

2019 General Plan Annual Report

SP2020-0001



City of Santa Maria

Prepared by the
Community Development Department

March 2020

ATTACHMENT A

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 the 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. The report is submitted to the California Department of Housing and Community Development (HCD) and to the Governor's Office of Planning and Research (OPR).

B. Purpose of the General Plan

The General Plan articulates 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, the City Clerk's Office, and on the City website. Each member of the City Council and the Planning Commission, as well as each City department, has a copy of the General Plan.

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 information about the City and the direction that it seeks to move.

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 applies 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 a General Plan address the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. State law requires the City address an additional topic, Environmental Justice, with the General Plan update currently underway. The General Plan may present each topic as a distinct *Element*, or may combine the topic discussions as appropriate.

The current Resource Management Element combines the Conservation and Open Space topics, and includes discussions on Growth Management, Recreation and Parks, and Public Facilities and Services. Optional subjects may also be included as an element of the General Plan, such as the City's Economic Development Element.

All of the Elements will be updated within the next two years. In November 2019, the City Council authorized a comprehensive update to the entire General Plan. This new General Plan will define the vision for the next 20 to 25 years of the City, and serve to meet a wide range of state statutory requirements, including, but not limited to, land use, environment, and housing.

As a part of this comprehensive update, the City will analyze current and future trends, including advancements in technology, consumer and workplace behaviors, and other trends that impact local land use and the economy. This analysis will enable the City develop policies and recommendations that will best meet the needs of the growing community.

This comprehensive update process, anticipated for completion in 2022, will prepare the City for the next generation of development and growth.

CHAPTER II
Implementation of the
General Plan

CHAPTER II – IMPLEMENTATION OF THE GENERAL PLAN

The City of Santa Maria’s implementation programs identified in the General Plan include tools already in place and used on a day-to-day basis in the City. Some of the various tools available to further the City’s goals and objectives include the Budget/Capital Improvement Program, Specific Plans and Master Plans, Zoning and Subdivision Regulations, Growth Impact Mitigation (AB1600) Fees, CDBG/HOME Funds and Grants, Development Agreements, and Improvement Districts. These and other implementation activities are described below.

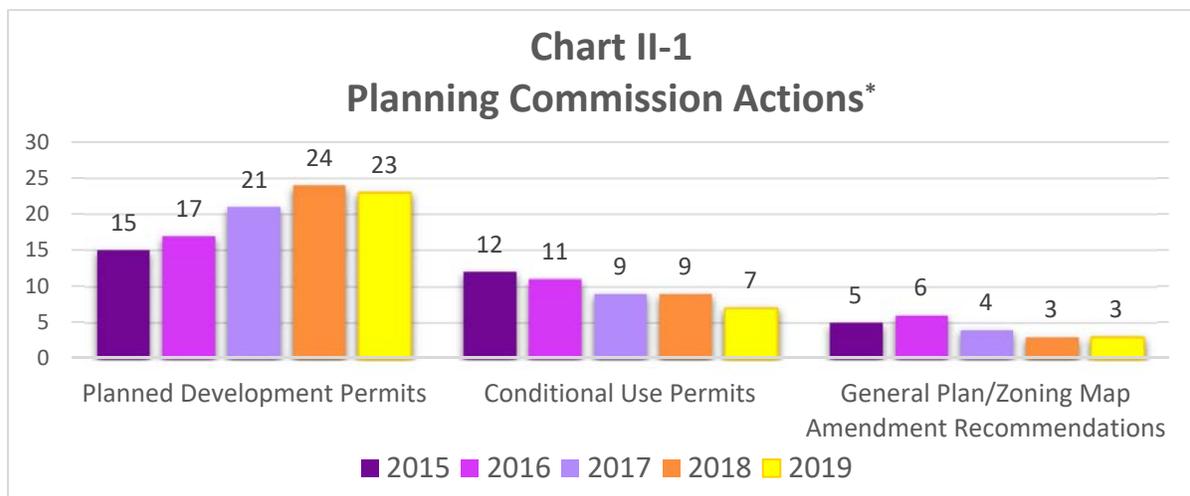
A. Planning Commission

The City of Santa Maria’s 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 Title 11 (Subdivision Ordinance) and Title 12 (Zoning). During the past year, the Commission held 13 public meetings and 12 study sessions. Two of these study sessions were educational, providing information to the Commission on cellular communications and towers, and on traffic analysis and reports.

The Planning Commission acted on 38 discretionary permits during 2019, including actions on three Downtown Permits. In the advisory role, the Planning Commission forwarded written recommendations to the City Council on the following:

- 3 General Plan land use map and Zoning map amendments;
- 1 Zoning Ordinance (text) amendment;
- 1 Subdivision Map for Single Family Residential lots;
- 1 Mixed Use Planned Development Permit request with a proposed 25 percent reduction in a development standard, requiring City Council approval.

Chart II-1 provides a comparison of the Planned Development Permits, Conditional Use Permits, and General Plan/Zoning Amendment applications acted upon by the Planning Commission during the past five years.



* including amendments to previously approved discretionary projects

B. Zoning Text Amendments

The Planning Commission provided recommendations to the City Council on a zoning code (Title 12) text amendment, which established a new Zoning Administrator discretionary project process, modified the Chapter 12-35 time limits on discretionary permits, and established regulations for Employee Housing through the addition of Chapter 12-54. The City Council ultimately adopted these changes in 2019.

C. General Plan Map Amendments

City Council acted on three General Plan (Land Use) Policy Map amendments in 2019. TABLE II-1 reflects the net acreage changes to the affected land use designations:

TABLE II-1
Land Use Amendments in 2019

General Plan Land Use Designations	Net Acres "to"	Net Acres "from"	Net change
Lower-Density Residential		6.5	(6.5)
Low Density Residential	6.5		6.5
High Density Residential	8.6		8.6
Neighborhood Commercial		4.4	(4.4)
Light Industrial		3.3	(3.3)
Heavy Commercial/Manufacturing	1.2		1.2
General Industrial		2.1	(2.1)
TOTAL:	16.3	16.3	

D. Land Divisions

City staff processed and approved three lot mergers and one lot line adjustment in 2019. The Planning Commission approved one industrial parcel map, and one residential subdivision tract map for 86 residential lots. Additionally the Planning Commission recommended approval of a 63 lot single-family residential subdivision tract map, which City Council approved on July 16, 2019. One residential parcel map and one industrial parcel map were recorded in 2019.

E. Specific Plans

The City did not bring any new specific plans or amendments to existing specific plans to the City Council during 2019.

F. Building and Safety Division

The Building and Safety Division is responsible for administration and enforcement of state and local codes, ordinances and regulations dealing with the construction, alteration, maintenance and use of 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.

The Building and Safety Division continues to publish Monthly Building Permit Reports. Copies of the reports from 2003 to the present are maintained as public information on the City webpage.

1. **Board of Appeals**

The Building and Safety Division also provides staff support to the seven-member Board of Appeals which hears appeals of decisions made by the City Building Official, and makes recommendations regarding California Building Code provisions. One appeal was heard in 2019.

2. **Title 9 – Building Regulations**

The following building regulations were in effect in 2019: The 2016 California Building Code, Plumbing Code, Electrical Code, Fire Code, Mechanical Code, Historical Building Code, Green Building Standards Code, Residential Code, Energy Code and the Existing Building Code.

3. **Permits and Inspections**

In 2019, the Building Division received 1,952 building permit applications, issued 1,908 building permits, and received 79 sign permit applications and issued 81 sign permits. Building Division staff inspected 11,260 construction and safety related site and building improvements during the past year, 348 of which were in association with new Business Licenses.

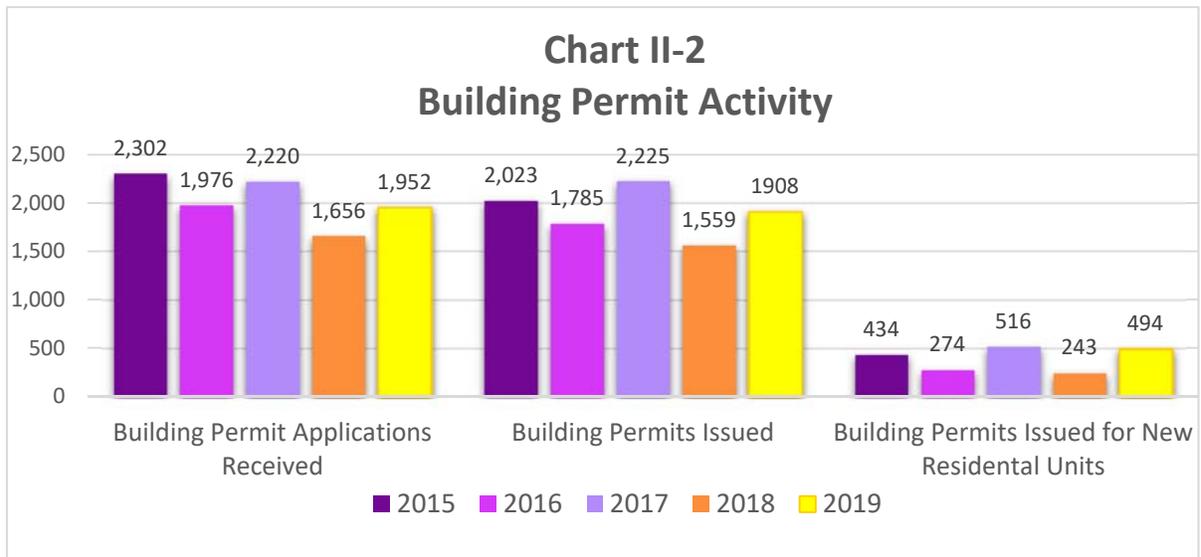
4. **New Permitted Residential Units**

In 2019, the City issued building permits for 492 new residential units (five single-family, 110 Accessory Dwelling Units, one Manager's Unit in a new self-storage facility, and 376 multi-family units). Additionally, the City issued two permits to replace exiting Mobile Homes with new models.

5. **Completed Residential Units**

After conducting final inspections, the City issued certificates of occupancy for 253 completed residential units in 2019.

Chart II-2 below provides a comparison of the overall number of building permit applications received, building permits issued and building permits issued for new residential units during the past five years.



G. Planning Division

Planning Division activities include administration of the City's General Plan, development and subdivision review, preparation and improvement of specific plans, preparation of zoning ordinances, processing annexations, bikeway implementation, providing demographic and census information, 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 webpage.

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.

The Planning Division publishes a city-wide list of proposed and approved development projects in the City. A summary map is included as well. This list is updated every six months. Current and past development activity reports continue to be maintained for public inspection on City webpage.

1. **Project Application Activity**

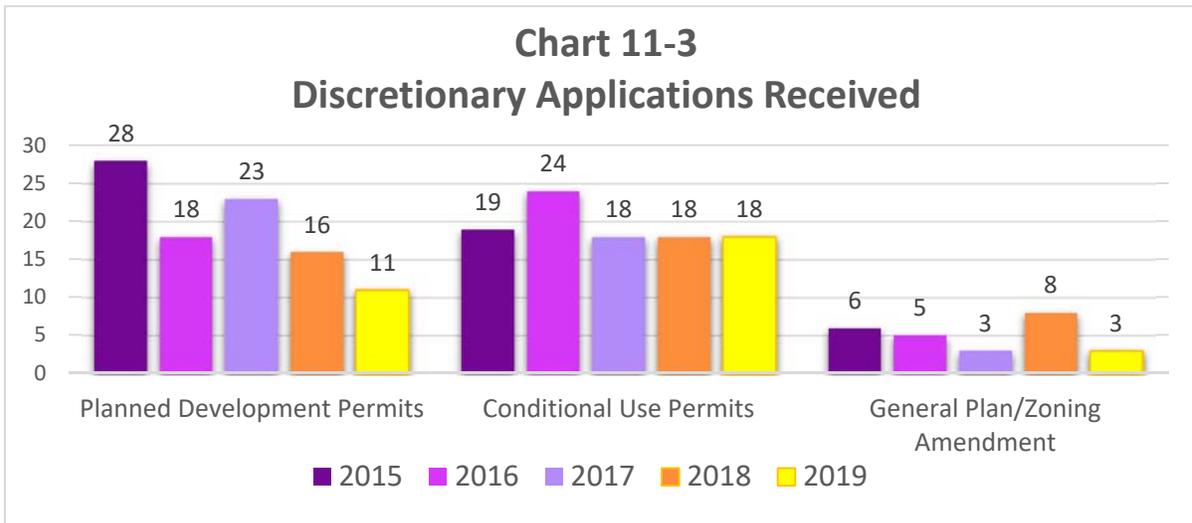
The Planning Division received the following types of applications during 2019 (project type prefix in parenthesis):

- 3 General Plan Land Use Policy Map and Zoning Map amendments (GPZ)
- 1 Specific Plan Amendment (SPZ)

- 11 Planned Development Permits (PD)
- 18 Conditional Use Permits (U)
- 3 Tentative Parcel Maps (TR)
- 1 Tentative Tract (five or more lots) Map (TR)
- 5 Lot Line Adjustment/Mergers (SUB)
- 44 project amendments (A), 19 of which were Time Extension requests
- 55 Downtown Permits (DT)
- 40 Planning Permits (P)
- 29 Pre-Applications (PRE) (fee estimates and/or conceptual reviews)
- 18 Special Projects (SP), 17 of which were City initiated
- 160 Temporary Use Permits (TU)
- 17 Zoning Verifications (ZA)

The Community Development Department also reviewed 334 business license applications, many of which included Home Occupation requests. The City did not receive any Development Agreement applications, Certificate of Compliance applications, or any applications to amend Santa Maria Municipal Code Title 12 (the Zoning Ordinance) during 2019.

Chart II-3 provides a comparison of the Planned Development Permits, Conditional Use Permits, and General Plan/Zoning Amendment applications received over the past five years.



H. Housing Element Annual Reporting

As with prior years, Chapter III of this Annual Report describes the actions taken (by the City) in implementing the Housing Element, including meeting the Regional Housing Needs Assessment allocation, during the previous calendar year. (Government Code Section 65400.) This information must be provided in forms and tables provided by HCD.

State legislation requires the City provide substantial amounts of data for every stage of a residential unit's progress, from initial discretionary application, entitlement approval, building permit application and issuance, and ultimately the completion of each unit as documented by the issuance of a certificate of occupancy. As the resulting HCD tables require extremely large multi-page spreadsheets, the following Chapter III provides summaries of the table information.

The raw data tables are provided to HCD and OPR, and are available for review at the Community Development Department.

CHAPTER III
Housing Element
Annual Report
(CCR Title 25 §6202)

California Department of Housing and Community Development Housing Element Annual Progress Report Forms and Tables – 2019 Summary

Table A – Housing Development Applications.

In 2019, the City received seven Discretionary Applications, and 95 Building Permit Applications (received but not yet issued). These applications result in the following proposed units:

- 30 Very Low- Income Deed Restricted
- 282 Low-Income Non Deed Restricted
- 91 Above Moderate-Income

Table A2 – Annual Building Activity Report Summary - New, Entitled, Permits and Completed Units.

The City issued discretionary entitlements, building permits, and issued certificates of occupancy for completed residential units during 2019. These actions resulted in the following residential units:

- Completed Discretionary Entitlements – Three Projects
 - 166 Moderate Income Non-Deed Restricted Units
 - 145 Above-Moderate Income Level Units

- Building Permits Issued – Total 494 Units
 - 4 Very Low Income Deed Restricted Units
 - 35 Low Income Deed Restricted Units
 - 111 Low Income Non-Deed Restricted Units
 - 92 Moderate Income Units
 - 252 Above-Moderate Income Units

- Certificates of Occupancy – Total 246 Units
 - 101 Low Income Non-Deed Restricted Units
 - 145 Above Moderate Units

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	985		27			4					31	954
	Non-Deed Restricted												
Low	Deed Restricted	656		59		312	35					547	109
	Non-Deed Restricted					30	111						
Moderate	Deed Restricted	730										691	39
	Non-Deed Restricted		286	14	391		92						
Above Moderate		1731	150	191	125	58	252					868	863
Total RHNA		4102											
Total Units			436	291	516	400	494					2137	1965

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

Table C – Sites Identified or Rezoned to Accommodate Shortfall Housing Need

Completion of this table is only required if a jurisdiction has a shortfall of available sites for the development of housing pursuant to Government Code Section 65583. The City of Santa Maria continues to have sufficient available sites for the development of the city's the Regional Housing Needs Assessment allocation, therefore the completion of Table C is not necessary.

Table D

Program Implementation Status

Housing Element Program Description	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
NOTE: All Programs are found in Chapter VI of the City of Santa Maria Housing Element, adopted March 17, 2015			
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 1 – ECONOMIC DEVELOPMENT PROGRAM	Agriculture is a basic industry in the North County. However, a majority of the housing and social service burdens are borne by the City of Santa Maria without benefit of the tax base to support the excess services required by the increased population. By expanding the non-agricultural employment sectors—especially in the job sectors with high employment multipliers—the City can increase the balance between jobs and housing in the City. Improving housing conditions often depends on having strong economic growth and better paying jobs available to local workers. Employment generated by commercial and industrial enterprises increases the ability of workers to afford better housing (meeting building codes, uncrowded, low housing cost burden) without governmental intervention. Santa Maria strongly supports the efforts of the Santa Maria Valley Economic Development Commission with staff and monetary assistance. The City has adopted an Economic Development Element. The Economic Development Element reiterates the needs for jobs-housing balance and economic diversity to expand the job-housing opportunities available to the City residents.	Ongoing	As of September 2017, the City adjusted its priorities under CDBG funding and removed economic development from its list. The change was a result of information received by HUD regarding the high risk involved with economic development projects under CDBG. The City acknowledges that the need is there for economic development opportunities, but the funding source should not be CDBG.
Program 2 – ANNEXATION PROGRAM	The City actively encourages residential development through annexation of land suitable for development. Residential development, constrained as a municipality approaches build-out within its jurisdictional boundaries, requires more land or more intense use of existing land. The type and tenure of housing choice for low and very low-income households become limited as residential development slows. Additionally, as build-out approaches, the economics of supply and demand come into operation. As housing supply diminishes but demand remains strong, housing costs inevitably rise. This situation further constrains housing choice for low-income households.	Ongoing	The City continues to process annexation requests, as they are initiated from private property owners, for territories within our adopted Sphere of Influence.

<p>Program 3 – MIXED USE DEVELOPMENT/ ADAPTIVE RE-USE</p>	<p>Via the recently adopted mixed-use ordinance, the City encourages the use of suitable under-utilized and/or abandoned commercial motels to be converted to residential use and allows for mixed-use purposes via zoning incentives and/or state funded housing programs. The City allows housing above ground floor commercial uses in certain land use designations. Expanding the densities and housing mixtures within the four square mile (4SM) central core area provides greater flexibility in mixing uses that more rigid Euclidean zoning standards typically segregate. The Mixed Use Ordinance increases the flexibility of the zoning district to support compatible uses from other zoning districts. The ordinance grants the Zoning Administrator, Planning Commission, and City Council increasing levels of power to allow reduced standards for parking, setbacks, landscaping, open space, or increased height. The ordinance is a “design based” regulation, which understands that the inside of the structure will change over time and allows the adaptation to occur without government controls. Spaces may be mixed and "re-mixed" to meet the needs of the building markets. The mixed use ordinance is in Title 12 of Chapter 49 of the Municipal Code.</p>	<p>Ongoing</p>	<p>The City continues to process mixed use development requests, as they are initiated from private property owners, in accordance with Chapter 12-49 of the Santa Maria Municipal Code.</p>
<p>Program 4 – DENSITY BONUSES</p>	<p>The City provides housing incentives, in the form of greater density than would otherwise be allowed under the current zoning designation, for developers willing to construct affordable housing units. State Law does not require the City to promote the use of Density Bonus provisions. It has been properly adopted and is part of the zoning code (effective January 18, 2007) for housing developers to use as a tool. Density bonus provisions may be applied to overcome specific design issues that require relief from the code standards.</p>	<p>Ongoing</p>	<p>The City continues to process density bonus requests, as they are initiated from private property owners, in accordance with Chapter 12-48 of the Santa Maria Municipal Code.</p>
<p>Program 5 – HOMEBUYER ASSISTANCE PROGRAM</p>	<p>The Housing Trust Fund of Santa Barbara County operates the First-Time Homebuyer Down Payment Program that provides pre-purchase counseling, deferred payment down payment loans and closing cost grants to assist low-income families within the City of Santa Maria in purchasing an entry-level home. The loans are structured as 30-year deferred payment ‘soft second’ loans averaging \$37,300 per homebuyer (with a maximum loan of \$42,000). Funding for the loans is provided from a State HCD grant to the Housing Trust Fund. The homebuyers can also receive a grant from the City of Santa Maria using CDBG funds to help cover home purchase closing costs. The combined homebuyer financial assistance helps expand homeownership opportunities for working families. Participants under this program must have a combined household income that falls within the federal and state definition of low income, or up to the maximum of 80 percent of the area median income, adjusted for household size. In addition, homebuyers seeking assistance under this program must meet the following criteria: 1) Applicant must live or work in Santa Maria; 2) Applicant must qualify as a first-time homebuyer under the State definition; 3) Homebuyer must occupy their home as a principal residence; 4) The size of the eligible home must be sufficient for the household so that there is no overcrowding; and 5) Borrower must complete a homebuyer education program, secure pre-approval of a first mortgage loan from a participating lender, have their income certified and have satisfactory credit and job/income stability.</p>	<p>Completed</p>	<p>Funding for this program came from HCD back in 2011, but is no longer available. In addition, with the rising costs of housing in the state, increased funding is needed to be able to effectively execute the program and serve a substantial number of households. The City continues to seek various forms of grant funding to provide appropriate housing.</p>

<p>Program 6 – HOUSING INCENTIVES PROGRAM</p>	<p>This program offers a variety of incentives to reduce overall costs and is designed to meet the housing needs of low-income households. The program can be tailored to develop new sites or redevelop deteriorated properties. It is applicable to various types of projects: single family detached, condominiums, cooperatives, and non-profit rental developments. The key incentives to date have been land acquisition, public improvements, on-site improvements and housing construction. The program is funded primarily with Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) program funds. Partnerships with non-profit developers with the expertise to access state, federal and private funds have proved successful. These developers can provide assurances regarding affordability for long-term ownership and rental assistance. The Housing Incentives Program could also be used in concert with additional cost reductions and incentives already offered through the density bonus, mixed use and four-square-mile ordinances, including:</p> <ul style="list-style-type: none"> • Reducing Site Development Standards • Reducing Infill Development Fees • Increasing Site Design Flexibility for Affordable Housing • Increasing Land Use Flexibility • Establishing Four Square Mile (4SM) Area Standards 	<p>Ongoing</p>	<p>The City continues to support methods to meet the housing needs of low to moderate income households. The City is a member of the Santa Barbara County's HOME Consortium and currently is using part of its HOME funds to provide assistance with rental deposits within the City limits. The other part of the funding is typically assigned to affordable housing projects in the City.</p> <p>In addition the municipal code continues to maintain ordinances that already provide cost reductions and incentives.</p>
<p>Program 7 – EXPANSION OF CODE COMPLIANCE PROGRAM</p>	<p>During the previous planning period, the Code Compliance Division worked closely with the Community Development Department in development of the Efficiency Unit Project Ordinance. This ordinance will address many substandard housing issues that the Code Compliance officers observe in the field, and will facilitate safe and healthy housing opportunities for all income levels.</p> <p>The Code Compliance staff consists of four full-time officers and a part-time Code Compliance Coordinator. A major focus of these officers' efforts is to address reports of substandard living space that has been constructed without permits. Officers work with owners to reconstruct the substandard living space so that it is safe and decent to live in. The result of these efforts is to greatly increase the supply of housing affordable to persons with low incomes. In addition, it provides families with lower incomes the opportunity to live in a single-family residential setting. An example is the legal conversion of an existing garage into a safe and habitable living space. The converted space may not be used as a separate stand-alone unit since no more than one kitchen facility is permitted in a single family dwelling. In any event, the City does not endorse illegal garage conversions as a method to create additional dwelling units.</p> <p>The Immigration and Nationality Act (INA) establishes regulations regarding nonimmigrant agricultural workers (H-2A workers). Under these regulations agricultural employers are required to provide housing meeting applicable Federal standards and which meet the local standards for rental and/or public accommodations. Where the City regulations are stricter than the Federal Government's, City regulations prevail. An application for H-2A housing may be submitted in the R-3 district, requesting approval of a boarding house use. In the C-2 districts, H-2A workers may occupy a motel room (in an approved and legitimate motel facility) for a maximum of 30 days; City transient occupancy provisions apply.</p>	<p>Ongoing</p>	<p>In early 2018, the City's Accessory Dwelling Unit Ordinance took effect. Through this ordinance an existing residential garage could be converted with proper building permits to occupied space without the need to replace that covered parking. During 2019 the City permitted 110 Accessory Dwelling Units, with many of these involving a conversion of an existing garage.</p>

<p>Program 8 – PRIORITIZATION OF SERVICES</p>	<p>As required by Government Code Section 65589.7, the City has adopted a written policy providing for priority of water and sewer services to affordable housing developments.</p>	<p>Ongoing</p>	<p>City Council Resolution 2006-155 remains in force.</p>
<p>Program 9 – PERMIT PROCESSING</p>	<p>The City processes permits as quickly and efficiently as possible. The Community Development Department coordinates the review and decision-making on required permits and also provides information regarding the status of all applications and permits for residential developments. The permit processing of the City attempts to gather, organize, and distribute the information needed by applicant/developers, staff, Planning Commission, and City Council. City staff coordinates meetings between applicants, staff and professionals to keep project processing running smoothly. Staff offers courtesy inspections and phased approvals to low-income housing projects to shorten the time between initial application and occupancy.</p>	<p>Ongoing</p>	<p>The City's permit process maintains its focus to streamline permits for affordable housing projects.</p>
<p>Program 9(a) – CONDITIONAL USE PERMIT PROCESS MONITORING</p>	<p>During the previous planning period, the City instituted a monitoring program of the conditional use permit process. Under this program the City is to prepare a report every two years, evaluating the impacts and potential constraints to multi-family development in the R-3 zone. The report will be referenced in the progress report required pursuant to Government Code Section 65400. The evaluation will consider approvals and denials, number of applications, length of approval process, and types of conditions imposed including cost and any reductions in the initially proposed number of units. The City will solicit and consider input from developers including non-profit organizations as part of the evaluation process. If the City determines that the process does pose a constraint to the development of housing including housing affordable to lower-income households, the City will evaluate the necessary steps to remove or mitigate the constraint such as replacing the CUP process or other similar action.</p> <p>The City will also continue to monitor the design review process. The City has developed a brochure listing the objective criteria for all types and densities of residential development, to provide certainty in design requirements during the approval process. The brochure titled <i>City Policy and Standards - Residential Development</i> is available at the Community Development Department's counter, and on-line on the City web page.</p>	<p>Monitoring is Ongoing</p>	<p>This Policy was adopted on November 16, 2010.</p> <p>Staff assembled the development standards, which are Planning policy that is posted on the City's website.</p>

<p>Program 10 – ACCOMMODATIONS FOR FARMWORKERS, SENIORS AND PERSONS WITH DISABILITIES</p>	<p>The City will allow reduced parking standards for senior, farmworker and/or housing for persons with disabilities. This can be accomplished by applying Section 12-32.06 of the Santa Maria Municipal Code to develop an appropriate parking standard in individual cases.</p> <p>The City will facilitate permitted remodels of single-family residences and garage conversions. The City will allow expansion of residential space to the full extent allowable by standards of the zone or applicable specific plan. In January 2007, the City Council updated the density bonus ordinance. The ordinance gives development concessions to individual additional units legally constructed and reserved for seniors or persons with low incomes. City staff will regularly review City policies and procedures to ensure that there are no constraints to housing for persons with disabilities. As part of this review, the City will follow a regular program of sidewalk repair and maintenance including provision of handicap ramps to facilitate movement throughout the City for persons with disabilities regardless of where they live.</p> <p>On December 18, 2007, the City adopted specific reasonable accommodation procedures to provide exception in zoning and land use for persons with disabilities. The City has responded to several requests under this Ordinance since its adoption.</p>	<p>Ongoing</p>	<p>All referenced Municipal Code sections remain in place, to facilitate affordable housing opportunities for private applications.</p> <p>After engaging the citizens and agricultural industry representatives for over a year, the City Council adopted new provisions establishing standards and an approval process to allow Employee Housing (including H2A Program Housing) in residential districts. The new Ordinance took effect in July 2019.</p>
<p>Program 11 – FACILITATION OF PROJECTS FOR HOMELESS INDIVIDUALS</p>	<p>State law defines emergency shelters as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.” Government Code Sections 65583(a)(4) and 65583(a)(5) specify requirements for emergency shelters and transitional and supportive housing.</p> <p>On May 7, 2012, the City adopted the Emergency Shelter Ordinance, establishing Santa Maria Municipal Code Chapter 12-53, Emergency Shelters, to support organizations that meet the housing and supportive service needs of the homeless and those at risk of homelessness.</p> <p>The Emergency Shelter code establishes an emergency shelter project as a permitted use in the CPO (Commercial Office and Professional Office) and PF (Public Facilities) zoning districts. The code also allows Emergency Shelter Projects within the C-1 (Central Business) and C-2 (General Commercial) zones of the City subject to the approval of a conditional use permit. Chapter 12-53 includes definitions, development standards, and procedures relating to the approval of emergency shelter projects.</p> <p>Additionally on May 7, 2012, definitions for Supportive Housing and Transitional Housing were added to Title 12 of the Municipal Code, establishing these housing types as a residential use, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.</p>	<p>Ongoing</p>	<p>All referenced Municipal Code sections remain in place, to facilitate the development and operation of emergency shelters, transitional housing, and supportive housing.</p> <p>The City continues to assist homeless individuals by providing CDBG funds to organizations like the Good Samaritan’s Emergency Homeless Shelter, Unitarian Society of Santa Barbara to assist with its warming center, The Salvation Army for its hot lunch program, Catholic Charities for its assistance with utility payments and food, and the Food Bank of Santa Barbara County. The City also has a successful working relationship with the Continuum of Care (CoC).</p>

<p>Program 12 - NEIGHBORHOOD CONSERVATION PROGRAM</p>	<p>This program, which was developed in 1990, assists the City's neediest neighborhoods through the use of existing improvement programs. Low-income neighborhoods--with a high incidence of criminal activity, serious public improvement deficiencies, significant code violations, and generally deteriorating conditions--receive the efforts of this program. As citizens see the positive results of the program, more people will take a more active role in preserving their neighborhoods and become involved in activities that prevent neighborhood blight and foster community pride.</p>	<p>The City has incorporated the functions of this program into the Minor Home Repair Program and the Commercial Façade Improvement Program.</p>	<p>The City maintains its proactive support for neighborhood conservation programs by using CDBG funding to carry-on minor home repair for low to moderate income residents. This allows them to continue living in their homes safely and comfortably.</p> <p>The City no longer offers the Commercial Façade Improvement Program to businesses in the area due to a lack of program interest.. The City continues to have "revitalize existing neighborhoods" as one of its CDBG/HOME funding priorities. Revitalizing existing neighborhoods means increasing services such as supportive social services, and upgrading public infrastructure, such as street lighting, improved sidewalks, parks, and recreational public facilities in low to moderate income areas.</p>
<p>Program 12.b – MINOR HOME REPAIR PROGRAM</p>	<p>This program, which began in 2013, is operated by Community Action Partnership of SLO County, Inc. (CAPSLO, Inc.) as a sub-recipient to the City of Santa Maria. The program targets elderly, disabled and/or low and very low-income households in Santa Maria with the construction and installation of handicapped access improvements (ramps, wheelchair lifts, door widening), removal of architectural barriers, health and safety repairs, such as plumbing, electrical, exterior and interior carpentry (porches, decking, stairs, flooring) and building code violations. The program is funded primarily with CDBG funds.</p>	<p>Ongoing</p>	<p>The City continues to serve the housing needs of special needs groups through rehabilitation of housing stock.</p> <p>In addition to CAPSLO, the City also provides grant funding to Community Action Commission (CAC) for its Minor Home Repair Program. CAC delivers handy man services; installs interior grab bars, and provides some structural modifications.</p>

<p>Program 13 – CODE COMPLIANCE PROGRAM</p>	<p>Enforcing housing and building codes directly links to ensuring the safe and habitable condition of the housing stock, and thus the continued viability of neighborhoods. Code violations involving immediate health or safety hazards are handled without the need for a complaint. Alleged violations involving public welfare issues are pursued only after a complaint is received. Complaints will normally come directly from citizens, from officials on behalf of citizens, or from staff as a consequence of observations in the normal course of duties (e.g., inspections and permitting). When a violation is found, steps are taken to correct the problems. Code Compliance Division works with the property owners to assure each person living in the residence are afforded proper housing while the substandard conditions are being rectified.</p> <p>During the previous planning period, the Code Compliance Division started a door-to-door program to inform and educate property owners and citizens about the provisions of the Municipal Code, and how application of Code standards can help citizens improve their residential neighborhoods. Information on other available assistance programs, such as the Legal Aid Foundation of Santa Barbara County and California Rural Legal Assistance, Inc. is also provided by the officers.</p>	<p>Ongoing</p>	<p>The City maintains its proactive resolution of health and safety code violations.</p>
<p>Program 14 – EFFICIENCY UNIT PROJECTS</p>	<p>On April 17, 2012, the City adopted the Efficiency Unit Projects Ordinance, adding Chapter 12-52 to the Santa Maria Municipal Code. The Ordinance will facilitate both the new construction of efficiency dwelling unit projects and the structural conversion of transient occupancy uses into single-room occupancy projects. Efficiency Unit projects may be established within the Central Business District zone (C-1) and the General Commercial District zone (C-2) through the issuance of a planned development (PD) permit. Each Efficiency Unit Project must provide a minimum 5 units, but there is no set minimum or maximum density per acre.</p> <p>Chapter 12- 52 includes standards for minimum and maximum unit size, private storage areas, common interior and exterior areas, and requires that efficiency unit projects be consistently maintained in accordance with applicable standards, all with the goal of providing an overall superior living environment for the residents of the project.</p> <p>The ordinance incorporates multiple provisions to incentivize the development of Efficiency Unit Projects, including the ability to re-use existing hotel sites that may currently be marginally viable, reduced parking requirements compared to other types of residential uses, and enabling dwelling units at no set maximum density, in two commercial districts that otherwise prohibit residential uses.</p>	<p>Ongoing application of the Efficiency Unit Ordinance</p>	<p>The referenced Municipal Code section remains in place to facilitate the development and operation of Efficiency Unit projects.</p>

<p>Program 15 – PROJECT-BASED TENANT ASSISTANCE PROGRAMS</p>	<p>Section 236 construction included the Union Plaza, owned and managed by the Teamsters Union, which is a seven-story structure with 122 one-bedroom apartments designed to accommodate low-income elderly persons. This project remains the only assisted housing project at risk.</p> <p>The Housing Authority of Santa Barbara County acquired the Central Plaza project, and will maintain the affordability of these units also done under the Section 236 Program. The Housing Authority which consists of 112 garden style apartments for low-income families. The project includes a park with play areas. According to the Santa Barbara County Housing Authority, the Section 236 Program has specific targets for the housing needs of Extremely Low Income Households.</p>	<p>Ongoing</p>	<p>The City maintains its support for Section 236 Housing Assistance Payments Program to Union Plaza, administered by the Santa Barbara County Housing Authority of Santa Barbara County (HACSB), particularly because many of those units are targeted for Extremely Low Income Households.</p>
<p>Program 16 – TENANT-BASED ASSISTANCE PAYMENTS PROGRAMS</p>	<p>Through the Section 8 Housing Assistance Payments Program, the Housing Authority provides rental subsidy payments directly to private property owners on behalf of eligible low-income tenants who cannot afford market rates without a subsidy. Families with certificates must rent approved units at fair market rents, and the subsidy represents the difference between 30 percent of the monthly income and the approved rent for an adequate housing unit. The program also includes a voucher option, which permits families to rent units beyond the fair market rents; the family must pay any rent difference. This program, funded through HUD, seeks to encourage low-income persons to find housing units throughout the community rather than impacting any one particular area. The Housing Authority continues to apply for new funds to increase Section 8 assistance. During the previous planning period, the Housing Authority received approval for tax credit financing and completed construction of the Rancho Hermosa project. This project provides 47 permanently affordable rental units that include two resident managers, 11 previously homeless families, 11 special needs households, 11 workforce families, and 12 households with a member that has a mental disability. The Housing Authority continually seeks input from residents and encourages their involvement in management activities. More project-based Section 8 housing units are needed, and the Housing Authority will continue to apply to the Department of Housing and Urban Development (HUD) for funds to provide these additional units. According to the Santa Barbara County Housing Authority, the Section 8 Housing Assistance Payments Program has specific targets for the housing needs of Extremely Low Income Households.</p>	<p>Ongoing</p>	<p>The City maintains its support for Section 8 Housing Assistance Payments Program, particularly for those units which focus on Extremely Low Income Households. This program is also administered by the Housing Authority of Santa Barbara County (HACSB)</p> <p>In 2018, the Housing Authority received approval for tax credit financing and began construction of the Residences at Depot Street project. This project will provide 80 permanently affordable rental units for a variety of individuals, including veterans and those with disabilities. The project is anticipated to be complete in the spring of 2020.</p>

<p>Program 16.b – CITY OF SANTA MARIA TENANT BASED RENTAL ASSISTANCE (TBRA) PROGRAM</p>	<p>The Tenant Based Rental Assistance (TBRA) Program provides security deposit assistance through a Qualified Referring Agency (QRA) to qualified low-income households. The assistance is provided in the form of a grant for up to 50 percent of the required security deposit to low income families to assist with overcoming obstacles to obtaining housing. In order to access the program, participants must apply for assistance through a QRA. The following local non-profit agencies have been approved as QRA's:</p> <ul style="list-style-type: none"> • Housing Authority of the County of Santa Barbara • Peoples' Self Help Housing Corporation, and • Good Samaritan Shelter, Inc. • The Salvation Army <p>Eligible participants are individuals whose income is at 60 percent or below the area median income by household size as determined by HUD. The program is funded with HOME and CDBG funds.</p>	<p>Ongoing</p>	<p>The City continues to support methods to assist families in overcoming housing obstacles, including rental assistance.</p> <p>The Tenant Based Rental Assistance (TBRA) Program now provides grants of up to 100 percent (\$2,500 maximum assistance) of the required security deposit. United Way Northern Santa Barbara County has been added to the list of approved QRA's.</p>
<p>Program 17 - SUPPORTIVE HOUSING FOR HOMELESS PERSONS</p>	<p>Domestic Violence Solutions for Santa Barbara County (DVS) owns and manages Mariposa House which provides eight apartments for transitional housing. This housing is available to DVS clients who transition out of the DVS emergency shelter. The transitional housing program provides a longer-term safe and supportive environment for battered women and their children for up to 24 months. The program helps them develop household management and parenting skills, increase their job skills and earning power, find stable employment, save for housing deposits, and gain independent living skills with the ultimate goal of securing permanent housing.</p> <p>Good Samaritan Shelter, Inc. (GSSI) owns and manages several transitional housing facilities in Santa Maria. GSSI's Transitional Center for Women & Children is a transitional housing program for perinatal women and their children who are enrolled in a substance abuse day treatment program. Clients can live in the facility and participate in the program for up to 18 months. The original facility consisted of an older single-family home converted to a group home housing eight clients. In 2006 six Single Room Occupancy (SRO) units, office and counseling space for on-site supportive services was added to the existing facility. Services offered include food, shelter, clothing, medical and dental screening, drug and alcohol detoxification and treatment, job training, job search assistance, part-time employment, mental health counseling and assistance, social services, after-school tutoring, parenting and budget training, perinatal care and direct assistance to children. This project serves homeless, extremely low income women who are in drug and/or alcohol recovery treatment and their children. The expansion of the facility was allowed through the City's Mixed Use Ordinance.</p> <p>GSSI also operates the Family Transitional Shelter located on its main campus property. This is a 56-bed facility that has individual rooms and provides transitional housing for homeless families for up to 24 months. Meals and on-site supportive services are provided. A case manager helps families develop a goal-oriented program that allows them to attain skills in money management, parenting and budgeting so that they can become self-sufficient and secure permanent housing. Education is stressed and many of the clients return to school to get</p>	<p>Ongoing</p>	<p>The City continues to allocate CDBG and General Fund resources to public service agencies providing emergency shelter and services.</p> <p>The Domestic Violence Solutions location noted in the Objective is now exclusively a domestic violence emergency shelter. Clients and their children can stay at the shelter for up to 45 days, or longer if needed.</p> <p>DVS provides non-residential case management to survivors out in the community to help survivors of Domestic Violence develop household management and parenting skills, increase their job skills and earning power, find stable employment, and gain independent living skills with the ultimate goal of securing permanent housing.</p>

	<p>their high school diploma and/or enroll in the local community college.</p> <p>There is no exclusively male transitional housing at this time. The Non-Profit Facilities Program is available to these agencies for capital development activities. There is a need for transitional housing that would house men as well as women and children, and this program could aid in the funding of such a project.</p> <p>CDBG funds are allocated annually to public service agencies providing emergency shelter and support services to the homeless. Such services consist of counseling, case management, health care, and transportation. The Non-Profit Facilities Program is available to these agencies for capital development activities.</p> <p>The City expects that the Emergency Shelter Program will specifically assist in the development of housing affordable to Extremely Low Income Households.</p>	<p>GSS also operates Casa de Familia, a 16-unit apartment complex also located on its main campus property. This complex allows low-income residents, who formally lived at the transitional center, to have a permanent, affordable place to live.</p> <p>GSS also manages a duplex (614 South Pine Street) as well as a triplex (607 West Cook Street) which operates as permanent rental housing for its former shelter residents. The two dwellings were obtained from the City under the Neighborhood Stabilization Program (NSP) and have an affordability covenant in place. All the aforementioned properties include case management services.</p> <p>In FY 2019-20, the City allocated \$148,761 of its HOME funding to Pine Street Bungalows (614 South Pine Street) to add an additional affordable housing unit that will include four bedrooms, three bathrooms, a kitchen, living area, laundry room, and a garage. The unit will be built at 614 South Pine Street, which Good Samaritan already owns and currently operates two affordable housing units for its clients. This addition would serve as the third unit on the property and will be used to house a larger family.</p>
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<p>Program 18 – FAIR HOUSING PROGRAM</p>	<p>The City supports the local Fair Housing Council with a financial and philosophical commitment. The housing programs sponsored by the City promote housing opportunities for all persons within the community. The Legal Aid Foundation of Santa Barbara County, under contract with the City, conducts fair housing activities. These include the preparation of a fair housing assessment, educational presentations before community groups, testing of fair housing practices for rental housing, development of educational materials, operation of a special telephone call line, and direct legal representation of eligible clients in cases involving housing discrimination in the Santa Maria community. The City complies with the Federal Fair Housing requirements related to program resources, which are available in English and Spanish. The Special Projects Division administers the production and distribution of Fair Housing information throughout the City. Locations of the program distribution are maintained on the City web page. This program is targeted to all income levels but recent experience has shown that Extremely Low Income households particularly benefit from the City's Fair Housing Program.</p>	<p>Ongoing</p>	<p>The City maintains its support for Fair Housing Programs, particularly those which focus on Extremely Low Income Households.</p>
<p>Program 19 – ENERGY COMPLIANCE AND CONSERVATION</p>	<p>Energy conservation plays a vital role in providing decent, affordable housing. The City will solicit information from local utility providers about conservation programs, rebates, and low-income assistance programs through those companies.</p> <p>The Building Division is tasked with enforcing the minimum standards found in the various model codes adopted by the State of California through the Building Standards Commission and as adopted and amended by our City Council. These code sections include:</p> <ul style="list-style-type: none"> • The 2013 California Energy Code (California Code of Regulations Title 24, Part 6) which sets energy efficiency standards for buildings and appliances; and • The 2013 California Green Building Standards Code (California Code of Regulations Title 24, Part 11) which establishes requirements for energy conservation, water conservation, interior building environment air quality, recycling, waste management, low impact storm water drainage, dark sky provisions, high efficient vehicle and bicycle parking, etc. <p>Community Action Commission of Santa Barbara County (CAC) provides weatherization and energy conservation home improvements, such as the installation of insulation, window caulking, and water-conserving fixtures, to low and very low income households, with preference given to seniors. Emergency grants are also available for the payment of utility bills. Santa Barbara County has “emPower”, a program to facilitate energy efficiency upgrades on single family homes. The program’s goal is to help homeowners and contractors overcome obstacles to implement home energy improvements, and to help meet statewide energy efficiency objectives. Single family homeowners will be able to take advantage of low cost unsecured loans and rebates to install energy efficient water heaters, furnaces, air conditioners, attic insulation, and to do repairs such as duct sealing or replacement.</p>	<p>Ongoing</p>	<p>The City maintains its active compliance with Title 24 and strongly endorses all relevant energy conservation programs sponsored by Santa Barbara County and private utility companies.</p> <p>During FY 2019-20, the City also used CDBG funding to assist Grid Alternatives, a non-profit program that offers solar panels to low-income residents at no cost to them. This helps the residents reduce their energy bills and also helps the environment.</p>

Table E – Commercial Development Bonus Approved pursuant to GC Section 65915.7

Section 65915.7 of the Government Code allows commercial projects to request reductions in parking requirements, increased building height and/or increased floor area when that project contributes to the development of affordable housing in the jurisdiction. The City did not receive any requests under Government Code Section 65915.7 during 2019, therefore the completion of Table C is not necessary.

Table F – Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

Jurisdiction are asked to use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved consistent with the standards set forth in Government Code section 65583.1, subdivision (c)(2). The affordable housing work completed by the in 2019 did not include any of these activities, therefore the City does not need to complete this table.

Table G – Housing Element Available Sites Lost, pursuant to Government Code Section 65400.1

State Law requires local agencies looking to dispose of surplus land to first offer to sell the surplus land to another local agency or nonprofit affordable housing organization, before offering the land to a private entity or individual. The City did not sell excess land in 2019 therefore the City does not need to complete this table.

Summary Table

City of Santa Maria
Annual Element Progress Report
Reporting Year 2019

Jurisdiction		Santa Maria	
Reporting Year		2019	(Jan. 1 - Dec. 31)
Building Permits Issued by Affordability Summary			
Income Level			Current Year
Very Low	Deed Restricted		4
	Non-Deed Restricted		0
Low	Deed Restricted		35
	Non-Deed Restricted		111
Moderate	Deed Restricted		0
	Non-Deed Restricted		92
Above Moderate			252
Total Units			494
Note: Units serving extremely low-income households are included in the very low-income permitted units totals			
Housing Applications Summary			
Total Housing Applications Submitted:			102
Number of Proposed Units in All Applications Received:			404
Total Housing Units Approved:			404
Total Housing Units Disapproved:			0
Use of SB 35 Streamlining Provisions			
Number of Applications for Streamlining			0
Number of Streamlining Applications Approved			0
Total Developments Approved with Streamlining			0
Total Units Constructed with Streamlining			0
Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0