2009 General Plan Annual Report

City of Santa Maria

Prepared by the Community Development Department

April 2010
CHAPTER I

Introduction and Summary
CHAPTER I – INTRODUCTION AND SUMMARY

A. Purpose of the Annual Report

Section 65400 of the California Government Code requires the City to file an annual report addressing the status of the General Plan and progress made toward goals and objectives. The annual report provides a means to monitor the success of implementing the General Plan and determine if changes need to be made in the plan or its implementation programs.

B. Purpose of the General Plan

The General Plan serves two primary functions. First, the General Plan provides information. Second, it states the community’s goals, objectives, policies, and implementation measures (i.e., ways to achieve the goals and objectives). The General Plan is a public document and is available for all to read and use as needed. Copies are available for review at the Santa Maria Public Library and at the City Clerk’s Office. Each member of the City Council and the Planning Commission has a copy of the General Plan as well as each City department.

As an informational document, the General Plan describes existing conditions, makes projections, and establishes a vision for the community’s future. The General Plan provides the public with valuable information about the City and the direction that it seeks to move. In a community where rapid growth accentuates change, there is a need to look ahead and determine the effect of change on the physical, social, and economic structure of the community.

As a policy document, the General Plan establishes guidelines for decision-makers. Using these guidelines, the City Council and Planning Commission take incremental steps toward achieving the larger goals of the City. The City focuses implementation programs contained in the General Plan through day-to-day operations of the City.

C. Status of the Adopted Elements of the City’s General Plan

State law requires that the General Plan include seven elements. These elements must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. State law also allows the City to adopt any additional general plan elements that the City deems necessary. The City of Santa Maria combines the Conservation and Open Space elements into a Resource Management Element, which also includes sections on Recreation and Parks, Public Facilities and Services, Private and Community Services, and Growth Management. The Economic Development Element is another optional element of the General Plan.
Following is a brief overview of actions taken in 2009 relative to each individual Element:

1. **Land Use Element** (Adopted August 20, 1991)

2. **Circulation Element** (Adopted on January 4, 1994)

3. **Resources Management Element (RME)** (Adopted on May 7, 1996)
   The RME includes the state mandated Conservation and Open Space Elements. Other elements include Recreation and Parks, and Public Facilities and Services. A text amendment occurred in 2001, but no amendments to the Resources Management Element occurred in 2009.

4. **Noise Element** (Adopted on December 16, 1997)
   One text amendment occurred in 2008, but no amendments to the Noise Element occurred in 2009.

5. **Safety Element** (Adopted on November 21, 1995)
   No amendments to the Safety Element occurred in 2009.


7. **Housing Element** (Adopted on December 21, 2006)
   No amendments to the Housing Element occurred in 2009. The Housing Element Update for 2009-2014 was submitted for review by the State Housing and Community Development Department in December 2009.
CHAPTER II
Implementation of the General Plan
CHAPTER II – IMPLEMENTATION OF THE GENERAL PLAN

The City of Santa Maria implementation programs identified in the General Plan include tools already in place and used on a day-to-day basis in the City. The following list illustrates some of the various tools available to further the City’s goals and objectives.

1. Budget/Capital Improvement Program
2. Specific Plans and Master Plans
3. Zoning and Subdivision Regulations
4. Growth Impact Mitigation (AB1600) Fees
5. CDBG/HOME Funds and Grants
6. Development Agreements
7. Improvement Districts

A. Planning Commission

The City of Santa Maria Planning Commission is designated as the “Planning Agency,” as authorized by Section 65100 of the State Government Code and Section 12-2.117 of the Santa Maria Municipal Code. The Commission has discretionary and advisory responsibilities that are authorized by Chapter 2-15 of the Municipal Code and delegated under Titles 11 (Subdivision Ordinance) and 12 (Zoning). During the last year, the Commission held 20 public meetings and 22 study sessions.

The Planning Commission approved 13 Planned Development (PD) Permits—two of those PD Permits were amendments to prior approvals; 9 Conditional Use Permits were approved—one CUP was a required review that resulted in amendment to the conditions prior to approval. One Project Review Permit, two Tentative Maps, and three General Plan consistency determinations were reviewed by the Planning Commission in 2009. Additionally, the Commission granted 15 time extensions, heard three presentations of different development concepts for one potential development site, and considered two pre-applications for future projects.

In the advisory role, the Planning Commission forwarded written recommendations to the City Council on two General Plan text amendments, three zoning ordinance amendments, one zone change, five land use and zoning map amendments, one tentative map, and one development agreement.
B. Zoning Text Amendments

The City Council adopted three zoning code amendments in 2009 that amended:

- Chapter 12-34, Signs
- Chapters 12-35 and 12-43 to regulate the outdoor sales of flowers
- Chapter 12-35 to revise temporary sales regulations for off-site auto sales

C. General Plan and Zoning Map Amendments

City Council acted on two General Plan text amendments in 2009:

- Circulation Element – Amended 2010 Circulation Plan to remove the segment of Union Valley Parkway located west of South Blosser Road
- Circulation Element – Amended to include the Bikeway Master Plan

Two amendments to the Land Use Policy Map occurred in 2009. TABLE II-1 shows the net acreage changes made, which reflects the approval of the Santa Maria Senior Village Apartments project and relocation of Fire Station #3 to Preisker Park.

<table>
<thead>
<tr>
<th>General Plan Land Use Designations</th>
<th>Net Acres “to”</th>
<th>Net Acres “from”</th>
<th>Net Acres changed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreational Open Space</td>
<td>0</td>
<td>1.2</td>
<td>(1.2)</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>1.2</td>
<td>0</td>
<td>1.2</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>0</td>
<td>1.85</td>
<td>(1.85)</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>1.85</td>
<td>0</td>
<td>1.85</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>3.05</strong></td>
<td><strong>3.05</strong></td>
<td><strong>0.0</strong></td>
</tr>
</tbody>
</table>

D. Land Division Applications

In 2009, three Lot Line Adjustments, three Lot Mergers, three Parcel Map applications, and three Tract Map applications were filed. One Tract Map recorded to create six commercial/industrial lots.
E. Specific Plans

A Joint City Council/RDA Ordinance was adopted approving minor technical amendments to the Downtown Specific Plan in 2009. The Specific Plan amendment allows the Planning Commission, City Council and Redevelopment Agency to retain approval authority for all new development projects greater than 5,000 square feet of floor area within the Specific Plan area.

F. Building and Safety Division

The Building and Safety Division is responsible for administration and enforcement of those state and local codes, ordinances and regulations dealing with the construction, alteration, maintenance and use of privately owned structures, appurtenances and land. These regulations include the building, housing, dangerous building, mechanical, electrical, plumbing, swimming pool, and sign codes, as well as the California State Mobile Home Park regulations and City zoning ordinances.

1. Board of Appeals

The Building and Safety Division also provides staff support to the seven-member Board of Appeals, which hears appeals of Uniform Building Code interpretations. The Board of Appeals met four times in 2009 and tentatively scheduled their future meetings to occur on a quarterly basis. One appeal of the Building Official’s determination that displaced tenants were eligible for relocation benefits. The appeal was denied and the Building Official’s decision was upheld.

2. Title 9 – Building Regulations

One Building Code text amendment was adopted by the City Council to add Chapter 9-17 to the municipal code, which regulates permitting of electric fences.

- The Building and Safety Division provides a plan check service, issues building permits, conducts building inspections and provides advice to the public, contractors, and architects on building matters.

3. Development Activity Reports

The Monthly Building Permit Reports from 2003-2009 continue to be maintained for public inspection on City Internet pages.
4. Permits and Inspections

In 2009, the Building Division received 1,311 building permit applications, 117 sign permit applications, and issued 1,366 building permits. During the past year, City building inspectors made 8,190 construction and safety related inspections.

5. New Residential Units

As reported to the State Department of Finance in 2009, 55 new housing units were added as the result of new construction or conversion, and no units were lost by fire or demolition. Of the total units, 47 were single-family housing units comprised of 12 attached housing units and 35 houses. The other eight units were constructed as duplex or triplex structures, with one house being converted into a two-unit duplex. State DF-HU-1 Housing Unit Change Form (Appendix 2) was sent to the Department of Finance on January 14, 2010.

G. Planning Division

Planning Division activities include administration of the City's General Plan, development and subdivision review, preparation of zoning ordinances, processing annexations, bikeway implementation, providing demographic and census information, preparation of specific plans, conducting environmental review, and informing the public of the City's land use policies and development ordinances. The Planning Division reviews federal, state, and county legislation, projects of concern to the City, and responds to surveys from the State.

The Planning Division provides staff support to the Planning Commission. Administrative functions include the scheduling of meetings, preparation of agendas, posting hearing notices, and preparation of minutes. The City posts Planning Commission meeting agendas and minutes on the City Internet pages.

Planning staff provides land use analysis, environmental review as required under the California Environmental Quality Act (CEQA), and prepares staff reports for the Planning Commission and City Council.

1. Summary of Planning Activities

- In 2009, one subdivision tract map (six commercial and Industrial lots) was recorded.
The status of development and use permits were monitored and reported for the two, six-month, periods preceding January 1 and July 1 of 2009. Current and past development activity reports continue to be maintained for public inspection on City webpage.

During 2009, the Planning Division received 56 environmental clearance applications, three new land division applications, three merger applications, three lot line adjustment applications, 11 Planned Development Permits, 38 Use Permits (26 for temporary outdoor sales), one general plan amendment (Housing Element), and two zoning text amendments. Staff conducted 409 business license reviews during the year and conducted planchecks for each building permit prior to issuance.
CHAPTER III
Housing Element
State law requires the annual report to include "... the progress in meeting its share of regional housing needs ..." for monitoring the success of implementing the Housing Element.

The following discussion evaluates the current (2006) Housing Element Goals and Objectives (i.e., Action Steps) and does not discuss any part of the draft (2010) Housing Element Update, which is in the midst of the public review and adoption process.

The following discussion reflects ongoing activities and actions occurring in 2009.

H. First Goal – Producing new housing units – results from new construction, but may involve adaptive reuse of non-residential structures for housing opportunities.

1. Action steps to provide adequate sites:
   - The City continues to gather, organize and distribute the information needed by applicant/developers, staff, Planning Commission and City Council in an expeditious fashion. This is illustrated by the regular updates, distribution, and public availability of the Development Activity Lists.

2. Action steps to annex sufficient land for residential needs:
   - There were no annexations completed in 2009.
   - On February 17, 2009, the City Council adopted Uniform Rules for the administration of agricultural preserves for territories annexed while under agricultural preserve contracts. At the end of 2009, the last contract for the Enos property, 70-AP-105A, expired.

3. Action steps to encourage mixed-use development:
   - Mixed-Use projects that encourage provision of affordable housing are given priority, especially those within the Downtown Specific Plan (adopted 2008), accommodating special needs populations, and housing the local workforce by employers.

4. Action steps to encourage infill and refill:
   - The City's General Plan establishes goals for preserving agricultural land at the perimeter of the City and this boundary as established by City Council Resolution 94-9.
The City of Santa Maria allocated the entire amount of available HOME funds to the Good Samaritan Shelter, Inc. / Casa de Familia project for FY2009-10.

City staff continues working with the Housing Trust Fund of Santa Barbara County to facilitate the development of a workforce housing project in Santa Maria. Monthly meetings for the Northern Santa Barbara County sub-committee are held in the City to support the technical needs of the Housing Trust Fund.

I. Second Goal – Rehabilitating existing housing units – seeks to extend the useful life of older residential structures. It includes basic health and safety maintenance of housing as well as the larger structural rehabilitation projects, which help keep housing units in service to meet the residential needs of the community.

1. Action steps to improve sub-standard housing conditions:
   - The City continues to maintain an active code compliance program of complaint-based inspections in target neighborhoods to stabilize the area and work with other programs to encourage housing rehabilitation and neighborhood security. In 2009, there were 293 building permit applications sought to correct code violations in the City.
   - Building permit records show that one mobile home was replaced with a new structure and no other units were demolished in 2009. One single-family house was converted into a duplex apartment structure.
   - The City continues to provide CDBG funds toward the operation of a residential rehabilitation loan program for low-income homeowners. An eligible homeowner can borrow up to $40,000. Loan payments and payoffs are recycled into a revolving loan fund for future projects. For FY 2009-10, the approximate amount of $80,000 is available to fund loans in the City.

2. Action steps to assist special needs populations:
   - The City’s HOME/CDBG programs provided funding to proceed with the projects by local non-profit agencies acting as Community Housing Development Organizations (CHDOs). Such activities provide transitional/supportive housing facilities and construction of permanent affordable rental units.
• Fiscal Year 2009 CDBG funds for $250,000 were allocated to make accessibility improvements at:
  ▪ Mussell Senior Center
  ▪ City Hall
  ▪ Atkinson Community Center
  ▪ Minami Community Center
  ▪ Abel Maldonado Community Youth Center
  ▪ Paul Nelson Pool
  ▪ Veteran’s Cultural Center
  ▪ Community Development Department

• Fiscal Year 2009 CDBG funds for $92,376 were allocated for renovations to the group homes for the housing of 16 developmentally disabled adults.

• Fiscal Year 2009 CDBG funds for $120,000 were allocated to assist the Vocational Training Center (VTC) in construction of a new 18,260 square foot building for the Quality Life Services (QLS) program.

3. Action steps to expand economic opportunities:

• The Commercial Façade Rebate and Loan Program provides for an unsecured no-interest loan of up to $5,000, which would assist five neighborhood businesses that serve the surrounding low-income residents throughout the fiscal year. In 2009, $8,825 in rebates were paid and one loan was approved for $1,875.

J. Third Goal – Conserving affordable housing – addresses preservation of existing affordable housing units from conversion into market-rate rental housing. During the Housing Element period (2009-2014), only the Union Plaza Senior Apartment project is capable of conversion to market rate rents. No change in the Union Plaza Senior Apartment status occurred in 2009.

K. Fourth Goal – Governmental Assistance – identifies several strategies to further reduce or remove governmental constraints on the construction of housing for all income levels, but especially that for low and moderate-income households.

1. Action steps to reduce land controls – No new actions were taken in 2009.
2. **Action steps to reduce building codes** – No new actions were taken in 2009.

3. **Action steps to reduce site improvement costs** – No new actions were taken in 2009.

4. **Action steps to reduce fees and exactions:**
   - Developer Fees (Growth Mitigation Fees)
     
     The City Council adopted Ordinance 2009-12, which reduced the growth mitigation fees collected by the City. On average, the development fees for residential permits were reduced by approximately 7 to 8 percent, from the same fees adopted in 2007.

5. **Action steps to reduce processing and permit procedures** – No new actions were taken in 2009.

L. **2009 RHNA Progress**

As adopted by the Santa Barbara County Association of Governments, the Regional Housing Needs Allocation (RHNA) Plan 2007-2014 identifies the current housing targets (Table 6, page 15). TABLE III-1 shows the RHNA for the City of Santa Maria

<table>
<thead>
<tr>
<th>TABLE III-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Santa Maria Regional Housing Need Allocation</td>
</tr>
<tr>
<td>(RHNA – 2007-2014) by Household Income Levels</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Allocation</th>
<th>Very Low Units %</th>
<th>Low Units %</th>
<th>Moderate Units %</th>
<th>Above Moderate Units %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Santa Maria</td>
<td>3,200</td>
<td>736</td>
<td>23</td>
<td>544</td>
<td>17</td>
</tr>
</tbody>
</table>

It is noteworthy to understand that the final RHNA numbers are determined for planning purposes. Accordingly, a Housing Element prepared under the RHNA plan must demonstrate the ability to achieve the housing targets for each income level. The General Plan Annual Report attempts to quantify the progress of the City toward achieving the stated goals through the action steps described in the Housing Element.

In accordance with Section 65400 of the California Government Code, the City’s progress in 2009 toward meeting the RHNA (2007-2014) targets are presented in the table format provided by the State Housing and Community Development Department. These tables are in Appendix 1.
APPENDIX 1 – *Annual Element Progress Report* (6 pages), State Housing and Community Development Department

APPENDIX 2 – *Housing Unit Change Form (DF-HU)* (1 page), State Department of Finance, Demographic Research Unit
### Jurisdiction
City of Santa Maria

### Reporting Period
1-Jan-09 - 31-Dec-09

#### Table A
**Annual Building Activity Report Summary - New Construction**

<table>
<thead>
<tr>
<th>Project Identifier (may be APN No., project name or address)</th>
<th>Unit Category</th>
<th>Tenure</th>
<th>Affordability by Household Incomes</th>
<th>Total Units per Project</th>
<th>Est. # Infill Units**</th>
<th>Assistance Programs for Each Development</th>
<th>Deed Restricted Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>109-230-019</td>
<td>SF R</td>
<td></td>
<td>Very Low-Income</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>123-074-005</td>
<td>2-4 R</td>
<td></td>
<td>Low-Income</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>123-035-009</td>
<td>SF O</td>
<td></td>
<td>Moderate-Income</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>121-203-020</td>
<td>2-4 R</td>
<td></td>
<td>Above Moderate-Income</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>128-177-003</td>
<td>SF O</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>128-177-006</td>
<td>SF O</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>128-177-022</td>
<td>SF O</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>128-177-024</td>
<td>SF O</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(9) Total of Moderate and Above Moderate from Table A3

(10) Total by income Table A/A3

(11) Total Extremely Low-Income Units*

* Note: These fields are voluntary
ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction  
City of Santa Maria

Reporting Period  
1-Jan-09 - 31-Dec-09

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65883.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.(c)(1)

<table>
<thead>
<tr>
<th>Activity Type</th>
<th>Affordability by Household Incomes</th>
<th>(4) Description of Activity Including Housing Element Program Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Very Low-Income</td>
<td>Low-Income</td>
</tr>
<tr>
<td>(1) Rehabilitation Activity</td>
<td>108</td>
<td></td>
</tr>
<tr>
<td>(2) Preservation of Units At-Risk</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>(3) Acquisition of Units</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>(5) Total Units by Income</td>
<td>0</td>
<td>108</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>1. Single Family</th>
<th>2. 2 - 4 Units</th>
<th>3. 5+ Units</th>
<th>4. Second Unit</th>
<th>5. Mobile Homes</th>
<th>6. Total</th>
<th>7. Number of infill units*</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of Units Permitted for Moderate</td>
<td>1</td>
<td>5</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>No. of Units Permitted for Above Moderate</td>
<td>5</td>
<td></td>
<td>5</td>
<td></td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

* Note: This field is voluntary
**ANNUAL ELEMENT PROGRESS REPORT**  
*Housing Element Implementation*  
(CCR Title 25 §6202)

**Jurisdiction**  
City of Santa Maria

**Reporting Period**  
1-Jan-09 - 31-Dec-09

### Table B

Regional Housing Needs Allocation Progress

**Permitted Units Issued by Affordability**

<table>
<thead>
<tr>
<th>Income Level</th>
<th>RHNA Allocation by Income Level</th>
<th>2007 (July-Dec)</th>
<th>2008</th>
<th>2009</th>
<th>2010</th>
<th>2012</th>
<th>2013</th>
<th>2014 (Jan-Jun)</th>
<th>Total Units to Date (all years)</th>
<th>Total Remaining RHNA by Income Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td>Deed Restricted</td>
<td>736</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>736</td>
</tr>
<tr>
<td></td>
<td>Non-deed restricted</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low</td>
<td>Deed Restricted</td>
<td>544</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>544</td>
</tr>
<tr>
<td></td>
<td>Non-deed restricted</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moderate</td>
<td>Deed Restricted</td>
<td>800</td>
<td>8</td>
<td>10</td>
<td>6</td>
<td></td>
<td></td>
<td></td>
<td>24</td>
<td>776</td>
</tr>
<tr>
<td></td>
<td>Non-deed restricted</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Above Moderate</td>
<td>Deed Restricted</td>
<td>1,120</td>
<td>63</td>
<td>19</td>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td>87</td>
<td>1,033</td>
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<td></td>
<td>Non-deed restricted</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total RHNA by COG</td>
<td>Enter allocation number:</td>
<td>3,200</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Units</td>
<td></td>
<td>71</td>
<td>29</td>
<td>11</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>111</td>
<td>3,089</td>
</tr>
</tbody>
</table>

Remaining Need for RHNA Period: 
- 
- 
- 
- 
-
**ANNUAL ELEMENT PROGRESS REPORT**

**Housing Element Implementation**

(CCR Title 25 §6202 )

**Jurisdiction**
City of Santa Maria

**Reporting Period**
1-Jan-09 - 31-Dec-09

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Table C

**Program Implementation Status**

<table>
<thead>
<tr>
<th>Program Description (By Housing Element Program Names)</th>
<th>Name of Program</th>
<th>Objective</th>
<th>Deadline in H.E.</th>
<th>Status of Program Implementation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Downtown Plan</strong></td>
<td>1,459 studio and small apartments</td>
<td>beyond 5 years</td>
<td>No new housing was permitted in 2009; objectives will be implemented over a period lasting more than 20 years.</td>
<td></td>
</tr>
<tr>
<td><strong>Housing incentives</strong></td>
<td>Amend 12-48 of the municipal code to comply</td>
<td>ongoing</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td><strong>Economic Development</strong></td>
<td>5 stores that serve the local low-income residents</td>
<td>ongoing</td>
<td>No quantified results occurred in 2009.</td>
<td></td>
</tr>
<tr>
<td><strong>Annexations</strong></td>
<td>8,000 units annexed over the 20-year program</td>
<td>ongoing</td>
<td>No annexations occurred in the past year</td>
<td></td>
</tr>
<tr>
<td><strong>Farmworkers</strong></td>
<td><strong>GENERALLY STATED OBJECTIVE</strong> ongoing</td>
<td>The City will continue to process farmworker housing projects as special needs housing.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Mixed Use</strong></td>
<td>658 low-moderate income HH enabled; 252 SRO</td>
<td>ongoing</td>
<td>No quantified results occurred in 2009.</td>
<td></td>
</tr>
<tr>
<td><strong>Smart Growth</strong></td>
<td><strong>GENERALLY STATED OBJECTIVE</strong> ongoing</td>
<td>No quantified results occurred in 2009.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Urban Services</strong></td>
<td><strong>GENERALLY STATED OBJECTIVE</strong> beyond 5 years</td>
<td>The CIP coordinates with the Growth Impact Mitigation Fees and the budget to ensure adequate LOS are provided</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Projects by Agencies</strong></td>
<td>24 large-family units</td>
<td>2007</td>
<td>The project was built prior to 2009 and has been completed.</td>
<td></td>
</tr>
<tr>
<td><strong>Owner and Renter Project</strong></td>
<td>150 total units (60 owner; 90 renter)</td>
<td>ongoing</td>
<td>Good Samaritan Shelter, Inc. / Casa de Familia was allocated $408,145 in HOME finding in FY 2009-2010</td>
<td></td>
</tr>
<tr>
<td><strong>Financing Resources</strong></td>
<td><strong>GENERALLY STATED OBJECTIVE</strong> beyond 5 years</td>
<td>TARP funding allocations were made in addition to CDBG and HOME Action Plans</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Code Compliance</strong></td>
<td>100 dwelling units brought up to code each year</td>
<td>ongoing</td>
<td>271 building permits had approved final inspections under this program. Of those, 208 were structural, 26 were reroofing, and 37 were electrical/mechanical/plumbing permits</td>
<td></td>
</tr>
<tr>
<td><strong>Infrastructure Capacity</strong></td>
<td><strong>GENERALLY STATED OBJECTIVE</strong> ongoing</td>
<td>Economic Stimulus funds were received to reconstruct the Santa Maria River Levee and avoid decertification</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Demolition Permits</strong></td>
<td><strong>GENERALLY STATED OBJECTIVE</strong> ongoing</td>
<td>No residential demolitions occurred in 2009.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Residential Rehab</strong></td>
<td>10 low-income households during the fiscal year</td>
<td>ongoing</td>
<td>$30,000 allocated for FY 2009-10</td>
<td></td>
</tr>
<tr>
<td><strong>Grants and Funding</strong></td>
<td>ongoing</td>
<td>TARP funding allocations were made in addition to 2009 CDBG and HOME Action Plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>CHDO Funding</strong></td>
<td>ongoing</td>
<td>No quantified results occurred in 2009.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Zoning Standards</strong></td>
<td>ongoing</td>
<td>No quantified results occurred in 2009.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# ANNUAL ELEMENT PROGRESS REPORT

**Housing Element Implementation**  
(CCR Title 25 §6202 )

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>City of Santa Maria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reporting Period</td>
<td>1-Jan-09 - 31-Dec-09</td>
</tr>
</tbody>
</table>

## Land Banking
None proposed.  
ongoing  
No quantified results occurred in 2009.

## First Time Buyers Program
partnership  
The program was suspended in FY 2007-08; no quantified results occurred in 2009.

## Promote Rental to Section 8
HASBARCO partnership  
Continuous

## Condominium Conversions
ongoing  
No quantified results occurred in 2009.

## Increase Wages
**GENERALLY STATED OBJECTIVE**  
ongoing  
No quantified results occurred in 2009.

## Increase Jobs
**GENERALLY STATED OBJECTIVE**  
ongoing  
No quantified results occurred in 2009.

## Retain Existing Jobs
**GENERALLY STATED OBJECTIVE**  
ongoing  
No quantified results occurred in 2009.

## Section 8 Assistance
1,835 existing units (3/31/2005)  
HASBARCO partnership  
1,906 units in Santa Maria (12/31/09)

## Promote Rental to Section 8
**GENERALLY STATED OBJECTIVE**  
ongoing  
Continuous

## Unit Acquisition
112 units  
HASBARCO partnership  
The acquisition occurred prior to 2009 and has been completed.

## Monitor Union Plaza
122 senior apartment units are at risk  
beyond 5 years  
No quantified results occurred in 2009; units remain at risk until 2016.

## Land Controls
400 dwelling units  
ongoing  
No quantified results occurred in 2009.

## Building Codes
ongoing  
No quantified results occurred in 2009.

## Site Improvements
ongoing  
No quantified results occurred in 2009.

## Fees and Exactions
200 affordable units receive fee reductions  
ongoing  
No quantified results occurred in 2009.

## Permitting Procedures
Construction costs savings may be shared with buyers  
ongoing  
No quantified results occurred in 2009.

## Legal Services
1,500 very low income and elderly persons  
ongoing  
Legal Aid Foundation of SB County was allocated $16,772 for FY 2009-2010

## Conflict Mediation Services
ongoing  
No quantified results occurred in 2009.

## Public Information
**GENERALLY STATED OBJECTIVE**  
ongoing  
Continuous

## Public Awareness
**GENERALLY STATED OBJECTIVE**  
ongoing  
Continuous

## Project Assistance
partnership  
TARP funding allocations were made in addition to CDBG and HOME Action Plans

## Buyer Education
ongoing  
TARP funding allocations were made in addition to CDBG and HOME Action Plans

## Accommodation/Rehab.
ongoing  
SMILE/OPTIONS / Renovation to Group Homes allocated $92,376 in FY 2009-10

## Neighborhood Conservation
ongoing  
TARP funding allocations were made in addition to CDBG and HOME Action Plans
## SECTION I. HOUSING UNITS GAINED

Please check the method you reported on this survey for newly constructed units:

- [x] Final Inspections completed between 1/1/09 – 12/31/09. Only report housing units ready for occupancy.
- [ ] Completed Housing Units, 1/1/09 – 12/31/09; [ ] Certificates of Occupancy, 1/1/09 – 12/31/09; [ ] Utility Releases, 1/1/09 – 12/31/09.

### HOUSING UNITS GAINED

<table>
<thead>
<tr>
<th></th>
<th>SINGLE UNIT STRUCTURES</th>
<th>MULTIPLE UNIT STRUCTURES</th>
<th>TOTAL UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Detached units</td>
<td>Attached units</td>
<td>Mobile homes</td>
</tr>
<tr>
<td></td>
<td>structures</td>
<td>Units</td>
<td>structures</td>
</tr>
<tr>
<td>1. From newly constructed units</td>
<td>35</td>
<td>12</td>
<td>0</td>
</tr>
<tr>
<td>2. From conversions OR housing units moved into your jurisdiction</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>3. Other units gained from non-permitted activity</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
</tbody>
</table>

### SECTION II. HOUSING UNITS LOST

From January 1, 2009 through December 31, 2009

<table>
<thead>
<tr>
<th></th>
<th>SINGLE UNIT STRUCTURES</th>
<th>MULTIPLE UNIT STRUCTURES</th>
<th>TOTAL UNITS</th>
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</tr>
<tr>
<td></td>
<td>structures</td>
<td>Units</td>
<td>structures</td>
</tr>
<tr>
<td>1. From fire OR demolition</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2. From conversions OR moved out of your area</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>3. Other units lost from non-permitted activity</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
</tbody>
</table>

### SECTION III. ANNEXATIONS AND DETACHMENTS

For Cities Only. Attach additional sheets if necessary.

### SECTION IV. CIVILIAN GROUP QUARTERS CHANGE

From January 1, 2009 through December 31, 2009

<table>
<thead>
<tr>
<th>facility name, address, zip code, &amp; telephone number</th>
<th>DATE OF STATUS CHANGE</th>
<th>PERMANENT RESIDENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>annexed</td>
<td>detached</td>
</tr>
</tbody>
</table>

(Please Print Clearly)

Reported by: Bill Shipsey
Department: Community Development
Address: 110 S. Pine Street, #101
City: Santa Maria
Zip Code: 93458
Telephone No.: (805) 925-0951, extension 244
E-mail Address: bshipsey@ci.santa-maria.ca.us