Appendix G
2015 Housing Element
Eight-Year Work Program

2015 Housing Element Eight-Year Work Program

Goal 1: Housing Opportunities	
Policy H1:	**Promote new housing programs that retain and support social, economic and ethnic diversity**
Policy H2:	**Promote equal housing opportunities for all segments of the community, with special emphasis given to extremely low, very low, moderate, middle income and special needs households.**
Implementation Actions	**Work Program**
H2.1 Special Needs Population. Continue to fund a wide range of housing, human and community service programs and capital projects that strive to meet the needs of children, families, seniors, disabled persons, homeless, victims of domestic violence, and others. H.2.2 Rental Housing Mediation. Continue to fund, staff and support the Rental Housing Mediation Task Force, and publicize Rental Housing Mediation Task Force services and information on tenant and landlord rights including evictions, terminations and fair housing issues. H.2.3 Promote Public Awareness. Continue using CDBG funds to promote equal opportunity provisions and remedies under state and federal law. H.2.4 Enforcement Against Discrimination. If budget allows, develop adequate staffing and funding to pursue and assist the State Department of Fair Employment and Housing staff in pursuing enforcement actions against discrimination in housing under Civil Code Section 52 (c) with emphasis on discrimination against families with children in rental housing.	**Objective:** Continue funding services and programs, including the Rental Housing Mediation Task Force, Legal Aid Foundation, and various other programs and organizations to assist with community housing needs. **Responsible Agency:** Administration, Housing & Human Services Division **Timeframe:** Ongoing **Funding Sources:** CDBG, General Fund

Policy H3:	**Support programs and efforts designed to prevent homelessness.**	
	Implementation Actions	**Work Program**
H3.1	Continuum of Care Program. Continue to implement the Consolidated Action Plan's Continuum of Care program in conjunction with adjacent jurisdictions and community-based organizations.	**Objective:** Continue to implement homeless assistance programs, including the Continuum of Care program, Recreational Vehicle (RV) Safe Parking Program, and various other plans and programs to assist in the prevention of homelessness. **Responsible Agency:** Administration, Housing & Human Services and Planning Divisions **Timeframe:** Ongoing **Funding Sources:** CDBG, General Fund
H3.2	Prevention Programs. Seek funding for homeless prevention programs, such as a program to provide short-term financial assistance to households threatened by eviction due to an inability to pay rent.	
H3.3	Supportive Housing. Support the conversion of existing hotels and motels to sponsored residential hotels, Single Room Occupancy (SRO) projects, or apartments for the homeless.	
H3.4	Recreational Vehicle Park. Facilitate application for a Recreational Vehicle (RV) park through the City's permitting process. Work with the County and other local agencies to locate RV parks.	
H3.5	RV Park Program. Consider providing financial support for an RV park project if an application is submitted by a qualified sponsor/developer.	
H3.6	RV Parking Locations. Continue zoning provisions for churches and non-profits to allow overnight RV parking under limited conditions.	

Policy H4: Support other agencies and nonprofit organizations in their efforts to provide shelter and services for the homeless.	
Implementation Actions	**Work Program**
H4.1 Casa Esperanza. Continue to fund and support Casa Esperanza Homeless Shelter or other suitable shelter facilities, and encourage a broad range of such services throughout the region including services with year round programming. H4.2 Operational and Service Needs. Support the operational and service needs (such as child care and job training) of homeless shelter and service providers. Provide financing when possible.	**Objective:** Continue to provide wide range of services and capital projects to assist homeless persons. Continue to fund and support the operation of Casa Esperanza Homeless Shelter to provide services and programs to the homeless, including the provision of 200 beds/night from December to March and 100 beds/night from April to November. **Responsible Agency:** Administration, Housing & Human Services Division **Timeframe:** Ongoing **Funding Sources:** CDBG, General Fund, Human Services funding

Policy H5: Increase the supply and variety of transitional housing opportunities.	
Implementation Actions	**Work Program**
H5.1 Transitional Housing. Continue to fund community-based non-profit agencies, such as Transition House, to provide a range of transitional housing opportunities. H5.2 Regional Coordination. Coordinate with the County of Santa Barbara and the cities of Carpinteria and Goleta to develop, update and implement the Consolidated Plan's Continuum of Care programs.	**Objective:** Dependent upon available funding, continue to fund transitional housing opportunities for extremely low, very-low and low income nearly homeless individuals. Continue to coordinate with the County and cities to update and implement the Consolidated Plan's Continuum of Care Programs. **Responsible Agency:** Administration, Housing & Human Services Division **Timeframe:** Ongoing **Funding Sources:** HOME, CDBG, HCD

Policy H6:	**Seek to ensure the availability of a range of housing opportunities with an emphasis on extremely low, very low, low and moderate income seniors.**	
	Implementation Actions	**Work Program**
H6.1	Senior Housing. Encourage the development of a full range of senior living situations, available at market and affordable rates.	**Objective:** Continue to promote housing opportunities for seniors, including the development of units affordable to extremely low, very low, low- and moderate-income households. Coordinate with private sector to expand senior housing. Continue to work with the Ombudsman's Program and Area Agency on Aging. **Responsible Agency:** Administration, Housing & Human Services Division **Timeframe:** Ongoing **Funding Sources:** HOME funds
H6.2	Unit Acquisition and Rehabilitation. Continue to promote and assist in the acquisition and rehabilitation of existing dwelling units for use as affordable senior housing.	
H6.3	Upgrade Senior Facilities. Continue to facilitate private sector efforts to upgrade existing senior housing facilities, including services for seniors with long term care needs, in order to provide improved senior housing opportunities.	
H6.5	Senior Advocacy. Continue to work with the Ombudsman and Area Agency on Aging.	
H6.7	Housing Incentives. Continue to provide reduced parking incentives for senior housing projects in combination with bonus densities to encourage the development of small senior and disabled apartment projects including efficiencies and congregate care.	
H6.8	Design Guidelines. Adopt site and unit design guidelines for senior and disabled units, which incorporate all relevant federal, state and local laws, as well as recommendations from the Access Advisory Committee (AAC).	**Objective:** Develop accessibility guidelines for new residential development, including senior and disabled units. **Responsible Agency:** Housing & Redevelopment and Planning Divisions **Timeframe::** 3-5 years **Funding Sources:** General Fund,
H6.4	Non-Institutional Facilities. Encourage small, non-institutional facilities that meet the needs of the older senior population (75+).	**Objective:** Coordinate with private sector to expand senior housing and services. **Responsible Agency:** Administration, Housing & Human Services and Planning Divisions **Timeframe:** TBD **Funding Sources:** SEMP, CDBG, HOME
H6.6	Support Services. Encourage the expansion of support services such as house cleaning, cooking, shopping and financial advising in order to meet the needs of the older, independent senior population.	

Policy H7: Seek to ensure the availability of housing opportunities for the extremely low, very low, low and moderate income disabled population.	
Implementation Actions	**Work Program**
H7.1 Congregate Care. Promote and assist the development and processing of new congregate housing opportunities or board and care facilities for the extremely low, very low, low and moderate income, and physically and mentally disabled persons. H7.3 New Housing Opportunities. Work with community service providers to expand their scope of services to include housing through new construction or acquisition.	**Objective:** Dependent upon available funding, assist in the construction, rehabilitation or preservation of units for the extremely low, very low, low and moderate income disabled population. Continue to work with community service providers to provide housing opportunities for the disabled. **Responsible Agency:** Administration, Housing & Human Services and Planning Divisions **Timeframe:** Ongoing **Funding Sources:** HOME funds
H7.2 Special Needs Housing. Encourage the community services groups, non-profits, and the faith-based community to create special needs housing. H7.4 Priority Status. Encourage the Housing Authority of the City of Santa Barbara to continue to give priority status to disabled people with the greatest housing needs. H7.5 Accessibility Funding. Explore ways to fund accessibility improvements for dwelling units that will be made available for disabled persons who are eligible to receive HUD Section 8 certificates. H7.6 At-Risk Affordable Disabled Units. Ensure that affordable units occupied by disabled tenants at risk of converting to market rates are maintained as affordable, to the extent feasible.	**Objective:** Dependent upon funding availability, increase housing opportunities for the disabled by coordinating with, and supporting the Housing Authority, community groups, and local landlords, as well as preserving and rehabilitating existing housing units for disabled individuals. **Responsible Agency:** Administration, Housing & Human Services and Planning Divisions **Timeframe:** Ongoing **Funding Sources:** TBD

Policy H8:	**Accessibility for the disabled shall be required in new residential development and in housing to be rehabilitated.**	
	Implementation Actions	**Work Program**
H8.1	Accessibility Review. Continue the ongoing review of residential development plans for accessibility for the disabled.	**Objective:** Continue to review residential development plans to ensure accessibility to disabled persons as required by State and Federal accessibility laws. **Responsible Agency:** Planning and Building & Safety Divisions **Timeframe:** Ongoing **Funding Sources:** General Fund
H8.2	Accessibility Guidelines. Distribute guidelines to builders that explain Federal and State laws regarding accessible units. Provide specific ideas and examples (such as no steps, wider doors and hallways and larger bathroom areas).	
H8.3	Accessible Housing. Adhere to either the Fair Housing Act or the California Building Code, whichever is more stringent, in order to provide accessible housing.	

Policy H9:	**Support the creation of new programs to aid the disabled to secure accessible housing.**	
	Implementation Actions	**Work Program**
H9.1	Accessible Housing Incentives. Implement policies that give incentives for disabled accessible units to be included in market-rate projects.	**Objective:** Dependent upon funding availability, increase housing opportunities for the disabled by providing incentives for the production of accessible dwelling units. **Responsible Agency:** Planning and Admininistration, Housing & Human Services Divisions **Timeframe:** 3-5 years **Funding Sources:** General Fund
H9.2	Case Management. Seek funding for case managers to support the disabled in independent living situations.	**Objective:** Dependent upon funding availability, fund the creation of new programs, including case management to support disabled individuals in independent living situations. **Responsible Agency:** Administration, Housing & Human Services Division **Timeframe:** TBD **Funding Sources:** TBD

Goal 2: New Housing Development	
Policy H10: **Given limited remaining land resources, the City shall encourage the development of housing on vacant infill sites and the redevelopment of opportunity sites both in residential zones, and as part of mixed-use development in commercial zones.**	
Implementation Actions	**Work Program**
H10.1 Early Project Consultation. Continue to offer and encourage early staff predevelopment consultations for residential development of opportunity sites and mixed use projects. H10.2 Property Profiles. Continue to offer property profile services in the Planning Division that explain development potential and constraints for parcels in the City. Property profile services generally involve the review of archive, street and planning files, and the preparation of a letter report containing information regarding the property's permit history and development potential. H10.4 Housing at Shopping Centers. Promote and encourage the development of mixed-use for-ownership and rental housing at shopping centers such as La Cumbre Plaza shopping center, with an emphasis on affordability, by coordinating and/or partnering with property owners and housing developers.	**Objective:** Continue efforts to facilitate infill development in residential zones and mixed-use development in commercial zones. Construct 54 units/year. **Responsible Agency:** Planning Division **Timeframe:** Ongoing **Funding Sources:** General Fund
H10.3 Building Reuse. Encourage residential reuse of existing nonresidential buildings for housing, especially for both ownership and rental affordable housing.	**Objective:** Amend Municipal Code to include provisions for the re-use of existing buildings for housing opportunities. **Responsible Agency:** Planning Division **Timeframe:** 1-2 years **Funding Sources:** General Fund

Policy H11:	**The production of affordable housing units shall be the highest priority and the City will encourage all opportunities to construct new housing units that are affordable to extremely low, very low, low-, moderate and middle-income owners and renters.**
Implementation Actions	**Work Program**
H11.1 Affordable and Workforce Housing. Explore options to promote affordable and workforce housing, including revising the variable density ordinance provisions to increase affordable housing (e.g., limit unit size), requiring a term of affordability, reducing parking standards with tenant restrictions. H11.2 Priority Housing Overlay. Encourage the construction of rental housing, employer sponsored housing, and co-operative housing in the Downtown, La Cumbre Plaza/Five Points area, C-M Commercial Manufacturing Zone and Milpas Street area by providing incentives such as: ▪ Increased density overlays up to 63 du/ac as part of the Average Unit-Size Density Program. ▪ Higher Floor Area Ratios (FAR) when such standards are developed. ▪ More flexibility with zoning standards, (e.g., reduced parking standards). ▪ Expedited Design Review process. ▪ Fee waivers or deferrals. H11.3 Inclusionary Housing. Amend the Inclusionary Ordinance to: a. Consider a 15 – 25 percent inclusionary affordable housing provision in new residential ownership developments for affordable housing to accommodate workforce (middle) income earners: ▪ Temporarily suspend the inclusionary housing requirements or in-lieu fees during times of economic downturn if development costs are prohibitive.	**Objective:** Amend the Inclusionary Housing Ordinance to allow increased percentage of affordable housing, the Zoning Ordinance to allow more density for projects providing greater price-restricted ownerhip units, and flexibility in standards (i.e., reduce parking) to facilitate housing production. **Responsible Agency:** Planning and Administration, Housing & Human Services Divisions **Timeframe:** 1-2 years (H11.1, H11.2, H11.4), 3-5 years (H11.3) **Funding Sources:** General Fund

b. Amend the payment of in-lieu fees to include the following considerations: ▪ Eliminate or reduce inclusionary housing in-lieu fees based on preferred development, such as affordable or special needs housing projects; and ▪ Adjust the inclusionary housing in-lieu fee rate based on unit size (i.e., lower fees for smaller units). c. Require a Housing Mitigation Fee for commercial development. H11.4 Density Standards. Develop density standards that permit greater densities for projects that provide a greater percentage of price-restricted ownership units than required by the inclusionary housing ordinance.	
H11.5 Bonus Density. Continue to provide bonus density units above levels required by State law, to be reviewed on a case-by-case basis. H11.6 Private Sponsors. Continue to solicit proposals for low-, moderate-, and middle income projects from private sponsors and develop programs to assist in their implementation. H11.7 Infill Housing. Continue to assist the development of infill housing including financial and management incentives in cooperation with the Housing Authority and private developers to use underutilized and small vacant parcels of land for new extremely low, very low, low and moderate income housing opportunities. H11.8 Opportunity Sites. Assist, coordinate or partner with builders for the development of affordable housing projects by identifying in-fill and opportunity sites in the commercial zones, on public lands and under-developed R-2, R-3 and R-4 sites in the Available Land Inventory of the Housing Element.	**Objective:** Explore alternative ways and funding sources to promote housing opportunities, including the production of affordable and workforce housing units. Promote affordable and workforce housing by identifying opportunity sites in residential and commercial zones and public lands. **Responsible Agency:** Administration, Housing & Human Services and Planning Divisions **Timeframe:** Ongoing with annual review (H11.5, H11.6, H11.7, H11.12), Ongoing (H11.8, H11.9, H11.10, H11.11, H11.19) **Funding Sources:** General Fund, TBD

H11.9 Sweat Equity Projects. Continue to support special procedures for development, permitting, construction and early occupancy of "sweat equity" projects. H11.10 Large Rental Units. Encourage the construction of three bedroom and larger rental units for low-, moderate-, and middle income families, including the Housing Authority in efforts to develop and/or acquire three+ bedroom units. H11.11 Condominium Conversions. Continue to implement the Municipal Code's Condominium Conversion Ordinance to provide an opportunity for entry-level home ownership in a variety of locations while maintaining a supply of rental housing for extremely low, very low, low and moderate income persons. H11.12 Surplus Land. Inventory all land in the City owned by County, State and Federal governments, the Santa Barbara School and High School Districts and public utilities and actively pursue dedication of surplus land for development of low moderate and middle income housing, and for qualifying employees of participating government agencies. H11.19 Parcel Consolidation. Encourage the consolidation of small and underutilized parcels for development of affordable housing, if appropriate based on neighborhood compatibility.	
H11.13 Housing Opportunities. Look for housing opportunities on City-owned land or over private and public parking lots. H11.14 Public Facilities. Pursue acquisition of the National Guard and Army Reserve sites in order to develop affordable housing, park, school or other public benefit facilities. H11.15 Financial Assistance. Apply for, or support others in applying for, all available public and private funding and financial assistance for affordable housing projects.	**Objective:** Explore alternative ways and funding sources to promote housing opportunities, including the production of affordable and workforce housing units. **Responsible Agency:** Administration, Housing & Human Services and Planning Divisions **Timeframe:** TBD **Funding Sources:** TBD

H11.16 Property Transfer Tax. Increase property transfer tax to provide funding for price-restricted affordable and workforce housing, in order to broaden the funding base. H11.17 Alternative Revenue Sources. Explore alternative sources of revenue for Affordable Housing to replace the Redevelopment Agency tax increment financing since it was dissolved in 2012. H11.18 Extend Redevelopment Project Area. Continue to explore and pursue potential legislative amendments or other opportunities for replacement of the Redevelopment Agency and its funding mechanism for affordable housing and other community benefit projects.	

PolicyH12: Provide incentives for the private sector development of new housing opportunities for households earning more than 120% of the Area Median Income.

Implementation Actions	Work Program
H12.1 Above Moderate Housing. Encourage the development of housing for first time home buyers, including moderate and middle-income households. H12.2 Large Employers. Encourage large employers to mitigate affordable housing impacts.	**Objective:** Encourage and expand housing opportunities for moderate and middle income first time home buyers, including employee housing through financial assistance programs offered by large employers. **Responsible Agency:** Administration, Housing & Human Services and Planning Divisions **Timeframe:** Ongoing **Funding Sources:** General Fund

PolicyH13: Preserve non-subsidized affordable rental housing.

Implementation Actions	Work Program
H13.1 Preserve Rentals. Explore ways to avoid condominium conversions, or alternatively, the creation of cooperative tenant ownership of previous rentals. H13.2 Condominium Conversions. Amend section 28.88.120B of the Municipal Code to require all condominium conversions to conform to the density requirements of the General Plan.	**Objective:** Explore ways to avoid the loss of rental housing, including amending the Municipal Code to allow rental apartments to rebuild or rehabilitate at non-conforming densities.. **Responsible Agency:** Administration, Housing & Human Services and Planning Divisions **Timeframe:** 3-5 years

H13.3 Rental Units. Allow the reconstruction or rehabilitation of existing rental apartments at non-conforming General Plan densities and zoning standards. The loss of some rental units may be considered to meet building code requirements.	**Funding Sources:** General Fund, TBD

Policy H14:	**Ensure that new market-rate residential development is consistent with the City's sustainability goal, including reduced energy and resource use, and increased affordable housing opportunities.**
Implementation Actions	**Work Program**
H14.1 Market Rate Housing. Market-level housing projects in the multi-family or commercial zones (including mixed-use) shall be encouraged to: ▪ Construct unit sizes consistent with averages and maximums set out under the City's Average Unit-Size Density Incentive Program provisions; and ▪ Have access to adequate public open space within a ½-mile radius, a dedication of sufficient useable open space on-site, a contribution is made toward future parks through in-lieu fees, or a combination of any of these. H14.2 Resource Conservation. Establish criteria and standards for resource use in relation to density in the project review process, to encourage reduced resource footprint projects. Residential projects that exhibit a significantly lower resource per capita footprint would be allowed bonus density providing the building remains smaller than allowed by zoning. H14.3 Market-Rate Incentives. Prepare design standards and codify incentives for market rate developers to build smaller, "affordable-by-design" residential units that better meet the needs of our community.	**Objective:** Require market-rate housing development to be consistent with City sustainability goals, by reducing energy and resource use and providing affordable housing opportunities. Develop resource use and design criteria and standards for market-rate housing. **Responsible Agency:** Planning Division **Timeframe:** 1-2 years (H14.1), 3-5 years (H14.2, H14.3) **Funding Sources:** General Fund

Policy H15:	**Further encouraging second units (granny units) in single family zones shall be pursued with neighborhood input to gauge level of support, but prohibited in the High Fire Hazard Zones to the extent allowed by State law applicable to second units. Second units may be appropriate within a short walking distance from a main transit corridor and bus stop.**
Implementation Actions	**Work Program**
H15.1 Secondary Dwelling Unit Ordinance. Amend the Secondary Dwelling Unit Ordinance to provide more site planning flexibility and affordable-by-design concepts such as: ▪ Changing the existing size limitations to remove percentage of unit size and allowable addition requirements, and allowing a unit size range (300 - 700 s.f.); ▪ The square footage of the secondary dwelling unit shall be included in the floor-to-area ratio (FAR) for the entire property and shall be consistent with the Neighborhood Preservation Ordinance FAR; ▪ Eliminating the attached unit requirement; ▪ Eliminating or adjusting affordability requirements; ▪ Allowing tandem parking and easing other parking requirements on a case-by-case basis; ▪ Allowing one water, gas, and electric meter and a single sewer line, or reviewing requirements for meter placement and configuration to minimize the cost of individual metering of dwelling units; and ▪ Developing guidelines and prototypes of innovative design solutions.	**Objective:** Promote the development of second units in certain single family neighborhoods by amending the Secondary Dwelling Unit Ordinance to allow more flexibility in unit design and site planning. **Responsible Agency:** Planning Division **Timeframe:** 3-5 years **Funding Sources:** General Fund

Policy H16:	**Assist affordable housing sponsors to produce affordable housing by reducing the time and cost associated with the development review process while maintaining the City's commitment to high quality planning, environmental protection and urban design.**
Implementation Actions	**Work Program**
H16.1 Affordable Housing Projects. Continue to give priority to affordable housing projects on Staff, Committee and Commission agendas. H16.2 Affordable Housing Facilitator. Continue to have a Staff-level Affordable Housing Facilitator with clearly established roles and responsibilities as defined by City Council. H16.3 CEQA Exemption. Continue to use the CEQA infill exemption for Affordable Housing projects as appropriate. H16.6 Water Meters. Allow new apartment developments to be served by a single water meter for interior uses with on-line meters for each unit, as appropriate, or review requirements for meter placement and configuration to minimize the cost of individual metering of dwelling units. H16.7 Expedited Review. Continue working with the Architectural Board of Review (ABR) and the Historic Landmarks Commission (HLC) to expedite the review of Affordable Housing Projects. As appropriate, establish joint sub-committees of design review boards and Planning Commission to offer early, consistent and timely input and problem solving during the review process.	**Objective:** Assist in the development of affordable housing units by expediting review process. **Responsible Agency:** Planning and Administration, Housing & Human Services Divisions **Timeframe:** Ongoing **Funding Sources:** General Fund, CDBG funds

H16.4 Coordinated Project Review. Address issues of coordination between the Architectural Board of Review (ABR), the Historic Landmarks Commission (HLC) and the Planning Commission (PC). Identify areas where additional staff authority could be given for administrative approvals. H16.5 Infill Project Guidelines. Work with AIA, ABR and HLC members to develop guidelines and examples for small infill projects (adding 1-3 units). Consider allowing projects consistent with the guidelines to be reviewed as Consent items when appropriate. H16.8 Multi-Family Design Guidelines. Develop multi-family residential design guidelines and standards to address unit size, setbacks, open space, landscaping, building size, bulk and scale, and site planning (e.g., pedestrian-friendly design, front porch facing the street or courtyard, and parking located out of sight).	**Objective:** Expedite the development review process for affordable housing units through coordinated review, guidelines for small infill housing projects and staff administrative approvals. **Responsible Agency**: Planning and Building & Safety Divisions **Timeframe:** 1-2 years **Funding Sources:** General Fund,

Policy H17: With the New Zoning Ordinance (NZO) Update consider changes to development standards to be more flexible for rental, employed sponsored workforce housing, affordable housing projects, and limited equity co-operatives, where appropriate.

Implementation Actions	Work Program
H17.1 Parking Requirements. Consider incremental changes to the Zoning Ordinance parking requirements such as: ▪ Reducing parking requirements for projects that develop under the Average Unit-Size Density Incentive Program to 1 space minimum per unit. ▪ Allowing tandem parking ▪ Providing more flexibility for constrained sites (e.g., allowing for more than one maneuver, use of car stacking devices or other space saving measures) ▪ Eliminating guest parking requirements for housing in the Downtown commercial area ▪ Rounding down when calculating parking requirements.	**Objective:** Amend zoning requirements to help expedite the development review process for housing projects. **Responsible Agency:** Land Development Team **Timeframe:** 1-2 years (H17.1, H17.2), 3-5 years (H17.3) **Funding Sources:** General Fund

H17.2 Zoning Standards. Consider amending the Zoning Ordinance to change how, where and the extent of outdoor living space, yard and setback requirements for housing in commercial zones. H17.3 Expedite Environmental Review. Continue to maintain a system for use of the City's Master Environmental Assessment Document as a means of expediting the environmental review process consistent with State law regarding housing.	
H17.4 Development Review Process. On an ongoing basis, evaluate the current development review system and make recommendations for improvements.	**Objective:** Evaluate the development review process and identify ways to improve and expedite the development review process for housing projects. **Responsible Agency:** Land Development Team **Timeframe:** Annually as part of the budget process **Funding Sources:** General Fund

Policy H18: The City shall monitor housing development and progress toward achieving housing goals.	
Implementation Actions	**Work Program**
H18.1 Adaptive Management Program. Through the Adaptive Management Program, monitor and report annually to the Planning Commission, City Council and public, the number of total and affordable dwelling units (including bonus density units) that are being constructed, and the number of units converted to commercial use or demolished and not replaced.	**Objective:** Monitor housing production and progress made toward Housing Element goals. **Responsible Agency:** Planning Division **Timeframe:** Annually **Funding Sources:** General Fund

Goal 3: Conservation and Improvement of Existing Housing	
Policy H19: The City shall continue to expand its voluntary housing rehabilitation programs, and preserve existing housing in all parts of the City.	
Implementation Actions	**Work Program**
H19.1 Low-Interest Loans. Continue to provide low interest rehabilitation loans for housing sponsors to rehabilitate multi-family structures. H19.2 Neighborhood Surveys. Continue to survey neighborhoods that have the highest number and concentration of units in need of rehabilitation. H19.3 Substandard Housing. Continue to allow the appropriate demolition of substandard housing.	**Objective:** Continue to commit City funds to rehabilitate multi-family extremely low, very low, low, and moderate-income units. **Responsible Agency:** Housing & Redevelopment, Building & Safety and Planning Divisions **Timeframe:** Ongoing with annual review (H19.1), Ongoing (H19.2, H19.3) **Funding Sources:** RDA, CDBG program income funds

Policy H20: The City shall encourage residential property owners to improve the conditions of their property(ies) to a level that exceeds the minimum standards of the California Building Code and the Uniform Housing Code	
Implementation Actions	**Work Program**
H20.1: Zoning Enforcement. Continue to focus building and zoning enforcement efforts on property owners who are chronic, repeat offenders with emphasis on multi-departmental inspections and abatement orders, and prosecution of violators through the court system. H20.2: Substandard Apartment Complexes. Look for opportunities to acquire larger, substandard apartment complexes in cooperation with the Housing Authority, Peoples' Self Help Housing or other community-based organizations in order to correct health and safety problems and to provide ongoing management services. H20.3 Bilingual Assistance. Continue to provide a bilingual ombudsperson for tenants in substandard units who wish to file a housing complaint.	**Objective:** Improve housing conditions through zoning enforcement efforts (approximately 400 cases per year) and the completion of Zoning Information Reports (approximately 1,000 per year). **Responsible Agency:** Planning and Building & Safety Divisions **Timeframe:** Ongoing **Funding Sources:** General Fund

H20.4 Zoning Information Reports. Continue to require Zoning Information Reports when residential units change ownership, excluding condominiums. H20.7 Tax Code. Continue to utilize the processes of Sections 17274 and 24436.5 of the State Revenue and Taxation Code which prohibits a taxpayer who derives rental income from substandard housing from receiving income tax deductions for interest, taxes, depreciation or amortization paid or incurred with respect to the substandard housing.	
H20.5 Illegal Dwelling Units. Consider ways to legalize illegal dwelling units in accordance with the requirements of the Zoning Ordinance. H20.6 Substandard Buildings. Consider implementing a program that would require owners of buildings found by the City's Building and Safety Division to be substandard to assume the financial burden of relocating their tenants to habitable units.	**Objective:** Complete studies to identify methods and implications of increased enforcement on illegal and substandard housing units. **Responsible Agency:** Planning, Building & Safety Divisions and City Attorney's Office **Timeframe:** 1-2 years (H20.5), TBD (H20.6) **Funding Sources:** TBD

Policy H21: Maintain the affordability of existing extremely low, very low, low- and moderate-income dwelling units.	
Implementation Actions	**Work Program**
H21.1 Affordability Covenants. Continue to monitor and preserve affordable housing covenants before they expire. H21.2 At-Risk Affordable Units. Continue to encourage the Housing Authority and nonprofit organizations to acquire and manage units whose affordability requirements are due to expire. H21.3 Expiring Affordability. For projects with expiring affordability provisions: ▪ Make a determination as to whether longer affordability is feasible under existing financing;	**Objective:** Preserve affordable housing through the maintenance of affordability covenants, including requiring longer affordability of units. **Responsible Agency:** Administration, Housing & Human Services Division **Timeframe:** 3-5 years (H21.4), Ongoing with annual review (H21.3), Ongoing (H21.1, H21.2) **Funding Sources:** HOME, CDBG, HCD, Presidio Park Apartment funds

▪ Engage in dialogue with property owners, no later than 12 months prior to the expiration of the recorded affordability covenant, to extend the affordability period. If the affordability period is not extended the City in conjunction with the property owner shall notify the tenants of the impending expiration to ensure proper and timely notification; ▪ Examine funding availability for the extension of affordability covenants; ▪ Explore potential for sale of project to nonprofit or the Housing Authority; ▪ Require additional affordability as a condition of subordination of an existing City loan against the property. H21.4 Presidio Park Apartments. Ensure that Presidio Park Apartments remain affordable in the interim between when their Section 8 contract expires and when the City has option to purchase (2018). Prior to 2018 develop a financial plan to purchase or preferably monetize Presidio Park Apartments and ensure they remain a long term affordable housing project.	

Goal 4: Regional Cooperation & Jobs/Housing Balance	
Policy H22: The City is committed to working with neighboring jurisdictions and the private sector to solve the regional jobs/housing imbalance in a regional manner.	
Implementation Actions	**Work Program**
H22.1 Affordable Housing Task Group. Continue to support and participate on the Joint Cities / County Affordable Housing Task Group. H22.2 Shared Housing Development. Explore joint housing development opportunities, with the County of Santa Barbara and the cities of Carpinteria and Goleta.	**Objective:** Continue active participation to address regional affordable housing issues. **Responsible Agency:** Planning Division **Timeframe:** Ongoing, 2015 (H22.4) **Funding Sources:** General Fund

H22.3 Affordability Criteria. Continue coordination with the County to maintain uniform affordability criteria. H22.4 Farmworker Housing. Encourage and support the County's efforts to address the special housing needs of farmworkers on the South Coast. Review City zoning regulations to ensure conformance with Health and Safety Code Sections 17021.5 and 17021.6. H22.5 Affordable and Workforce Housing. Continue to work with community groups in support of Affordable and "Workforce" housing on the South Coast. H22.6 Coastal Housing Partnership. Continue to participate and support the Coastal Housing Partnership, as well as explore ways to expand its role and reach. H22.7 Employer Incentives. Work with the Coastal Housing Partnership to develop incentives for employers throughout the South Coast to provide employee housing on-site or close-by off-site, and establish or expand programs that encourage employers to provide other housing benefits or financial assistance programs, such as down payments, closing costs and rental move-in fees for employees. H22.8 Bridge Loans. Encourage the Community Housing Trust Fund to explore the feasibility of providing "bridge loans" to existing property owners to add small rental units (including "granny units") to their property. The bridge loan would be for the construction period. In exchange, the rental units would be required to be affordable for a reasonable period of time. H22.9 Affordable Student Housing. Encourage UCSB and Santa Barbara City College to address affordable student, faculty and staff housing on campus and at close-by off-site opportunity sites.	

H22.10 Regional Coordination on Affordable Housing. Continue to coordinate with other South Coast agencies to identify available land for residential development and consider partnerships between local agencies to develop housing for the South Coast workforce. Inventory and consider publicly-owned sites throughout the South Coast's urban areas with good transit accessibility for such development.	

Policy H23:	**Develop regional strategies to fund and construct Affordable Housing for different need categories (e.g. senior, young families, disabled, homeless) within existing urban growth limits.**
Implementation Actions	**Work Program**
H23.1 State and Federal Funding. Explore opportunities for joint City/County applications for Federal and State housing assistance programs. H23.2 Annexations. At the request of the County and community, pursue joint projects, including annexations, similar to the Mercy Housing / St. Vincent's affordable housing project. H23.4 New Funding Sources. Encourage the community-based Housing Trust Fund and the Trust for Public Lands to work together in efforts to identify new funding sources for affordable housing projects. H23.5 Housing Authority Coordination. Encourage the City and County Housing Authorities to work together to purchase sites and/or construct affordable housing.	**Objective:** Continue to participate and encourage inter-jurisdictional housing funding and construction. **Responsible Agency:** Administration, Housing & Human Services and Planning Divisions **Timeframe:** Ongoing with annual review (H23.1), Ongoing (H23.2, H23.4, H23.5) **Funding Sources:** TBD, General Fund
H23.3 City Resources. Look for opportunities to use City funding and staffing resource for affordable projects outside the City limits as requested and appropriate.	**Objective:** Develop new regional strategies to fund and construct affordable housing. **Responsible Agency:** Administration, Housing & Human Services and Planning Divisions **Timeframe:** TBD **Funding Sources:** TBD

Policy H24: Pursue a joint legislative platform to achieve regional housing solutions for the South Coast.	
Implementation Actions	**Work Program**
H24.1 Rental Housing. Encourage the passage of legislation that provides incentives for the construction of rental housing. H24.2 Condominium Production. Encourage the passage of legislation that would resolve the condominium construction defect liability crisis. H24.3 Housing for Disabled. Support State legislation that would expand housing opportunities for the disabled. H24.4 Residential Development. Encourage the federal and state governments to establish policies and expand programs that will assist in the production and financing of residential development including the following: ▪ Adopt legislation or regulatory changes that will result in an expanded secondary mortgage market for mixed use and affordable housing developments. ▪ Revise the tax code to provide incentives for the construction and ownership of rental housing, such as accelerated depreciation. ▪ Increase funding for affordable housing programs. ▪ Amend the Community Reinvestment Act to require banks and savings associations to provide more financing for the production of affordable housing. ▪ Adopt legislation that will facilitate the use of Mortgage Credit Certificates and tax exempt bond financing for affordable housing in higher cost areas.	**Objective:** Support state and federal legislation to encourage housing funding and construction. **Responsible Agency:** City Administrator's Office, Planning and Administration, Housing & Human Services Divisions **Timeframe:** Ongoing **Funding Sources:** General Fund

H24.5 Section 8 Program. To ensure the continuation of the Section 8 Housing Voucher Program the following shall be pursued: ▪ Oppose any legislation that would reduce funding for the Section 8 Housing Voucher Program, including the block granting of the program to the states. ▪ Support legislation that provides new incremental units of Section 8 Voucher assistance nationwide, particularly in high cost areas like Santa Barbara where the need is greatest. ▪ Support legislation that ensures adequate Section 8 Voucher renewal funding so that the number of low-income families presently served are not reduced.	

Goal 5: Public Education and Information	
Policy H25: Encourage broad based support in the community for the siting and permitting of affordable housing projects, senior housing, homeless shelters, and group homes for persons with disabilities or terminal illnesses.	
Implementation Actions	**Work Program**
H25.1 Housing Resources. The City shall provide information to the public about housing needs and resources that exist in the community, ▪ Through reports to the Planning Commission or Council, and in coordination with the Housing Authority. ▪ By public access television to provide information on affordable housing: what it is, whom it is for, and why it is necessary. H25.2 Rental Incentive Information. Provide rental incentive program information to potential developers regarding the need for large (3+ bedroom) rental units affordable to extremely low, very low, low, and moderate income households.	**Objective:** Continue to provide information and publicize housing needs and programs. **Responsible Agency:** Administration, Housing & Human Services Division **Timeframe:** Ongoing **Funding Sources:** TBD, General Fund

Policy H26: Inform the public of affordable housing opportunities that currently exist in the community.	
Implementation Actions	**Work Program**
H26.1 Housing Opportunities. Continue to publish and distribute a resource guide to inform consumer households of available housing opportunities and community programs. H26.2 Accessibility Regulations. Continue to provide information and technical assistance to property owners concerning compliance with Title 24, ADA and Fair Housing Act regulations (the standards for accessibility by the disabled). H26.3 Housing Achievements. Support and assist efforts to publicize both public and private affordable housing achievements.	**Objective:** Continue to provide information on housing needs and programs. **Responsible Agency:** Administration, Housing & Human Services Division **Timeframe:** Ongoing **Funding Sources:** TBD