 space per every 4 MH and RV spaces, on-street parking on internal roadways may count as guest parking requirement
Boarding House, Club, Fraternity/Sorority House, Dormitory	1 space/bedroom
Community Care Facility	1 space/2 bedrooms
Mixed Use Developments Where residential uses occupy up to 50% Located in Central Business District (CBD) Tandem parking	Parking requirement reduced by 50%, covered parking not required 1 uncovered space/unit, no guest parking required Each set of tandem parking spaces must be assigned to a single residential unit
Source: City of Santa Barbara 2011 General Plan Appendix: Zoning Information and Fees *Note: Projects developed under the Average Unit-Size Density Incentive Program are permitted a minimum of 1 parking space per residential unit.	

Building Codes

The City of Santa Barbara follows and enforces the Uniform Building Code designed to ensure adequate standards in case of fire, earthquake, unsanitary conditions, and other safety hazards. Building codes and their enforcement influence the style, quality, size and costs of residential development. Such codes can increase the cost of new housing construction and affect the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, building codes and their enforcement can act as a constraint on the supply of housing and its affordability. The City of Santa Barbara is considering lowering certain construction standards to lower housing costs, increase affordable housing projects, and boost incentives to housing developers.³⁰

³⁰ Ibid.

Variety of Housing Opportunity

To ensure fair housing choice in a community, a zoning ordinance should provide for a range of housing types, including single-family, multi-family, second dwelling units, mobilehomes, emergency and transitional housing, and supportive housing.

Mobilehome and Manufactured Housing Development Standards

Section 69852.7 of the California Government Code specifies that mobilehome parks shall be an allowed use on “all land planned and zoned for residential land use.” However, local jurisdictions are allowed to require use permits for mobilehome parks. Section 28.04.470 of Santa Barbara’s Municipal Code describes the City’s regulations for mobilehome parks. According to Santa Barbara’s Municipal Code, mobilehome parks is “an area of land where two or more mobilehome spaces are rented, or held out for rent, to accommodate mobilehomes for more than thirty (30) days.”

Mobilehomes must be in compliance with all applicable building regulations and subject to review. These standards permit the placement of mobilehomes that comply with federal HUD standards, with the intent of the ordinance to ensure that mobilehome units are structurally safe and conform to the design standards of the neighborhood.

Second Dwelling Units

Second units consist of attached or detached dwelling units that provide complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking and sanitation. Second units are an alternative source of affordable housing for lower-income households, particularly for seniors. California law requires local jurisdictions to adopt ordinances that establish the conditions under which second units are permitted. Second units cannot be prohibited in residential zones unless a local jurisdiction establishes that such action may limit housing opportunities in the region and finds that second units would adversely affect the public health, safety and welfare in residential zones.

In Section 28.04.605 of the Santa Barbara Municipal Code, secondary dwelling units are defined as “a separate, complete housekeeping unit consisting of two (2) or more rooms for living and sleeping purposes, one of which is a kitchen, and having a maximum square footage of six hundred (600) square feet, that is substantially contained within the structure of a one-family dwelling.”

Emergency and Transitional Housing

Recent revisions to state law require jurisdictions to identify adequate sites for housing that will be made available through appropriate zoning and development standards to facilitate and encourage the development of a variety of housing types for all income levels, including emergency shelters and transitional housing (Section 65583) (c)(1) of the Government Code). The California Department of Housing and Community Development (HCD) and court decisions have interpreted this as a requirement for local governments to specify which zone(s) permit such facilities and implement permit processes that facilitate and encourage the development of such housing.

To satisfy State law, the City will amend the C-M (Commercial Manufacturing) zoning district to allow emergency shelters as a permitted use. Approximately 30 acres of C-M zoned property has been identified to potentially support the development of a year-round emergency shelter.

The City of Santa Barbara continues a commitment to providing for the production of transitional housing. There are approximately 365 transitional units/rooms/beds currently available in the City.

The City does allow for recreational vehicles to be used as a transitional housing alternative, by permitting them to park in certain areas of certain zones under guidelines as specified in the Municipal Code.

Supportive Housing

Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. Typically, a part of the housing is targeted to people who have risk factors such as homelessness, or health challenges such as mental illness or substance addiction. Supportive housing comes in all shapes and sizes. It could be a renovated motel offering furnished single-room occupancy (SRO) apartments; a multi-family development where tenants with disabilities live alongside other families with low incomes; a small, more service-intensive building; or scattered-site apartments. Whatever the configuration, all of the housing allows tenants to access support services that enable them to live as independently as possible. California Health and Safety Code Section 53260(c) defines supportive housing as:

“housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the tenant to retain the housing, improve his or her health status, maximize their ability to live and, when possible, to work in the community. This housing may include apartments, single-room occupancy residences, or single-family homes.”

Section 5116 (“Zoning Preemption”) of the California Welfare and Institutions Code (Zoning of Homes or Facilities for Mentally Disordered, Handicapped Persons, or Dependent and Neglected Children) states that

“Pursuant to the policy stated in Section 5115, a state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children, shall be considered a residential use of property for the purposes of zoning if such homes provide care on a 24-hour-a-day basis. Such homes shall be a permitted use in all residential zones, including, but not limited to, residential zones for single-family dwelling.”

The City of Santa Barbara and the HACSB works with and supports numerous supportive housing programs throughout the City. As mandated by State Law, the City of Santa Barbara emergency, transitional and supportive housing are subject to the same permitting processes as other residential developments per zone, without adding special regulatory requirements.³¹

Table 4-5 provides an abbreviated list of some of the transitional, emergency, or supportive housing within the City of Santa Barbara. Additional information on homeless shelters and housing can be found in the attachment section.

**Table 4-5
Homeless Shelter/Housing in Santa Barbara**

AGENCY	HOUSING TYPE
Casa Esperanza	Emergency & Transitional
Santa Barbara Rescue Mission	Emergency & Transitional
Domestic Violence Solutions - Emergency	Emergency
Transition House-Shelter/Prevention	Emergency
Noah's Anchorage	Emergency/Crisis
New Beginnings- R.V. Safe Parking Program	Emergency & Transitional
AIDS Housing - Sarah House	Transitional
CHC-Hotel de Riviera	Transitional
Domestic Violence Solutions -Second Stage	Transitional
Salvation Army	Transitional
St. Vincent’s-PATHS	Transitional
Transition House-Firehouse	Transitional
WillBridge	Emergency & Transitional
Transition House-Salinas	Permanent
CHC-New Faulding Hotel	Permanent Supportive
Housing Authority -El Carrillo	Permanent Supportive
Mental Health Association	Permanent Supportive
People’s Self Help Housing- Victoria Hotel	Permanent Supportive
Sanctuary Psychiatric Centers - Arlington & Hollister House	Permanent Supportive
Transition House/Mom’s Existing Units	Permanent Supportive
Housing Authority – Artisan Court	Permanent Supportive
Housing Authority – Bradley Studios (Under Construction)	Permanent Supportive

³¹ City of Santa Barbara Housing Element, 2011

Policies, Strategies, and Programs for Affordable Housing Preservation

According to California state law, the housing element of any community's general plan is required to be reviewed by the state's Housing and Community Development (HCD) to assure compliance with housing laws. An important criterion of HCD approval of any housing element includes a determination that the local jurisdiction's policies do not unduly constrain the maintenance, improvement and development of a variety of housing choices for all income levels.

The City of Santa Barbara has identified numerous Goals to preserve affordable housing permanently:³²

1. Create Housing Opportunities
2. New Housing Development
3. Conservation and Improvement of Existing Housing
4. Regional Cooperation and Jobs/Housing Balance
5. Public Education and Information:

To preserve affordable housing permanently the Housing Element plans to:

1. Preserve the existing housing stock for the longest term possible with the ideal being permanent preservation of affordability.
2. Seek policies/Regulatory Agreement restructuring which provide the political jurisdiction or its designee opportunity to purchase the property at the conclusion of the mortgage.

If it is not possible to maintain permanent preservation then the City of Santa Barbara plans to minimize the displacement of current tenants by creating anti-displacement policy or by relocation mitigations with the owner. In new developments the City would ideally arrange transactions where there would be no displacement upon cease of housing development control.

Monitoring At-Risk Affordable Rental Housing Units

The most recent Santa Barbara Housing Element identified those affordable housing units that were deemed "at-risk." Based on a review of the City's database records, there were 24 projects with 470 units that had affordability controls that were set to expire during the next 10 years. Out these projects identified, 218 were senior housing developments while the remaining 252 were non-senior developments.³³ Table 4-6 provides a summary of affordable rental housing at risk.

³² City of Santa Barbara Housing Element, 2011

³³ City of Santa Barbara Housing Element, 2011

Table 4-6
 Santa Barbara Affordable Rental Housing Projects At Risk (2010-2019)

Address (Project Name)	Owner	Affordable Units	Funding Sources	Earliest Expiration Date
232 E. Canon Perdido	Council on Alcoholism	1	Zoning Mod ¹	2010
126 E. Canon Perdido	SB Trust for Historic Preservation	1	RDA ² (non-housing)	2010
818 N. Salsipuedes	Private	6	Zoning Mod	2012
2612 Modoc (Sarah House)	Aids Housing Santa Barbara	10	RDA, HOME ³	2013
417 Santa Fe (SHIFCO)	SB Housing Authority	107	Below Mkt Sale / HOME	2013
625-629 Coronel	SB Community Housing Corp	20	RDA, CDBG ⁴	2014
1018-1 028 Castillo	SB Community Housing Corp	32	RDA,CDBG, HCD	2015
1420 Kenwood	City Parks & Recreation	1	CDBG	2015
910 E. Haley	Private	1	Zoning Mod	2016
1426 Euclid	Private	1	Zoning Mod	2016
620-652 Castillo	SB Community Housing Corp	17	RDA, CDBG	2016
401-404 Transfer	SB Housing Authority	8	RDA	2016
1511 Bath	Private	2	RDA	2016
227-C E. De la Guerra	Private	1	Zoning Mod	2016
224 W. Onega	SB Housing Authority	6	RDA, HOME	2017
222 W. Micheltorena	Private	12	Zoning Mod	2017
209 W. Cota	Private	6	RDA	2017
905 Veronica Springs	Private	1	Zoning Mod	2017
125 W. Carrillo (Hotel de Riviera)	SB Community Housing Corp	31	RDA	2018
201-203 Hitchcock (Rancho Franciscan)	Private	111	Zoning Mod	2018
3030 De la Vina (Firehouse)	SB Housing Authority	30	HOME	2018
811-815 N. Salsipuedes	Private	13	RDA	2018
1215 Cacique	Private	5	Zoning Mod	2019
1200 Punta Gorda	SB Community Housing Corp	47	RDA	2019
Total: 24 Projects		470		
Source: City of Santa Barbara Housing Element, 2011				
¹ Zoning Mod does not stand for any source of funding, but rather for modifications to the City's zoning code that				
² RDA stands for the City's Redevelopment Agency Housing Set-Aside funds.				
³ HOME stands for the federal Home Investment Partnerships Program.				
⁴ CDBG stands for the federal Community Development Block Grant Program.				

As part of its effort to ensure adequate affordable housing units that serve low and moderate income households, the City of Santa Barbara monitors at-risk affordable units on a regular basis. Prior to 12 months of an affordability covenant expiring, the City contacts the appropriate property owners to discuss ways to extend this affordability period. In the event that an affordability period cannot be extended, tenants will receive notices with information regarding the forthcoming expiration of their affordability period. Tenants are also made aware of State law regarding increasing rents, City services, and other affordable housing projects in surrounding areas.

Furthermore, the City of Santa Barbara provides multiple Strategies to Preserve Permanent Affordable Housing:

- 1) Work with non-profits to continue to preserve its affordable rental housing, which includes extending affordability periods in perpetuity (or at least as long as the non-profits are in existence.)
- 2) Work with other for-profit firms to increase affordable housing through the use of density bonus incentives
- 3) Continue to pass effective public policy such as the City's Inclusionary Housing Ordinance which requires that new residential development of more than ten units shall sell at least 15 percent of the units at a price affordable to middle income homebuyers. This ordinance was amended in 2009 to ownership projects of less than 10 units as well.³⁴
- 4) Monitor implementation of programs for replacement and preservation pertaining to the preservation of HUD Financed projects within the City limits.
- 5) Ensure the proper administration of the Section 8 Housing Choice Voucher Program

Resources for Preservation

In the City of Santa Barbara there are multiple resources available to preserve at-risk units.

1. Public agencies and nonprofit housing corporations: As public agencies, the City of Santa Barbara, as well as the Housing Authority of the City of Santa Barbara have the legal and managerial capacity to acquire and/or assist with affordable housing developments. There are also a number of nonprofit housing corporations within Santa Barbara County with similar legal and managerial capacity. Lists of organizations are available from the Department of Housing and Community Development (HCD).
2. Public Finance and Subsidy Programs: These include CDBG Funds and HOME Funds, which were described earlier in the text.
3. Redevelopment Agency Tax Increment Funds: In the past, one of the primary sources of long term funding for preserving affordable housing was the Santa Barbara Redevelopment Agency via the Agency's 20% Tax Increment Housing Set-aside Funds. The Agency was able to support funding for numerous housing projects which included residential rehabilitation grants and/or loans, assistance to developers who agreed to provide price /income restricted housing to residents, senior housing developments, or for acquisition of property for future construction of new affordable-housing developments. The State of California eliminated all redevelopment agencies in 2011 including the City of Santa Barbara's RDA. It is unclear as of the date of this report whether the state will allow the

³⁴ City of Santa Barbara Affordable Housing Handbook, July 2010

City of Santa Barbara, as Successor-Agency, to obtain and/or use future tax increment funds to monitor compliance on existing affordable housing inventory.

Moratoriums/Growth Management

Santa Barbara does not have any building moratoriums or growth management plans that limit housing construction.

Development Fees/Assessments

Development fees and taxes charged by local governments also contribute to the cost of housing. The City assesses various development fees to cover the costs of permit processing.

State law requires that locally imposed fees not exceed the estimated reasonable costs of providing the service. The fees and exactions required of a development to pay for the public facilities associated with the residential development may pose a potential constraint to housing production. Development fees and taxes charged by local governments also contribute to the cost of housing.

The City of Santa Barbara assesses various fees and other exactions. The City's Housing Element states that these fees are "set at rates intended to recover the cost of permit processing, providing public service, and to mitigate certain development impacts."³⁵ The City also collects certain other fees that are assessed by other governmental sources including school impact fees, sewer and water connection charges that reimburse the City of the provision of fundamental services.

Santa Barbara, unlike many other cities in the state, does not have other programmatic impact fees and other exactions that are to be charged for all new residential projects.³⁶ The City does not require additional school, parks or other such fees or assessments for new residential projects.

State law also requires that fees must have a substantial nexus to the development and that the dedication of land or fees be proportional to its impact. Like all cities, Santa Barbara abides by state law with respect to fees and exactions. The City charges a limited number of fees to ensure that services and infrastructure are in place to serve the planned developments. Although housing development fees and requirements add to the cost of

³⁵ City of Santa Barbara Housing Element, 2011

³⁶ Ibid.

housing, these fees and requirements are necessary to maintain the quality of life within a community.

Community Representation

An important strategy for expanding housing choices for all residents is to ensure that residents' concerns are heard. A jurisdiction must create avenues through which residents can voice concerns and participate in the decision-making process. The City values citizen input and has established a number of commissions and committees with representation from the community. The role of each of these bodies is discussed below.

City Council

City residents elect the City Council to guide the policy affairs of the community. The City Council must provide an environment that stimulates participation in the governing processes and must conduct the affairs of the City openly and responsively. The City Council consists of the Mayor and six members selected at-large and are elected for four-year terms.

Planning Division

The Santa Barbara City Planning Division guides the City's planning processes. It is responsible for four programs including the Long Range Planning and Special Studies Program, Development / Environmental Review Program, Design Review and Historic Preservation, and Zoning Ordinance Information and Enforcement Program. This work includes the identification of planning-related problems and opportunities and the review of plans for projects requiring zoning changes and variances or subdivision approval.

Planning Commission

The Planning Commission consists of 7 members that serve a length of term of four years and until successors are appointed. The general functions of the planning commission are as follows:³⁷

- Recommend to the City Council, after a public hearing, the adoption, amendment or repeal of the General Plan, or any part thereof, and specific or precise plans it may deem advisable for guidance in the physical development of the City.
- Exercise such functions with respect to land subdivisions as provided by ordinance not inconsistent with the provisions of the City Charter (approve or disapprove tentative subdivision maps; and authorized to require dedications for public use as a condition for approval of subdivision maps, etc.).

³⁷ http://www.santabarbaraca.gov/Government/Boards_and_Commissions_N-Z/Planning_Commission/

- Exercise such functions with respect to zoning, building, land use, redevelopment, conservation, proposed public works and related matters as may be prescribed by ordinance not inconsistent with the City Charter (all actions provided by the Zoning Ordinance in connection with modifications, variances, site plans, development plans, etc. and make recommendations to City Council for amendments to the Zoning Ordinance).

Neighborhood Committees

There are also a number of City boards and/or commissions such as the Community Development and Human Services Committee, Downtown Parking Committee, Housing Authority Commission, Neighborhood Advisory Council, Rental Housing Mediation Task Force, and Subcommittee on Homelessness and Community Relations. These committees often consist of or work with Santa Barbara citizens and non-profits and can make recommendations to the Council regarding the needs of the community. Meetings of these committees are often open to the public, and the residents of Santa Barbara are invited to attend and participate in the discussion of activities and recommendations.

Section 5

FAIR HOUSING PRACTICES

This section provides an overview of the institutional structure of the housing industry with regard to fair housing practices. In addition, this section discusses the fair housing services available to residents, as well as the nature and extent of fair housing complaints received by the fair housing provider. Typically, fair housing services encompass the investigation and resolution of housing discrimination complaints, discrimination auditing/testing, and education and outreach, including the dissemination of fair housing information. Tenant/landlord counseling services are usually offered by fair housing service providers but are not considered fair housing services.

Fair Housing Practices in the Homeownership Market

On December 5, 1996, the U.S. Department of Housing and Urban Development (HUD) and the National Association of Realtors (NAR) entered into a Fair Housing Partnership. Article VII of the HUD/NAR Fair Housing Partnership Resolution provides that HUD and the NAR develop a Model of Affirmative Fair Housing Marketing Plan for use by members of the NAR to satisfy HUD's Affirmative Fair Housing Marketing regulations. Even so, there is still room for discrimination in the housing market.

The Homeownership Process

One of the main challenges in owning a home versus renting a home is the process. Buying a house takes considerably more time and effort than finding a home to rent. The major legal and financial implications surrounding the process also intimidate potential buyers. Typically, people are overwhelmed by the unique terminology, the number of steps required and the financial considerations involved. The process is costly and fair housing issues may surface at any time during this process.

Advertising

The first thing a potential buyer is likely to do when evaluating a home purchase is search advertisements either in magazines, in newspapers or via the Internet to get a feel for what the market offers. Language in advertising is sometimes an issue within the realm of real estate. Advertisements cannot include discriminatory references such as the use of words describing current or potential residents or the neighbors or the neighborhood in racial or ethnic terms. Some commonly used statements that are discriminatory include the following:

- Adults preferred
- Perfect for empty nesters
- Conveniently located by a particular church
- Ideal for married couples without kids

Even the use of models in ads has been questioned, based on the idea that it appears to appeal to a certain race. In addition, selecting media or locations for advertising that deny information on listings to certain segments of the housing market could also be considered discriminatory. Even if an agent does not intend to discriminate in an ad, it would still be considered a violation to suggest to a reader whether a protected class is preferred. In cities where there is a sizable Hispanic population, the homeownership process offers opportunities for fair housing violations to arise due to the natural tendency to advertise in a specific language such as Spanish. Although the advertisements might not violate fair housing laws, these advertisements could limit opportunities for other racial/ethnic groups to find housing. Recent litigation has set precedence for violations in advertisements that hold publishers, newspapers, the Multiple Listing Service, real estate agents and brokers accountable for discriminatory ads. As a reminder to choose words carefully, the Multiple Listing Service now prompts a fair housing message when a new listing is being added.

Lending

Initially, buyers must find a lender that will qualify them for a loan. This part of the process entails an application, a credit check, an analysis of ability to repay and the amount for which one is eligible, choosing the type and terms of the loan, etc. Applicants are requested to provide a lot of sensitive information including their gender, ethnicity, income level, age and familial status. Most of this information is used for reporting purposes required of lenders by the Community Reinvestment Act (CRA) and the Home Mortgage Disclosure Act (HMDA), however, there is no guarantee that individual loan officers or underwriters will not misuse the information. A report on mortgage lending discrimination by the Urban Land Institute³⁸ outlines four basic stages in which discrimination can occur:

- Advertising and outreach
- Pre-application inquiries
- Loan approval/denial and terms/conditions
- Loan administration

³⁸Turner, M.A., & Skidmore, F. (Eds.). (1999, June). *Mortgage Lending Discrimination: A Review of Existing Evidence*. Washington, DC: Urban Institute.

A number of different individuals take part in the various stages of this process, and any of them could potentially discriminate. Further areas of potential discrimination include differences in the level of encouragement, financial assistance, types of loans recommended, amount of down payment required and level of customer service provided.

Real Estate Agents

Finding a real estate agent is normally the next step, which can be done by looking in newspapers, searching the Internet and primarily through referrals. The agent will find the home that fits a buyer's needs, desires and budget based on the amount they are qualified for by the lending institution. Realtors may act as agents of discrimination by unintentionally or even intentionally steering potential buyers to or from a particular neighborhood. In a jurisdiction with a significant Hispanic population, a real estate agent might assume that a non-Hispanic buyer would not be interested in living in the City or that Hispanic buyers would prefer living in a Hispanic community. This situation could also apply to other protected classes who might be steered away from certain areas on the presumption that they might not want to live there based on the existing demographic makeup of the neighborhood.

Agents might also discriminate by who they agree to represent, who they turn away and the comments they make about their clients. However, the California Association of Realtors (CAR) has included language on many of its forms disclosing fair housing laws to those involved. Many realtor associations also host fair housing trainings and seminars to educate their members on the provisions and liabilities of fair housing laws. The Equal Opportunity Housing Symbol is also located on all forms as a reminder.

Appraisals

Banks order appraisal reports to determine whether a property is worth the amount of the loan requested. Generally speaking, appraisals are based on the comparable sales of properties surrounding the neighborhood of the property being appraised. Other factors are taken into consideration, such as the age of the structure, any improvements made and location. Some neighborhoods with higher concentrations of minorities might appraise lower than like properties in neighborhoods with lower concentrations. Unfortunately, this practice is geared toward a neighborhood and not an applicant and therefore is not a direct violation of fair housing law that can easily be addressed. One effect of this practice, however, is that it tends to keep property values lower in a given neighborhood, thereby restricting the amount of equity and capital available to those residents. Individual appraisers are the ones making the decisions on the amounts, thus there is

room for flexibility in the numbers. As appraisers are individually licensed, similar to real estate agents, they risk losing their license for unfair practices.

Sellers

A seller might not want to sell his/her house to certain purchasers based on classification biases protected by fair housing laws, or he/she might want to accept offers only from a preferred group. Often, sellers are home when agents show the properties to potential buyers and could develop certain biases based on this contact. Sellers must sign the Residential Listing Agreement and Seller's Advisory forms, which disclose that a seller understands fair housing laws and practices of nondiscrimination. Yet enforcement is difficult because a seller may have multiple offers and choose one based on a bias.

Covenants, Conditions and Restrictions

Covenants, Conditions and Restrictions (CC&Rs) in the past were used to exclude certain groups such as minorities from equal access to housing in a community. Today, the California Department of Real Estate reviews CC&Rs for all subdivisions of five or more lots, or condominiums of five or more units. This review is authorized by the Subdivided Lands Act and mandated by the Business Professions Code, Section 11000. The review includes a wide range of issues, including compliance with fair housing law. The review must be completed and approved before the Department of Real Estate will issue a final subdivision public report. This report is required before a real estate broker or anyone else can sell the units, and each prospective buyer must be issued a copy of the report. If the CC&Rs are not approved, the Department of Real Estate will issue a "deficiency notice," requiring the CC&Rs to be revised.

Communities with old subdivisions or condominium developments might still contain CC&Rs that do not comply with the fair housing laws. A typical example relates to occupancy standards, which an association might seek to enforce in order to oust a particular group or discriminate based on familial status or lack thereof. However, provisions in the CC&Rs that violate the fair housing laws are not enforceable by the homeowners association.³⁹

Insurance

Insurance agents are provided with underwriting guidelines for the companies they work for to determine whether a company will sell insurance

³⁹In 1985, the Davis-Stirling Common Interest Development Act (Civil Code § 1353-1378) was passed by the State of California. The Davis-Stirling Act contains all laws pertaining to Common Interest Developments (CIDs) and requires all CIDs to be managed by an association. Developers are required to create CC&Rs and bylaws, which are the governing documents that dictate how the association operates and what rules the owners—and their tenants and guests—must obey. The CC&Rs are legally enforceable by the association and individual owners, and nothing in the CC&Rs can take precedence over federal, state or local laws.

to a particular applicant. Currently, underwriting guidelines are not public information, however, consumers have begun to seek access to these underwriting guidelines in order to learn if certain companies have discriminatory policies. Some states are being more responsive than others to this demand and have recently begun to require that companies file their underwriting guidelines with the state department of insurance, which would then make the information public.

Many insurance companies have applied strict guidelines, such as not insuring older homes, that disproportionately affect lower-income and minority families that can only afford to buy in older neighborhoods. A California Department of Insurance (CDI) survey found that less than one percent of homeowners insurance available in California is currently offered free from tight restrictions.⁴⁰ The CDI has also found that many urban areas are underserved by insurance agencies.

The California Organized Investment Network (COIN) is a collaboration of the CDI, the insurance industry, community economic development organizations and community advocates. This collaboration was formed in 1996 at the request of the insurance industry as an alternative to state legislation that would have required insurance companies to invest in underserved communities, similar to the federal CRA that applies to the banking industry. COIN is a voluntary program that facilitates insurance industry investments to provide profitable returns to investors and economic and social benefits to underserved communities.

The California Fair Access to Insurance Requirements (FAIR) Plan was created by the legislature in 1968 after the brush fires and riots of the 1960s made it difficult for some people to purchase fire insurance due to hazards beyond their control. The FAIR Plan is designed to make property insurance more readily available to people who have difficulty obtaining it from private insurers because their property is considered “high risk.”

Credit and FICO Scores

Credit history is one of the most important factors in obtaining a home purchase loan. Credit scores determine loan approval and the interest rate associated with a loan, as well as the type of loan an applicant will be given. Applicants with high credit scores are generally given conventional loans, whereas those with lower and moderate range scores often utilize government-backed loans or subprime loans. Applicants with lower scores also receive higher interest rates on their loans as a result of being perceived

⁴⁰California Department of Insurance. (2010, February 8). *Homeowners Premium Survey*. Section 12959 of the California Insurance Code requires the commissioner to publish and distribute a comparison of insurance rates report for those lines of insurance that are of most interest to individual purchasers of personal lines of coverage.

as a higher risk to the lender and may even be required to pay points depending on the type of lending institution used.

Fair Isaac & Company (FICO), which is the company used by the Experian (formerly TRW) credit bureau to calculate credit scores, has set the standard for the scoring of credit history. TransUnion and Equifax are two other credit bureaus that also provide credit scores, though they are typically used to a lesser degree.

In short, points are awarded or deducted based on certain items such as how long one has had credit cards, whether one makes payments on time, if credit balances are near the maximum, etc. Typically, the scores range from the 300s to around 850, with higher scores demonstrating lower risk. Lower credit scores require a more thorough review than higher ones, and mortgage lenders will often not even consider a score below 620.

FICO scores became more heavily relied on by lenders when studies conducted showed that borrowers with scores above 680 almost always make payments on time, whereas borrowers with scores below 600 seemed fairly certain to develop problems. Credit scores also made it easier to develop computer programs (electronic underwriting) that can make a “yes” decision for loans that should obviously be approved. Some of the factors that affect a FICO score are as follows:

- Delinquencies
- New accounts (opened within the last 12 months)
- Length of credit history (a longer history of established credit is better than a short history)
- Balances on revolving credit accounts
- Public records, such as tax liens, judgments or bankruptcies
- Credit card balances
- Number of inquiries
- Number and types of revolving accounts

There has been some debate recently regarding the accuracy of the credit scoring software used by lenders. In particular, soon after its release, the *Los Angeles Times* Real Estate section featured articles suggesting that the NextGen software model, which was designed by Fair Isaac & Company, was not being used by lenders due to the high cost of the software, even though it is a more fair and accurate version. The new model is said to increase scores by 50 to 100 points and has been on the market for several years. However, research performed by the research and consulting firm TowerGroup found that, for many lenders, the higher price for the NextGen software, including the evaluation, implementation, systems and training costs, and the embedded mortgage industry commitment to Classic FICO, did not warrant

switching from the Classic FICO standard. In March 2006, Experian introduced yet another credit score system, VantageScore, which is similar to FICO's NextGen. VantageScore will likely face the same challenges as NextGen but may have more success depending on ease of use and cost.

National Association of Realtors

The National Association of Realtors (NAR) has developed a Fair Housing Program to provide resources and guidance to Realtors in ensuring equal professional services for all people. The term *Realtor* identifies a licensed professional in real estate who is a member of the NAR. However, not all licensed real estate brokers and salespersons are members of the NAR.

Code of Ethics

Article 10 of the NAR Code of Ethics provides that "Realtors shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, or national origin. Realtors shall not be a party to any plan or agreement to discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, or national origin." A Realtor pledges to conduct business in keeping with the spirit and letter of the Code of Ethics. Article 10 imposes obligations on Realtors and is a firm statement of support for equal opportunity in housing. A Realtor who suspects discrimination is instructed to call the local Board of Realtors. Local Boards of Realtors will accept complaints alleging violations of the Code of Ethics filed by a home seeker who alleges discriminatory treatment in the availability, purchase or rental of housing. Local Boards of Realtors have a responsibility to enforce the Code of Ethics through professional standards, procedures and corrective action in cases where a violation of the Code of Ethics is proven to have occurred.

In addition, Standard of Practice Article 10-1 states that "REALTORS® shall not volunteer information regarding the racial, religious, or ethnic composition of any neighborhood and shall not engage in any activity which may result in panic selling. REALTORS® shall not print, display, or circulate any statement or advertisement with respect to the selling or renting of a property that indicates any preference, limitations, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin."

Realtor Fair Housing Declaration

In accordance with the Code of Ethics, each Realtor signs the following pledge, developed in 1996 as a result of the HUD/NAR agreement.

I agree to:

- Provide equal professional service without regard to race, color, religion, sex, handicap, familial status, or national origin of any prospective client, customer, or of the residents of any community.
- Keep informed about fair housing law and practices, improving my clients' and customers' opportunities and my business.
- Develop advertising that indicates that everyone is welcome and no one is excluded, expanding my client's and customer's opportunities to see, buy, or lease property.
- Inform my clients and customers about their rights and responsibilities under the Fair Housing Laws by providing brochures and other information.
- Document my efforts to provide professional service, which will assist me in becoming a more responsive and successful Realtor.
- Refuse to tolerate non-compliance.
- Learn about those who are different from me, and celebrate those differences.
- Take a positive approach to fair housing practices and aspire to follow the spirit as well as the letter of the law.
- Develop and implement fair housing practices for my firm to carry out the spirit of this declaration.

California Association of Realtors

The California Association of Realtors (CAR) is a trade association of Realtors statewide. As members of organized real estate, Realtors subscribe to a strict code of ethics as noted above. The CAR has recently created the position of equal opportunity/cultural diversity coordinator. The CAR holds three meetings per year for its general membership, and the meetings typically include sessions on fair housing issues.

Realtor Associations Serving Santa Barbara

Realtor Associations are generally the first line of contact for real estate agents who need continuing education courses, legal forms, career development and other daily work necessities. The frequency and availability of courses varies among these associations, and local association membership is generally determined by the location of the broker for which an agent works.

Complaints involving agents or brokers may be filed with these associations. Monitoring of services by these associations is difficult as statistics on the education/services the agencies provide or statistical information pertaining to the members is rarely available. The Santa Barbara Association of REALTORS® services the City of Santa Barbara. Contact information is as follows:

Santa Barbara Association of REALTORS®

1415 Chapala Street
Santa Barbara, CA, 93101
805-963-3787

California Department of Real Estate

The California Department of Real Estate (DRE) is the licensing authority for real estate brokers and salespersons. As noted earlier, not all licensed brokers and salespersons are members of the National or California Association of Realtors.

The DRE has adopted education requirements that include courses in ethics and fair housing. To renew a real estate license, each licensee is required to complete 45 hours of continuing education, including three hours in each of the four mandated areas: agency, ethics, trust fund and fair housing. The fair housing course contains information that will enable an agent to identify and avoid discriminatory practices when providing real estate services to clients.

On or after January 1, 1996, a real estate salesperson renewing his/her license for the first time must complete separate 3-hour courses in agency, ethics, trust fund handling and fair housing to qualify for renewal. All licensees, with the exception of those renewing for the first time, are required to complete a full 45 hours of continuing education for each license renewal.

For the initial renewal on or after January 1, 1996, the law requires, as part of the 45 hours of continuing education, completion of four mandatory 3-hour courses in agency, ethics, trust fund handling and fair housing. These licensees will also be required to complete a minimum of 18 additional hours of courses related to consumer protection. The remaining hours required to fulfill the 45 hours of continuing education may be related to either customer service or consumer protection, at the option of the licensee.

The DRE requires all licensees to provide proof of continuing education courses with the following exceptions:

- An applicant provides proof that he/she is 70 years of age or older.
- An applicant provides proof that he/she has been licensed for 30 consecutive years.

Fair Housing Practices in the Rental Housing Market

Similar to the homeownership market, a major challenge to ensuring fair housing in the rental market is the complexity of the process. There are several stages in the process of renting a home or an apartment: 1) the advertising and outreach stage, 2) pre-application inquiries and responses, 3) the criteria for acceptance, 4) the lease and 5) administration of the lease. This section discusses these phases of the rental process. Although a potential homebuyer may face discriminatory practices primarily during the process of purchasing a home, a renter may confront housing discrimination not only during the process of renting but throughout the tenancy.

The Apartment Rental Process

Although the process of renting an apartment may be less expensive and burdensome up-front than the home-buying process, it may still be just as time-consuming and potential renters may still face discrimination during various stages of the rental process.

Advertising

Like finding a home to purchase, the main sources of information are the classified advertisements in local newspapers, word of mouth, signs, apartment guides, the Internet and apartment brokers. The same types of discriminatory language previously described under the Homeownership Process may be used by landlords or apartment managers to exclude “undesirable elements.”

A particularly difficult situation to address is the development of small apartment complexes during the housing boom. These new complexes are sometimes owned and operated by property owners who are new to the rental housing industry. Compliance with fair housing laws is difficult to monitor among the large number of small property owners. Outreach to this group is also difficult because many of these owners do not belong to the Apartment Owners or Apartment Managers associations and are not active in participating in events/trainings offered by these associations. Advertising by small property owners may not always comply with the fair housing laws. For example, rental ads in local Spanish-language newspapers do not always appear in the English-language newspapers, as required by law.

Viewing the Unit

Viewing the unit is the most obvious place where potential renters could encounter discrimination because landlords or managers might discriminate based on race or disability, or judge on appearance whether a potential renter is reliable or might violate any of the rules. For example, there have

been cases where a manager tries to deter a family by indicating strict occupancy standards or frowning on the presence of young children accompanying a viewer. Furthermore, discrimination against families with children and people with disabilities is even more prevalent than racial discrimination.

Credit/Income Check

Landlords may ask potential renters to provide credit references, lists of previous addresses and landlords, and employment history/salary. The criteria for tenant selection, if any, are typically not known to those seeking to rent. Many landlords often use credit history as an excuse when trying to exclude certain groups. Recent legislation provides for applicants to receive a copy of the report used to evaluate applications. In addition, applicants may request a copy of their credit report (for a fee) to verify that the information used to approve/deny their application is accurate.

The Lease

Most apartments are rented under either a lease agreement or a month-to-month rental agreement. A lease is favorable from a tenant's point of view for two reasons: The tenant is assured the right to live there for a specific period of time, and the tenant has an established rent during that period. Most other provisions of a lease protect the landlord. Information written in a lease or a rental agreement includes the rental rate, the required deposit, length of occupancy, the apartment rules and termination requirements.

In a tight housing market, when a landlord can "financially afford" to choose tenants, the tendency is to offer shorter lease terms. In this case, a landlord might simply ask the "not-so-desirable" tenant to leave with a 60-day Notice to Vacate. Short-term leases also allow the landlord to raise rent more frequently.

Typically, the lease or rental agreement is a standard form completed for all units within the same building. However, the enforcement of the rules contained in the lease or the agreement might not be standard for all tenants. A landlord might act in a discriminatory way and choose strict enforcement of the rules for certain tenants based on arbitrary factors, such as race, presence of children or disability. Since the recent escalation of housing prices throughout California, complaints regarding tenant harassment through strict enforcement of lease agreements as a means of evicting tenants have increased.

Security Deposit

A security deposit is typically required to rent a housing unit. To deter "less-than-desirable" tenants, a landlord might ask for a security deposit higher

than usual. Tenants could also face differential treatment when vacating the units. The landlord might choose to return a smaller portion of the security deposit to some tenants, claiming excessive wear and tear. A landlord might require that persons with disabilities with service animals pay an additional pet rent, a monthly surcharge for pets or a deposit, which is also a discriminatory act.⁴¹

During the Tenancy

During tenancy, the most common forms of discrimination a tenant may face are based on familial status, race, national origin, sex or disability. Usually, these types of discrimination appear in differential enforcement of rules, overly strict rules for children, excessive occupancy standards and refusal to make a reasonable accommodation for handicapped access, refusal to make necessary repairs, eviction, notices, illegal entry, rent increases or harassment. These actions might be used as a way to force undesirable tenants to move on their own without the landlord having to make an eviction.

Apartment Association

The California Apartment Association (CAA) is the country's largest statewide trade association for rental property owners and managers. The CAA was incorporated in 1941 to serve rental property owners and managers throughout California. The CAA represents rental housing owners and professionals who manage more than 1.5 million rental units. Under this umbrella agency, various apartment associations cover specific geographic areas.

The CAA has developed the California Certified Residential Manager (CCRM) program to provide a comprehensive series of courses geared toward improving the approach, attitude and professional skills of onsite property managers and other interested individuals. The CCRM program consists of 31.5 hours of training that includes training on fair housing and ethics issues.

The CAA supports the intent of all local, state and federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation or national origin. Members of the CAA agree to abide by the following provisions of their Code for Equal Housing Opportunity:

⁴¹Okeon, Molly R. (2008, January 21). "Keeping the house in order: Watchdog organization has fought discrimination for three decades." *Pasadena Star-News*.

- *We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis;*
- *We agree to set and implement fair and reasonable rental housing rules and guidelines and will provide equal and consistent services throughout our residents' tenancy;*
- *We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in steering; and*
- *We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing.*

The CAA provides members with information and training on such topics as ethics, credit checks, addressing code enforcement violations, property management and pre-inspections.

Fair Housing Services

In general, fair housing services include investigating and resolving housing discrimination complaints; discrimination auditing and testing; and education and outreach, such as disseminating fair housing information through written materials, workshops and seminars. Landlord/tenant counseling services involve informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection legislation and mediating disputes between landlords and tenants.

City of Santa Barbara Fair Housing Enforcement Program

The Fair Housing Enforcement Program operates under the City of Santa Barbara's Community Development Department. As part of the adoption of the City's Housing Element, the Program was established to assist people who believe that they have experienced discrimination in the rental of housing, with an emphasis on discrimination against families with children.

The Fair Housing Enforcement Officer:

- Investigates Complaints of Discrimination in the rental of housing
- Provides information/education to tenants and landlords
- Cases can be referred to the State Department of Fair Employment and Housing or to the City Attorney for civil action.

Discrimination Inquiries and Claims

Table 5-1 summarizes the number of fair housing inquiries and/or discrimination complaints the City has received from July 1, 2007 to June 30, 2011.

**Table 5-1
2007–2011 Santa Barbara General Discrimination Complaints/Inquiries Reported**

	Complaints			
	2007-08	2008-09	2009-10	2010-11
Family Status	1		1	
Ethnicity/Race	2			
Disability	1	2		
Source of Income	1			
Sexual Orientation/Gender		2		
General Question	2	1	1	1
Total	7	5	2	1

Source: City of Santa Barbara

In fiscal year 2007–2008, the City of Santa Barbara reported the most inquiries in a single year. For this year, a total of 7 inquiries were made: 2 claims of ethnicity/race discrimination, 2 were general questions, and there was only 1 complaint each regarding family status, disability, and source of income. In 2008-2009 there 2 complaints regarding disability discrimination, 2 regarding sexual orientation/gender, and there was 1 general question. For the remaining two years there was only 1 discrimination complaint regarding family status. The remaining inquiries for the last two years only involved general questions.

Over the four years, the most inquiries were general questions with a total of five. This was followed with three disability discrimination complaints over the four years. There were two complaints each regarding family status, two regarding ethnicity/race, and two regarding sexual orientation/gender. Over the last four years, there was also only one discrimination complaint regarding source of income. In total, over these four years, there were 15 inquiries made to the City of Santa Barbara.

While Table 5-1 previously displayed the complaints or inquiries reported in the City of Santa Barbara, this does not signify any form of discrimination took place. After discrimination claims are made, the City of Santa Barbara may review and/or follow up on whether some form of discrimination took place. The following table Table 5-2 displays the incidences, as determined by the City of Santa Barbara, where discrimination was determined to have occurred.

**Table 5-2
Discrimination Determined by City of Santa Barbara**

	Discrimination Determined			
	2007-08	2008-09	2009-10	2010-11
Family Status			1	
Ethnicity/Race				
Disability		1		
Source of Income*	1			
Sexual Orientation/Gender				
Total	1	1	1	0

Source: City of Santa Barbara
 * Under the City's ordinance, source of income discrimination is prohibited if it is a tactic used against persons protected under the Unruh Act.

As can be seen in Table 5-2 there was only one case in of discrimination determined for each of the first three years reported. In 2007-2008 it was determined that there was discrimination based on the claimant’s source of income which is prohibited against persons protected under the Unruh Act. In 2008-2009, it was determined that discrimination occurred based on a person’s disability. In 2009-2010, discrimination was determined to have occurred based on family status.

Rental Housing Mediation Services

A valuable service within the City of Santa Barbara is the Rental Housing Mediation Task Force. The Task Force Program has dual purposes: (1) To provide information on the Rules and Regulations regarding tenant/landlord rights and responsibilities to applicable parties in residential rental housing; (2) Provide an inexpensive and effective way to resolve disputes outside of court.⁴²

This service is staffed by one full-time and three part time staff, as well as volunteer mediators who help with the following general functions:

- Information on Landlords/Tenants rights and responsibilities.
- Mediation of disputes between landlords and tenants.
- Referrals to social services.
- Prevention of homelessness.

⁴² City of Santa Barbara official website: (http://www.santabarbaraca.gov/Government/Boards_and_Commissions_N-Z/Rental_Housing_Mediation_Task_Force/)

Department of Fair Employment and Housing

According to the California Department of Fair Employment and Housing (CDFEH), between the calendar years of 2007-2011, there were a total of 36 housing cases filed in the City of Santa Barbara during this study period, as indicated in Table 5-3.

**Table 5-3
California Department of Fair Employment and Housing (CDFEH)
Housing Cases Filed Within the City of Santa Barbara: Listed By Count of
Bases, Calendar Years 2007-2011**

Cases Filed by Basis	2007	2008	2009	2010	2011	Grand Total
Age - 40 or Over					2	2
Familial Status (Children)	1		2			3
Marital Status - Single		1				1
Mental Disability	1	2	1	1	1	6
National Origin/Ancestry - Mexico					1	1
National Origin/Ancestry - Other	1					1
Physical Disability - Limbs		1	1			2
Physical Disability - Other	1	1	1	2	1	6
Physical Disability - Speech/Respirator	1	1				2
Race/Color	2		1	3	1	7
Sex - Harassment	1					1
Sex - Pregnancy	1					1
Source of Income		1			2	3
Grand Total	9	7	6	6	8	36

Source: California Department of Fair Employment and Housing

As can be seen in the table submitted to the CDFEH, the highest number of housing cases since 2007 was on the basis of race/color with a total of 7 cases filed. The next highest number of cases filed was based on some form of disability. Since 2007, 6 cases were also filed on the basis of some form of mental disability. There were also 6 cases filed regarding an unspecified physical disability, an additional 2 cases filed regarding a physical disability of the limbs, and 2 cases filed regarding a physical disability involving speech or use of a respirator.

There did not seem to be much variation when total cases filed are analyzed per year. There were 9 cases filed in 2007, 7 cases in 2008, 6 cases in 2009, 6 cases in 2010, and it jumped slightly to 8 cases in 2011.

**Table 5-4
California Department of Fair Employment and Housing (CDFEH)
Housing Cases Closed Within the City of Santa Barbara:
Listed by Closing Category
Calendar Year 2007-2011**

Cases Closed by Closing Category	2007	2008	2009	2010	2011	Grand Total
Complainant failed to cooperate		1				1
No probable cause to prove a violation of the statute	2	3	5	1		11
Successful conciliation	1		1	1	1	4
Successful mediation		1		3	1	5
Withdrawal with resolution		1	3		1	5
Withdrawal without resolution				1		1
Grand Total	3	6	9	6	3	27

Source: California Department of Fair Employment and Housing

Table 5-4 provides a snapshot of housing cases closed within the City of Santa Barbara. While any of the housing cases might be closed in a particular calendar year, the case may have been opened in a year prior, or opened and closed within one calendar year.

The largest number of housing cases closed, were due to no probable cause to prove a violation of the statute. This category represented 11 out of the 27 housing cases closed (approximately 40.7 percent). There were also 5 cases closed due to successful mediation between the parties represented in the housing case. In 5 cases since 2007, the case was closed since the accusation was withdrawn and had some form of resolution. In one other case since 2007, the case was closed due to a withdrawal of the housing case without any form of resolution.

Housing Impediment Survey Results

Survey responses from Santa Barbara residents provide valuable insight into understanding potential housing impediments and gauge community sentiment regarding fair housing services. Table 5-5 presents these responses to the questions as presented in the survey.

**Table 5-5
Housing Impediment Survey Responses**

Question 1

Have you ever encountered any form of housing discrimination or known someone who has?		
Answer Options	Response Percent	Response Count
Yes	47.4%	37
No	39.7%	31
Not Sure	12.8%	10
<i>answered question</i>		78
<i>skipped question</i>		0

Question 2

If you believe or think that you or someone you know encountered housing discrimination, what type was it?		
Answer Options	Response Percent	Response Count
Refusing, discouraging, or charging more to rent an apartment or buy a home.	58.0%	40
Steering a person to another apartment, complex or neighborhood.	18.8%	13
Refusing, discouraging, making it difficult or charging more or providing less favorable terms on a home loan to buy, refinance, fix up or use the equity in a	7.2%	5
Refusing, discouraging or charging more for home insurance.	1.4%	1
Refusing to make a reasonable accommodation or not allowing a modification to be made to make an apartment more accessible for a person	7.2%	5
Predatory lending: unfair, misleading and deceptive loan practices.	7.2%	5
Other		14
<i>answered question</i>		69
<i>skipped question</i>		9

Question 3

Do you think that you are well-informed on housing discrimination issues?		
Answer Options	Response Percent	Response Count
Yes	41.0%	32
No	16.7%	13
Somewhat	33.3%	26
Not enough	9.0%	7
<i>answered question</i>		78
<i>skipped question</i>		0

Question 4

What would you do if you encountered housing discrimination?		
Answer Options	Response Percent	Response Count
Ignore it	7.7%	6
Report it	56.4%	44
Don't Know	35.9%	28
<i>answered question</i>		78
<i>skipped question</i>		0

Question 5

If you were to report housing discrimination, who would you report it to?		
Answer Options	Response Percent	Response Count
City of Santa Barbara	34.2%	25
Housing Authority of the City of Santa Barbara	30.1%	22
Don't Know	35.6%	26
Other		13
<i>answered question</i>		73
<i>skipped question</i>		5

As can be seen by question 1, the majority of respondents, 47.4 percent, do believe they have encountered or known someone who has encountered any form of housing discrimination. Approximately 39.7 percent of respondents do not believe they have ever encountered any form of housing discrimination.

In question 2, 58 percent of respondents believed they or someone they knew encountered discrimination through “refusing, discouraging, or charging more to rent an apartment or buy a home.” This was followed by 18.8 percent of respondents who believed that they or someone they knew encountered housing discrimination through “steering a person to another apartment, complex or neighborhood.”

In question 3, approximately 41 percent of respondents believed that they were well-informed on housing discrimination issues. This was followed by 33.3 percent of respondents believing they are somewhat informed on housing discrimination issues. Only 9 percent of respondents said that they were not well-informed enough.

Question 4 illustrates that approximately 56.4 percent of Santa Barbara respondents would report it if they encountered housing discrimination. Only 7.7 percent of respondents said they would ignore it if they encountered housing discrimination.

Finally, question 5 shows that the majority of respondents, 35.6 percent, do not know who to report housing discrimination to. This was followed by 34.2 percent of respondents who would report it to the City of Santa Barbara, while 30.1 percent would report it to the Housing Authority of the City of Santa Barbara.

Section 6

CONCLUSIONS, IMPEDIMENTS AND ACTIONS

The earlier sections of this AI identify common problems and potential barriers to fair housing in the City of Santa Barbara. This section builds on the previous analysis, summarizes conclusions and outlines the City's commitment to actions for addressing the impediments to fair housing. Certain households and individuals may be more susceptible to discrimination due to special circumstances, needs or personal attributes.

Conclusions and Impediments

The following is a list of key conclusions and potential impediments that may exist in the City of Santa Barbara.

Lack of Funding for Local Social Service Agencies

During the June 27th, 2012 community meeting hosted by the City of Santa Barbara Housing and Human Services Division and the Housing Authority, local agencies and other local stakeholders provided testimony about inadequate funding support to meet the social service needs of Santa Barbara residents. Agencies explained that funding from Santa Barbara County, Federal Sources, and budgets have been dramatically reduced, while demands for their services have grown larger. This mirrors responses provided from residents. Below are key statements provided during the community meeting:

- *The biggest impediment is a lack of resources as administrative fees to administer housing have been cut.*
- *It can be difficult to get private owners to make reasonable accommodations.*
- *The complications of job loss, high rents, and disabilities combined lead to possible homelessness.*
- *Funding sources, whether at the Local, State, or Federal level may be have been diminished.*

Santa Barbara Demographics

Race and Ethnicity

The population in Santa Barbara has decreased since the 2000 Census count of 92,235 to the 2010 Census count of 88,410. Whites represented the largest percentage of the population, followed by Hispanics.⁴³ In 2010, the foreign-born population was approximately 22,031, representing nearly 25 percent of the City's population.⁴⁴

Racial/Ethnic and Income Concentrations

Although the separation of different race and ethnic groups has historically been associated with segregation, people's choice of residence today is complex. The quality of local schools, housing prices, access to transportation and affiliation with people or friends of similar values are all important factors guiding people's housing choices. The City of Santa Barbara has a robust housing program and supportive system that provides applicable and beneficial services throughout the City.

Large Households and Overcrowding

Large households often face discrimination in the housing market, particularly in the rental housing market. Landlords might discriminate against large families for fear of excessive wear and tear or liability issues related to children.

According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms and halls). Occupancy by more than 1.5 persons per room constitutes "severe" overcrowding. Factors contributing to the rate of overcrowding in Santa Barbara include housing costs, an increase in the number and proportion of large family households and an inadequate supply of large family rental and ownership units. According to the US Census American Community Survey, the incidence of severe overcrowding in Santa Barbara of 2.2 percent was less than the county's 2.7 percent and the state's 2.7 percent. Based on Census data, severe overcrowding does not seem to be an impediment to fair housing in the housing market for Santa Barbara.

Disabilities

According to the 2010 American Community Survey 1-year estimates, approximately 10 percent of the civilian population was recognized to have a disability. When broken down further, however, the percentage of individuals 65 years and over was nearly 30 percent (29.6 percent). While Census data

⁴³Persons of Hispanic heritage can be of any race.

⁴⁴ U.S. Census 2010, American Community Survey, 1-year Estimates

does not provide an indication of the length or duration of any particular disability, the large percentage of senior residents with a disability suggests an impediment to fair adequate housing if they cannot find access to multi-family residential units adapted to their needs. Furthermore, the highest number of housing cases filed within the City of Santa Barbara, according to the California Department of Fair Employment and Housing (CDEFH), was based on some form of mental or physical disability since 2007 with 16 total housing cases filed since 2007.

Housing Affordability

As mentioned previously, overpayment is defined as housing costs in excess of 30% of gross household income. In Santa Barbara, approximately 56.7 percent of those housing units with a mortgage pay 30 percent or more of their income for housing costs. Approximately 47.3 percent of residents spend 35 percent or more of their income on their mortgage.

Similarly, renters in Santa Barbara pay a disproportionate share of income to rent housing. Approximately 57.5 percent of Santa Barbara City residents pay more than their 30 percent of their income for household rent. Nearly half of residents, 49.8 percent, spend 35 percent or more of their income on rent.

Although housing affordability per se is not a fair housing issue, overpayment, overcrowding and foreclosures could disproportionately affect Santa Barbara's minority and senior populations. In this regard, housing affordability is an impediment to fair housing in the City of Santa Barbara.

Public Transit Accessibility

The lack of a relationship between public transit, employment opportunities and affordable housing could impede fair housing choice because persons who depend on public transit will have limited choices regarding places to live.

Santa Barbara is generally well served by public transit. Many of the major employers in the City provide public services and are easily accessible by transit, including the Santa Barbara City Hall and the Santa Barbara City Schools.

Housing Conditions

Tenure

Within Santa Barbara, approximately 15,036 (42.6 percent) units were owner occupied units and 20,299 (57.4 percent) were renter-occupied units.⁴⁵

⁴⁵ US Census Bureau, ACS 2006-2010

When compared to Santa Barbara County and California, Santa Barbara had a much higher percentage of renter-occupied units than either Santa Barbara County (45.9 percent) or California (42.6 percent).⁴⁶ Thus, the housing tenure in Santa Barbara may be of a concern since, in general, housing discrimination issues may be more prevalent in the rental housing market because renters are more likely to be subject to conditions in the housing market that are beyond their control.

Santa Barbara had lower rental vacancy rates than Santa Barbara County and the State. According to Census Data, the rental vacancy rate for the City of Santa Barbara was approximately 2.8 percent, while it was 3.6 percent in Santa Barbara County and 5 percent in California.⁴⁷ The relatively lower vacancy rate in the City indicates that finding housing in the rental market is likely more of a challenge for many households, particularly for large families.

Housing Stock

The housing stock in Santa Barbara is relatively old with nearly 30 percent (29.6 percent) of all housing stock being built before 1950.⁴⁸

In a City such as Santa Barbara, older homes may often be well maintained and add to the unique charm of the City. However, older homes in low-income areas tend to be in poorer condition and might contain health hazards such as lead-based paint.⁴⁹ Ongoing repair and maintenance are necessary to keep the units in safe and sound condition. In addition, approximately, only 1.7 percent of Santa Barbara housing structures were built in 2005 or after, which may be an impediment if poorer residents are displaced due to gentrification of various neighborhoods. With a City like Santa Barbara that has such a low vacancy rate, this is a potential impediment to fair housing choice.

Affordable Housing Units

As mentioned earlier, housing projects can receive housing assistance from numerous sources to ensure that rent is affordable for lower-income households. As of June 30, 2011, there were approximately 3,488 total affordable units in the City of Santa Barbara.⁵⁰ Furthermore, the large majority of units (approximately 81 percent) were designated for low income units. Approximately, another 15 percent were designated for moderate income units.

⁴⁶ US Census Bureau, ACS 2006-2010

⁴⁷ Ibid.

⁴⁸ Ibid.

⁴⁹ National Center for Lead-Safe Housing. (1996). *Childhood Lead Poisoning: Solving a Health and Housing Problem*

⁵⁰ City of Santa Barbara Community Development Program

Although housing affordability is not a fair housing concern per se, providing opportunities for a variety of housing choice can help lessen the likelihood of housing discrimination by increasing the supply. The City of Santa Barbara continually ensures that residents receive assistance for housing costs whenever possible.

Access to Financing

Home Loan Financing

According to 2010 Home Mortgage Disclosure Act (HMDA) data, African Americans were underrepresented in the homeownership market and whites were overrepresented. Although African Americans represented approximately 1.6 percent of the total population according to the US Census Bureau, they account for zero percent of all home purchase loan applications in 2010. Whites, on the other hand, are heavily overrepresented with 90.7 percent of all loan applications, while they are only 75.1 percent of the total population.

The lack of financing opportunities to certain segments of the population is an impediment to fair housing choice.

Subprime Lending Activity

The available HMDA data did not provide information on which loans were actually prime or subprime mortgage loan applications among conventional home purchase loans. It is likely that a number of households that in the past would have opted for government-backed loans were able to receive conventional loans through the subprime market. Subprime lenders generally have interest rates that are higher than those in the prime market. Although subprime lending cannot in and of itself be equated with predatory lending, studies have shown a high incidence of predatory lending in the subprime market is a potential cause for concern when the target clients are considered high risk. Higher-risk features for subprime lending include adjustable interest rates (typically with large, scheduled payment increases), loans with prepayment penalties or balloon payments, and “low-doc” and “no-doc” loans, in which lenders approve borrowers for loans based on little or no verification of the borrower’s income and assets.

Foreclosures

There has been concern regarding the foreclosing process throughout Santa Barbara County.⁵¹ As reported by the Daily Sound, there was a protest outside a Santa Barbara County Courthouse in response to rising foreclosure rates throughout the County. While foreclosures are not necessarily the

⁵¹ <http://thedailysound.com/2012/06/occupy-santa-barbara-fights-foreclosures/>

direct result of predatory lending or loans that are of higher risk, high foreclosure rates within a City may be equated with poor loan processes or lack of financial education and a cause of concern.

Fair Housing Services

From the years 2007-2011, there were few discrimination complaints/inquiries. In calendar year 2007–2008, the City of Santa Barbara reported the most inquiries in a single year. For this year, a total of 7 inquiries were made: 2 claims of ethnicity/race discrimination, 2 were general questions, and there was only 1 complaint each regarding family status, disability, and source of income. Each year showed fewer complaints than the previous year. In 2010-2011 there were not any complaints or reports of general discrimination (only one general question), suggesting a steady improvement each year in the City of Santa Barbara.

Based on complaints received, the City of Santa Barbara determined that there was only one actual determined case of discrimination for each year in 2007-2008, 2008-2009, and 2009-2010. There were zero cases of discrimination determined in year 2010-2011. However, according to the resident housing impediment survey, a large percentage of respondents believed that they or someone they knew had encountered some form of housing discrimination. Because of this discrepancy, the Rental Housing Mediation Task Force should continue to advertise its services as this is a valuable opportunity to help with mediation of disputes between landlords and tenants. In addition, the City of Santa Barbara and the HACSB should continue to ensure that their services are familiar and recognized to an increasing number of Santa Barbara residents.

Public Policies

Zoning

The City of Santa Barbara zoning code provides ample opportunity to ensure fair and adequate housing within City borders. To facilitate the development of emergency housing, however, the City needs to identify a zone or zones where emergency/transitional shelters are allowed as a permitted use without a conditional-use permit.

Actions

The proposed actions to address the impediments to fair housing choice are organized by type.

Expanding Affordable Housing Opportunities

1. *Housing Partnerships*

Action 1.1 The City will continue to explore the development and rehabilitation of affordable housing opportunities with its local non-profit and for profit developers, as well as employers. Local partners include, but are not limited to the following:

- Housing Authority of the County of Santa Barbara
- California Department of Housing and Community Development
- Coastal Housing Partnership
- Casa Esperanza
- Santa Barbara Rescue Mission
- Domestic Violence Solutions
- Transition House
- Noah's Anchorage
- New Beginnings- R.V. Safe Parking Program
- AIDS Housing - Sarah House
- Community Housing Corporation
- Domestic Violence Solutions
- Salvation Army
- St. Vincent's- Gardens and Villa Caridad
- Transition House
- Housing Authority
- Mental Wellness Center
- People's Self Help Housing
- Sanctuary Psychiatric Centers
- Habitat for Humanity
- Cottage Hospital
- Westmont College

Time Frame: *Ongoing*

2. *Zoning Ordinances*

Action 2.1 The City will amend the C-M (Commercial Manufacturing) zoning district to allow emergency shelters as a permitted use.

Time Frame: *By September 2013*

3. *Housing Choice for Special Populations*

Action 3.1 The City will continue to work with local non-profits to provide federal, state and local funding to assist in the development of new

housing opportunities in non-minority concentrated areas of Santa Barbara. The City will continue to administer successful programs that provide funding and support for affordable housing.

Time Frame: *Ongoing*

Action 3.2 (Low Income Seniors) The City shall continue to facilitate the construction of affordable rental housing for very-low and low- income seniors.

Time Frame: *Ongoing*

Action 3.3 (Low Income Large Families) The City shall promote the construction of affordable for-sale and/or rental housing units with three or more bedroom units affordable to very low- and low-income families. The City shall publicize financial and regulatory incentive opportunities to developers for these unit types including promote the need for three or more bedroom units during pre-application meetings, contacting affordable housing developers, and creating informational fliers at the Community Development Department and in all general application packets.

Time Frame: *Ongoing*

Action 3.4 The City will continue its Inclusionary Housing Ordinance program which encourages development of housing for first time home buyers, including moderate and middle income households, and protects the economic diversity of the City's housing stock.

Access to Financing

4. Outreach to Mortgage Originators

Action 4.1 The City will work with local lenders, escrow and title companies, and real estate agents to promote tools that reduce the costs of homeownership.

Time Frame: *Ongoing*

5. Education and Resources

Action 5.1 As funding permits, the City or other funded programs will work with other fair housing advocates to conduct additional fair housing workshops in Santa Barbara to educate about fair housing rights.

Time Frame: *Ongoing*

Action 5.2 The City will work with the Housing Authority of the City of Santa Barbara and nonprofit agencies to develop an affirmative marketing plan to reach groups that are least likely to apply and have disproportionate housing needs and after conducting the outreach, monitor how effective the affirmative marketing plans were in reaching those groups.

Time Frame: Annually

6. *Unfair Lending and Insurance Practices*

Action 6.1 The City will monitor complaints regarding unfair/predatory lending and will assess lending patterns using the data collected under the Home Mortgage Disclosure Act (HMDA), the Community Reinvestment Act (CRA) and other data sources.

Time Frame: *Monitor the HMDA with each update to the Analysis of Impediments to Fair Housing Choice to identify potential issues with unfair lending practices*

Fair Housing Services

7. *Apartment Owners/Managers*

Action 7.1 The City will work in conjunction with apartment owner/manager associations to outreach to owners of small rental properties regarding fair housing laws.

Time Frame: *Ongoing*

Action 7.2 The City will work with agencies and the property managers of affordable housing to ensure that fair housing laws are abided by in the selection of residents and that information of housing availability is appropriately advertised. The City will continue to provide outreach related to affordable housing opportunities through advertisements and literature available in English and Spanish.

Time Frame: *Ongoing*

Action 7.3 In addition to addressing the fair housing calls through the City’s Fair Housing Program, the City will continue to track the type of complaints received.

Time Frame: *Ongoing*

8. *Reasonable Accommodation for persons with disabilities*

Action 8.1 The City will provide information on reasonable accommodation to housing units.

Time Frame: *Ongoing*

I, Jim Armstrong, hereby certify that this Analysis of Impediments to Fair Housing Choice for the City of Santa Barbara represents the City’s conclusions about impediments to fair housing choice, as well as actions necessary to address any identified impediments.

City Administrator _____
City of Santa Barbara

Date _____



Housing Impediment Survey

The City of Santa Barbara and the Ramsay Group are administrating this housing survey to review the opportunities and problems associated with people's ability to attain housing within the City of Santa Barbara. Please take a few minutes to fill out this survey and your answers will be kept confidential. Your participation will assist the City of Santa Barbara establish a plan for improving opportunities for fair housing choice. Thank You.

Have you ever encountered any forms of housing discrimination or known someone who has?

- Yes No Not Sure

If you believe or think that you or someone you know encountered housing discrimination, what type was it?

- Refusing, discouraging, or charging more to rent an apartment or buy a home.
- Discouraging a person from living where they want to live. Steering them to another apartment, complex or neighborhood.
- Refusing, discouraging, making it difficult or charging more or providing less favorable terms on a home loan to buy, refinance, fix up or use the equity in a home.
- Refusing, discouraging or charging more for home insurance.
- Refusing to make a reasonable accommodation or not allowing a modification to be made to make an apartment more accessible for a person with a disability.
- Predatory lending: unfair, misleading and deceptive loan practices.
- Other

Do you feel that you are well-informed on Housing Discrimination?

- Yes No Somewhat Not enough



What would you do if you encountered Housing Discrimination?

- Ignore it Report it Don't Know

If you were to report Housing Discrimination, who would you report it to?

- City of Santa Barbara Don't Know Other _____

If you think that Housing Discrimination is occurring, what types of discrimination do you think are the largest problems in Santa Barbara?

What can be done to prevent housing discrimination in Santa Barbara?

Thank you for taking the time to fill out our survey. We rely on your feedback to help us improve our City services.

For questions regarding this survey, please contact:

**Deirdre Randolph
City of Santa Barbara
Community Development Department
630 Garden Street, Santa Barbara CA. 93101 / (805) 564-5461 X 5511
Your input is greatly appreciated!**



Vivienda Impedimento Encuesta

La ciudad de Santa Barbara y The Ramsay Group están administrando esta encuesta sobre la cubierta para repasar las oportunidades y los problemas asociados a la capacidad de la gente de lograr la cubierta dentro de la ciudad de Santa Barbara. Por favor, tome unos minutos para llenar esta encuesta y sus respuestas se mantendrán confidenciales. Su participación ayudará a la ciudad de Santa Barbara establecer un plan para mejorar las oportunidades de vivienda justa elección. Gracias.

1. ¿Alguna vez ha encontrado las formas de discriminación en la vivienda o alguien que ha conocido?

- Si No No estoy seguro

2. Si usted cree o piensa que usted o alguien que usted conoce ha tropezado la discriminación en la vivienda, ¿qué tipo era?

- Negarse, desalentar, o de carga más para alquilar un apartamento o comprar una casa.
- Desalentar a una persona de vivir donde quiero vivir. Directivo a otro apartamento, complejo o barrio.
- Negarse desalentador, lo que hace difícil o de carga más o menos ofrecer condiciones favorables en un préstamo hipotecario para comprar, refinanciar, fijar o la utilización de la equidad en un hogar.
- Negarse desalentar o carga para el hogar más seguro.
- Negarse a hacer arreglos razonables o no permitir que una modificación que se hizo para hacer un apartamento más accesible para una persona con discapacidad.
- Préstamos abusivos: desleal, engañosa y las prácticas de préstamo engañosas.
- Otros



3. ¿Piensa usted que están bien informados sobre la discriminación en la vivienda?

- Si No Poco No basta

4. ¿Qué haría usted si usted ha tropezado la discriminación en la vivienda?

- Ignóralo Informe No sé

5. ¿Si usted se informe a la discriminación en la vivienda, que usted informe a?

- Ciudad de Santa Barbara No sé Otros _____

6. Si usted piensa que la discriminación en la vivienda que está ocurriendo, qué tipos de discriminación cree usted que son los mayores problemas en Santa Barbara?

7. ¿Qué se puede hacer para prevenir la discriminación en la vivienda Santa Barbara?

Gracias por tomarse el tiempo para llenar nuestra encuesta. Contamos con tus comentarios para ayudarnos a mejorar nuestros servicios de la Ciudad. Para preguntas sobre esta encuesta, póngase en contacto con:

Deirdre Randolph
City of Santa Barbara
Community Development Department
630 Garden Street, Santa Barbara CA. 93101 / (805) 564-5461 X 5511
Su aportación es muy apreciado!

Single Room Occupancy (SRO) Housing and Studios

Victoria Hotel (PSHH) : Supportive housing for low-income residents of the community.	26 E. Victoria 966 - 5152
Faulding Hotel: 81 SRO units for single, low-income individuals.	15 E. Haley 963 - 9191
El Carrillo Apartments (HACSB): Permanent supportive housing for the homeless. 61 efficiency studios. Community room and on-site supportive services.	315 W. Carrillo 897 - 1098
Artisan Court (HACSB): Affordable studio units for youth aging out of foster care, disabled/special needs clients, and downtown workers. Rents range from \$388 to \$777 and may include project-based Section 8.	422 E. Cota 965 - 1071

Workforce Housing

Workforce Housing Program (HACSB): Program targets individuals who are gainfully employed a minimum of 20 hours per week; downtown employment required for certain properties. Bedroom sizes range from studio to 3bedroom. Income limits for the program are set at 30% to 80% of Area Median Income (AMI) based upon household/family size. For some properties, applicants who do not own or use a car or other vehicle will receive a preference on the waiting list.	808 Laguna 965 - 1071
Casas las Granadas: Affordable one-bedroom rental units for downtown workers. Owned/managed by PSHH. Applicants without cars encouraged to apply. Units are for households with incomes at 60% & 50% Area Median Income.	21 E. Anapamu 962 - 5152

Security Deposit and/or Rental Assistance

Housing Authority of the City of Santa Barbara (HACSB) : Provides zero interest Security Deposit loans (in some cases grants) to qualifying low-income residents of community. Eligible applicants must have income at/ below 80% Area Median Income & be renting within the City of Santa Barbara.	808 Laguna 965 - 1071
Alexander House Foundation: Offers financial assistance for housing costs to fixed income seniors. One time grants for rental deposits and moving expenses. Must be at least 65 years old and a resident of Santa Barbara for a minimum of 10 years.	966 - 3665
Catholic Charities: Provides one-time assistance to families in economic crisis, including assistance with paying rent, utilities, and security deposits.	609 E. Haley 965 - 7045
Transition House: Administers Homelessness Prevention Program designed to provide poverty-based case management and one-time emergency cash aid for families at imminent risk of homelessness.	425 E. Cota 966 - 9668
MHASB Housing Assistance Loan Program (Fellowship Club): Offers no-interest loans to persons with a mental illness to assist in paying the security deposit on rental housing. Applications available at Mental Health Association in Santa Barbara office.	617 Garden 884 - 1010
Casa Esperanza: Provides rapid re-housing services to those at 50% Area Median Income or below, including assistance with security deposits, utility deposits, moving costs, emergency motel room vouchers, and housing search and placement.	816 Cacique 884 - 8481

Housing Authority of the
City of Santa Barbara

**AFFORDABLE
HOUSING
RESOURCES
IN
SANTA BARBARA**



**808 Laguna Street
Santa Barbara, CA 93101
(805) 965-1071
www.hacsb.org**

Senior Services

Gardening Program:

Opportunity for resident to grow & harvest plants & vegetables

Wellness Programs:

Various programs which address physical fitness, nutrition & prescription information

Food Bank-Brown Bag Program:

Provides 2 bags of groceries each month for seniors to supplement food budget

Community Action Commission-Senior Nutrition Program:

Nutrition Program serves hot meals at Senior Centers for local seniors



Housing Authority of the
City of Santa Barbara



2nd Story Associates

an affiliate non-profit of HACSB

For more information on programs contact
the Department of Resident Services
897-1044

Housing Authority of the
City of Santa Barbara

Department of
Resident Services



808 Laguna Street
Santa Barbara, CA 93101
(805) 897-1044
www.hacsb.org

* Please note that not all programs are available
at all properties.

For more information, contact the
Department of Resident Services at
(805) 897-1044

The Department of Resident Services aims to promote resident service programs that improve the quality of life of our clients, with an emphasis on promoting their dignity, well-being, and self-sufficiency.

The purpose of our services and programs is to introduce educational opportunities for children, economic advancement for adults, and experiences that enrich and strengthen families.



Resident Initiative Programs

Family Self-Sufficiency Program:

Assists families in achieving economic independence & self-sufficiency through one-on-one case management & goal setting

Training Program:

Provides residents & low-income persons in the community the opportunity to gain training & job experience

Resident Council:

Housing Authority participants address issues of concern to Housing Authority residents and the surrounding community

Youth Enrichment Programs

After-School Program Sites:

309 S. Voluntario & 526 W. Montecito
Educational & recreational activities provided for school-aged youth

Sports Program:

Seasonal sports programs that promote a healthy & positive lifestyle through teamwork & physical activity

Arroyo Gardens:

Gardening & horticulture programs offered at various Public Housing developments

Police Assistance League (PAL):

Provides educational, cultural & athletic programming for school-aged youth

City Corps:

Youth ages 14-18, assist in community service projects while developing job acquisition skills through mentoring, & job-shadowing

Girl Scouts:

Housing Authority youth are eligible for free annual membership in this organization

Everybody Dance Now!:

Weekly dance program; utilizes dance to build self-esteem, and foster a healthy lifestyle

Presidio Historic Parks:

Summer program that educates youth in local Spanish and Chumash history, culture and art



Supportive Services Programs

Family Build:

Counseling/case management program available to clients of the Housing Authority

Furniture Closet:

Provides donated household items to families & individuals assisted by the Housing Authority

Volunteer Income Tax Assistance:

Free income tax preparation for low-income seniors, families & disabled residents in Santa Barbara offered during tax season

Financial Literacy:

Provides educational workshops & tools to become financially sound

Individual Grant Program:

In partnership with a private foundation, this program provides and funds critically needed services to seniors, families and disabled clients. Clients must have experienced a life-changing, catastrophic event such as illness or disability

* Please note that not all programs are available at all properties.

For more information, contact the
Department of Resident Services at
(805) 897-1044

Emergency Shelters/ Transitional Housing

Casa Esperanza: Year round transitional shelter of 100 beds by provider referral; related services for homeless individuals. 200 bed emergency winter shelter open Dec 1 — Mar 30.	816 Cacique 884 - 8481
Rescue Mission: Emergency services for homeless men, women and children. Offers faith based, residential drug and alcohol recovery program for men.	535 E. Yanonali 966 - 1316
Transition House: Residential and social service program for homeless families which can lead to permanent housing. Shelter: 5 pm - 8 am M-F; all day on weekends.	425 E. Cota 966 - 9668 or 730 - 3848 (Nights & Weekends)
Bethel House: Offers a one year, faith-based, residential drug and alcohol recovery program for women.	425 E. Cota 966 - 1316
Domestic Violence Solutions: Confidential emergency shelter and ongoing support groups for battered women and their children.	963 - 4458 24 Hr Crisis Line 964 - 5245
Salvation Army Hospitality House: Full service transitional living center for single men and women.	423 Chapala 962 - 6281
WillBridge of Santa Barbara: Transitional housing to prepare individuals for stability in residential program or independent living situation.	1215 E. Montecito 564 - 1911
Hotel de Riviera: Single room occupancy hotel. Offers 18 month residential program for dually-diagnosed clients. Referral Only.	125 W. Carrillo 963 - 6443

Affordable Housing

Housing Authority of the City of Santa Barbara (HACSB) : Develops, owns and operates a variety of affordable rental housing for low-income households in southern Santa Barbara County, including Section 8 rental assistance and conventional Public Housing.	808 Laguna 965 - 1071
Housing Authority of the County of Santa Barbara: Develops and manages housing for low-income households throughout Santa Barbara County.	5575 Armitos Goleta 967 - 3402
Santa Barbara Community Housing Corporation: Provides affordable rental housing including special needs housing, for under-served individuals.	11 E. Haley 963 - 9644
People's Self-Help Housing Corporation (PSHH) : Assists low-income individuals, families, senior citizens and other special needs households to obtain affordable housing throughout the Central Coast.	26 E. Victoria 962 - 5152
St. Vincent's Gardens: 75 unit affordable housing development for families.	4200 Calle Real 683 - 6381
Garden Street Apartments: Affordable housing for low income residents with a mental illness, as well as individuals gainfully employed within Santa Barbara's downtown business district.	617 Garden 884 - 8440

Senior Housing

Housing Authority of the City of Santa Barbara (HACSB) : Affordable housing developments for seniors 62+. Seniors can also apply for Public Housing , Tax Credit and Section 8.	808 Laguna 965 - 1071
Villa Caridad: 95 one-bedroom apartments for seniors. Rents set at 30% of monthly income.	4202 Calle Real 683 - 4375
Friendship Manor: 200 affordable apartments for seniors 62+. Meals and activities included. Section 8 accepted.	6647 El Colegio Goleta 968 - 0771
Garden Court: 97 unit, service enhanced, senior complex offering affordable rents to income eligible seniors 62 years and older.	1116 De La Vina 884 - 0095
Pilgrim Terrace: 82 rental units for low-income seniors 62+ and handicapped or disabled adults 18+. Federally subsidized housing.	649 Pilgrim Terrace 682 - 3618
Laguna Cottages: Provides low-cost housing for low-income, independent seniors. Facility has 55 units for 51 singles and 4 couples. Section 8 vouchers accepted. 2 year residency in the County of Santa Barbara required.	803 Laguna 965 - 1179
Housing Authority of the County of Santa Barbara: Santa Maria Evans Park has 149 units of family and senior housing. Guadalupe Senior Housing: Located near Guadalupe Ranch Acres on 10th Street.	5575 Armitos Goleta 967 - 3402
Battistone Foundation/Elderly Apartments: Housing for income eligible active seniors age 62 and older. Studios, one and two bedroom apartments available.	105 West Sola 965 - 4541

MONTECITO JOURNAL
1206 COAST VILLAGE CIRCLE, SUITE D
SANTA BARBARA, CA 93108
Telephone: (805) 565-1860 / Fax: (805) 969-6654

SUPERIOR COURT
OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF SANTA BARBARA

PROOF OF PUBLICATION
(2015.5 C.C.P.)

State of California)
County of Santa Barbara) ss.

Notice Type: Notice of Public Hearing of City Council on
September 25, 2012

I am a citizen of the United States and a resident of the county of Santa Barbara; I am over the age of eighteen years, and am not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of Montecito Journal, a weekly newspaper published in the English language in the City and County of Santa Barbara, which has been adjudged a newspaper of general circulation as defined by the laws of California by the Superior Court of the County of Santa Barbara, State of California, under the date of August 18, 2011, Case No. 1381447. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

9/12

Executed on September 14, 2012

At Santa Barbara, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

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Contact: Frank

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1206 COAST VILLAGE CIRCLE, SUITE D
SANTA BARBARA, CA 93108
Telephone: (805) 565-1860 / Fax: (805) 969-6654

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Executed on September 14, 2012

At Santa Barbara, California

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Signature

NOTICE OF PUBLIC HEARING
City of Santa Barbara

NOTICE IS HEREBY GIVEN that the City Council of the City of Santa Barbara will conduct a Public Hearing on Tuesday, September 25, 2012, during the afternoon session of the meeting which begins at 2:00 p.m. in the Council Chamber, City Hall, 735 Anacapa Street, Santa Barbara. The hearing is to provide an opportunity for citizen participation and feedback, to discuss the City of Santa Barbara's 2012 Analysis of Impediment to Fair Housing Choice. The Analysis focuses on actions, omissions and decisions made because of race, color, religion, sex, disability, familial status or national origin, which restrict, or have the affect of restricting, housing choices or the availability of housing choices in the City of Santa Barbara.

You are invited to attend this hearing and address your verbal comments to the City Council. Written comments are also welcome up to the time of the hearing, and should be addressed to the City Council via the City Clerk's Office, P.O. Box 1990, Santa Barbara, CA 93102-1990.

On Thursday, September 20, 2012, an Agenda with all items to be heard on Tuesday, September 25, 2012, will be available at 735 Anacapa Street and at the Central Library. Agendas and Staff Reports are also accessible online at www.santabarbaraca.gov; under Quick Links, click on Current Council Agenda & Packet. Regular meetings of the Council are broadcast live and rebroadcast on Wednesdays and Thursdays at 7:00 p.m. and on Saturday at 9:00 a.m. on City TV Channel 18. These meetings can also be viewed over the Internet at www.santabarbaraca.gov: Click on the Government tab, click City Council Meeting Videos (under Quick Links), and then click on the Video link for the meeting date.

In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the City Administrator's Office at 564-5305 or inquire at the City Clerk's Office on the day of the meeting. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

(SEAL)

Gwen Peirce, CMC
City Clerk Services Manager
September 12, 2012

13 - 20 September 2012

MONTECITO JOURNAL
1206 COAST VILLAGE CIRCLE, SUITE D
SANTA BARBARA, CA 93108
Telephone: (805) 565-1860 / Fax: (805) 969-6654

SUPERIOR COURT
OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF SANTA BARBARA

PROOF OF PUBLICATION
(2015.5 C.C.P.)

State of California)
County of Santa Barbara) ss.

Notice Type: Public Notice: Community Meeting

I am a citizen of the United States and a resident of the County of Santa Barbara; I am over the age of eighteen years, and am not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of Montecito, a weekly newspaper published in the English language in the County of Santa Barbara, which has been adjudged of general circulation as defined by the laws of California. I am the Superior Court of the County of Santa Barbara, State of California, under the date of August 18, 2011, Case No. 138144' notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and in each supplement thereof on the following dates, to wit:

6/13

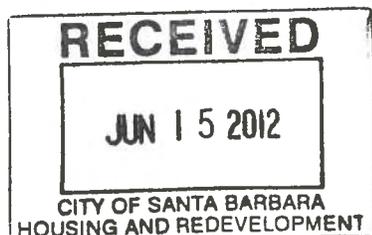
Executed on June 15, 2012

At Santa Barbara, California

I certify (or declare) under penalty of perjury that the



Signature



**City of Santa Barbara
PUBLIC NOTICE**

To provide an opportunity for citizen participation and feedback, the City of Santa Barbara will hold a Community Meeting to discuss its 2012 Analysis of Impediment to Fair Housing Choice.

COMMUNITY MEETING

DATE: June 27, 2012
TIME: 6:00 p.m.
PLACE: Santa Barbara Public Library, Faulkner Gallery
40 E. Anapamu Street, Santa Barbara, CA 93101

The Analysis focuses on actions, omissions and decisions made because of race, color, religion, sex, disability, familial status or national origin, which restrict, or have the affect of restricting, housing choices or the availability of housing choices in the City of Santa Barbara.

PUBLIC COMMENT

Any individual, group, or agency may submit written comment to the City of Santa Barbara. All comments received by September 25, 2012 will be considered in the Analysis.

If you need a translator or special assistance to participate in this meeting, please contact:

Elizabeth Stotts
City of Santa Barbara
Community Development Programs Specialist
(805) 564-5461 x 4579 (805) 564-5477 Fax
630 Garden Street, Santa Barbara, CA 93101
Office hours: M-Th 8:30 a.m. - 4:30 p.m. and alternating Fridays

**Ciudad de Santa Barbara
NOTICIA PÚBLICA**

Para proveer una oportunidad para la participación y opinión del la ciudadanía, la ciudad de Santa Bárbara va a tener una reunión comunitaria para discutir su análisis de impedimentos para seleccion de vivienda justa 2012.

JUNTA PÚBLICA

FECHA: 27 de junio del 2012
TIEMPO: 6:00 p.m.
LUGAR: Santa Barbara Public Library, Faulkner Gallery
40 E. Anapamu Street, Santa Bárbara, CA 93101

El análisis se centra en acciones, omisiones y las decisiones tomadas por raza, color, religión, sexo, discapacidad, situación familiar o el origen nacional, que limitan o tengan el efecto de restringir, opciones de vivienda o la disponibilidad de viviendas en la ciudad de Santa Bárbara.

COMENTARIO PUBLICO

Cualquier individuo, grupo o Agencia podrá presentar comentario escrito a la ciudad de Santa Bárbara. Todos los comentarios recibidos antes del 25 de septiembre de 2012 se considerarán en el análisis.

Si necesita un traductor, o ayuda especial para participar en esta junta, favor de ponerse en contacto con la oficina de la secretaria municipal al:

Elizabeth Stotts
Ciudad de Santa Bárbara
Supervisor de programas de desarrollo de comunidad
(805) 564-5461 X 5511 (805) 564-5477 Fax
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**Santa Barbara Daily Sound
Proof of Publication
(2015.5C.C.P)**

**Superior Court of
The State of California
In and for The County of Santa Barbara**

In the Matter of: 3x7.2 Legal Classified Advertisement (Public Notice)

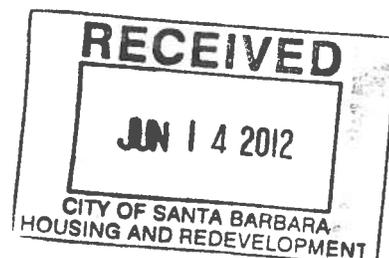
The undersigned, being the principal clerk of the printer of the Santa Barbara Daily Sound, a newspaper of general circulation, printed and published daily in the City of Santa Barbara, County of Santa Barbara, California and which the newspaper has been adjudged a newspaper of general circulation by the Superior Court in the County of Santa Barbara, State of California, Adjudication Case No. 1243692; and that affiant is the principal clerk of said Santa Barbara Daily Sound. That the printed notice hereto annexed was published in the Santa Barbara Daily Sound, in the issues following named dates:

June 13, 2012

I hereby certify (or declare) under penalty of perjury that that foregoing is true and correct.

Executed on this 13th day of June 2012 at Santa Barbara, CA.


Jeremy Gordon



LEGAL NOTICE

LEGAL NOTICE

LEGAL NOTICE

**City of Santa Barbara
PUBLIC NOTICE**

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been. The faulty measurement was not noticed until the 1930s, more than 60 years later.

While the story has gone through long-standing circulation, more recent studies have shown that spinach is low in saturated fat, very low in cholesterol, a good source of niacin and zinc, and a very good source of dietary fiber, protein, vitamin A, vitamin C, vitamin E, vitamin K, thiamin, riboflavin, vitamin B6, foliate, calcium, iron, magnesium, phosphorus,

the sea.

Unless you are captaining a very large sail or powerboat, it is therefore wisest to set the following course for the channel crossing:

- If possible, set out very early, ideally around 6 or 7 a.m. or even earlier. This will allow you to get a good way across the channel before the prevailing winds begin to rise.
- The easiest course would be to Pelican Bay, which is about two-

but there are natural aids if one is not available. After several passages, you may learn the angle of the Pacific wave swells in relation to the main island harbors of Frys, Pelican Bay and Smugglers Cove. With good visibility, you can identify Diablo Point near the center of the island's coast, the depression at Prisoner's Harbor, and the east and west ends of the island. With experience with your boat, you can make the trip by visual sighting, but be certain to be prepared in case dense fog or

City of Santa Barbara PUBLIC NOTICE

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