2024 General Plan Annual Report

SP2025-0002

CITY OF SANTA MARIA

PREPARED BY THE
COMMUNITY DEVELOPMENT DEPARTMENT

MARCH 2025

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 implementation of the General Plan and determine if changes need to be made in the plan or its implementation programs. In conformance with Government Code, the City submits this report to the California Department of Housing and Community Development (HCD) and to the Governor's Office of Planning and Research (OPR) each year.

B. Purpose of the General Plan

A General Plan is a policy document required by State law that provides long-range guidance for the plans and actions of the City. The General Plan articulates the community's vision through goals, policies, and the implementation measures established to achieve those goals and policies. 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, Open Space and Environmental Justice. The General Plan may present each topic as a distinct *Element* or may combine the topic discussions as appropriate. For example, the City's current Resource Management Element combines the Conservation and Open Space topics, and includes discussions on Growth Management, Recreation and Parks, 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.

In November 2019, the City Council authorized a comprehensive update of the General Plan, which is currently underway with City Council adoption expected in 2025. Each of the existing Elements will be updated, and new topics will be addressed such as Environmental Justice.

The City will analyze current and future trends in technology, consumer and workplace behaviors, and other trends that impact local land use and the economy. Policies and recommendations that will best meet the needs of the growing community will be incorporated. The update will also serve to meet a wide range of state statutory requirements, including but not limited to, those pertaining to land use, environment, and housing. This new General Plan will define the vision for the next 20 to 25 years of the City, and is anticipated for adoption prior to 2026.

State Government Code Section 65580 includes deadlines which only apply to Housing Elements. In order to comply with these deadlines, the City prepared the update to the Housing Element separately from the other Elements. The City Council adopted the Sixth Cycle Housing Element on December 5, 2023, and HCD certified the adopted housing element, finding it to be in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq), on January 2, 2024. Once the drafts other Elements are developed, the adopted Housing Element will be amended as necessary to ensure consistency across all of the Elements.

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.

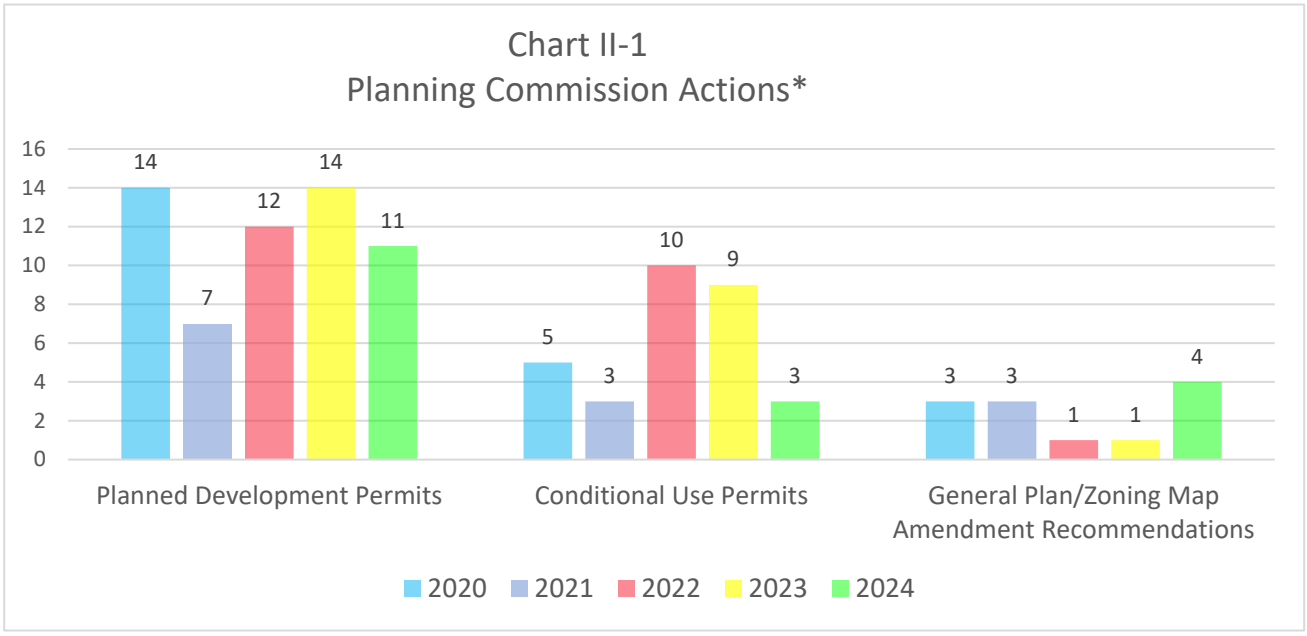
A. Planning Commission

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 2024, the Commission held 10 public meetings and 12 study sessions. Two of the study sessions were educational, providing information on updates to the General Plan and Objective Design Standards. The Planning Commission acted on 16 discretionary permits during 2024. In the advisory role, the Planning Commission forwarded written recommendations to the City Council on the following:

- 4 General Plan Land Use Map and Zoning Map Amendment
- 2 Zoning Text Amendments
- 1 Annexation
- 1 Subdivision Tract Map

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.



* Considers amendments to previously approved discretionary projects and project denials

B. Zoning Text Amendments

The Planning Commission provides recommendations to the City Council on proposed text amendments of Santa Maria Municipal Code Title 12, referred to as the Zoning Ordinance. The Planning Commission made recommendations on two Title 12 technical text amendments in 2024, one which dealt with Accessory Dwelling Units, and another updating Project Time Extension and Permit Revocation provisions.

C. General Plan Map Amendments

Four General Plan (Land Use) Policy Map amendments were presented to the City Council in 2024; a Land Use Classification change for a property owned by the Santa Maria Public Airport District, a Holiday Inn project, the Bellecrest Senior Housing project, and for the Richards Ranch annexation properties.

D. Land Divisions

The Planning Commission approved two Parcel Maps in 2024, one for Bradley Commercial Development and another for the DDS Partnership associated with a Starbucks on East Main Street. The Planning Commission forwarded to the City Council a recommendation to approve the Bellecrest Senior Housing project Subdivision Tract Map.

E. Specific Plans

The Planning Commission provides recommendations to the City Council on new Specific Plans and proposed amendments to existing Specific Plans. There were no Specific Plan amendment applications acted upon during the year.

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. No appeals were submitted or heard in 2024.

2. Title 9 – Building Regulations

The following building regulations were in effect in 2024: The 2022 California Building Code, Residential Code, Historical Building Code, Existing Building Code, Energy Code, Fire Prevention Code, Plumbing Code, Electrical Code, Mechanical Code, Green Building Standards Code, and the 2024 International Property Maintenance Code.

3. Permits and Inspections

In 2024, the Building Division received 3,036 building permit applications, issued 2,427 building permits, and received 52 sign permit applications and issued 49 sign permits. Building Division staff inspected 16,324 construction and safety related site and building improvements during the past year, 303 of which were in association with new Business Licenses.

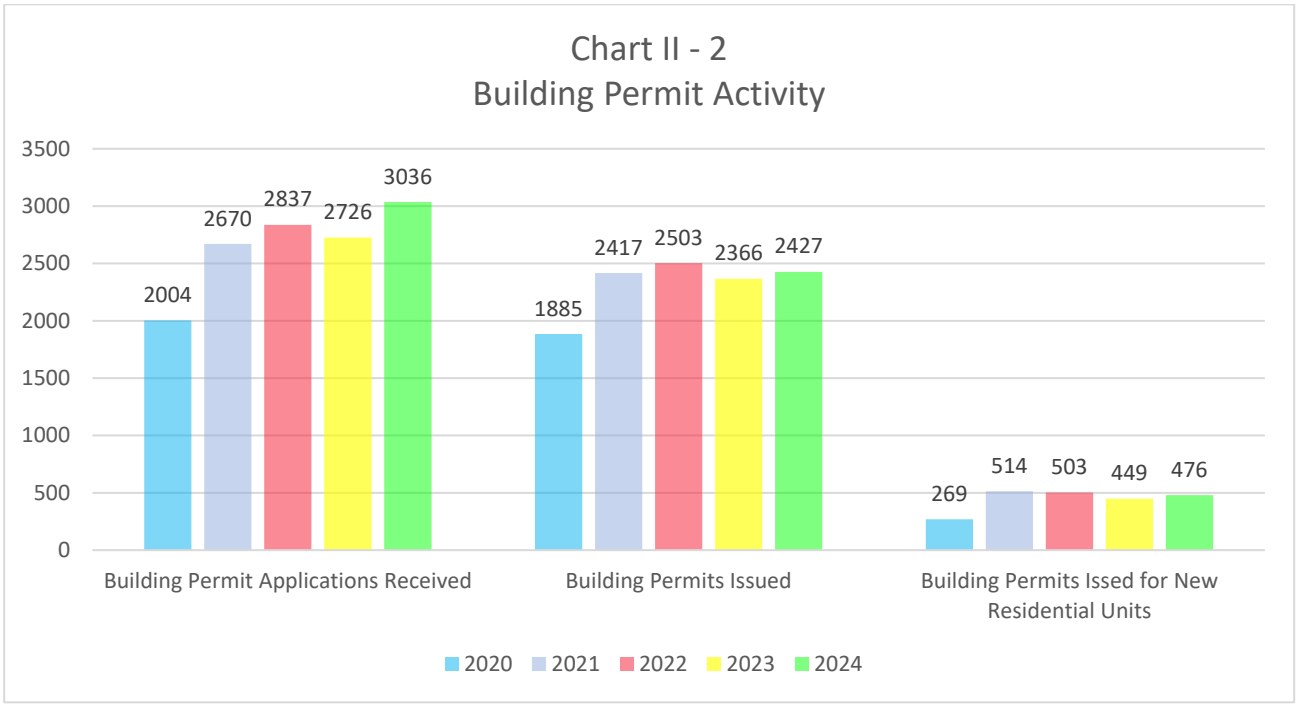
4. Issued Permits – Residential Units

In 2024, the City issued 476 building permits for 482 new residential units (37 single-family, 435 accessory dwelling units, and 10 multi-family units).

5. Completed Residential Units

After conducting final inspections, the City issued certificates of occupancy for 459 completed residential units (5 mobile homes, 45 single-family, 239 accessory dwelling units, and 170 multi-family units) in 2024.

Chart II-2 below provides a comparison of the overall number of building permit applications received, building permits issued and new residential unit building permits issued 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 providing customer services such as informing the public of the City's land use policies and development ordinances. The Planning Division reviews federal, state, and county legislation, and responds to survey and data reporting mandates from the State.

The Planning Division provides staff support to the Planning Commission and the Zoning Administrator. Administrative functions include the scheduling of meetings, preparation of agendas, posting hearing notices, and preparation of minutes. The City posts Planning Commission and Zoning Administrator 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 draft discretionary permits, resolutions, ordinances, and staff reports for the Planning Commission and City Council.

The Planning Division also manages work on policy documents, such as the General Plan Update. Planning Division coordinates the consultants working on the update effort, and oversees State grant funds which the Division obtained for the effort.

The Planning Division publishes a city-wide list of proposed and approved development projects in the City, depicting each project's location on an attached summary map. This 'Major Development List' is updated every six months, with the current and past development activity reports maintained and publicly accessible on the City webpage.

H. Project Application Activity

The Planning Division received the following types of applications during 2024 (project type prefix in parenthesis):

1 General Plan Land Use Map and Zoning Map amendments (GPZ)

4 Planned Development Permits (PD)

9 Conditional Use Permits (U)

2 Lot Line Adjustment/Mergers (SUB)

2 Certificates of Compliance (MISC SUB)

15 Project amendments (A)

11 Downtown Permits (DT)

7 Planning Permits (P)

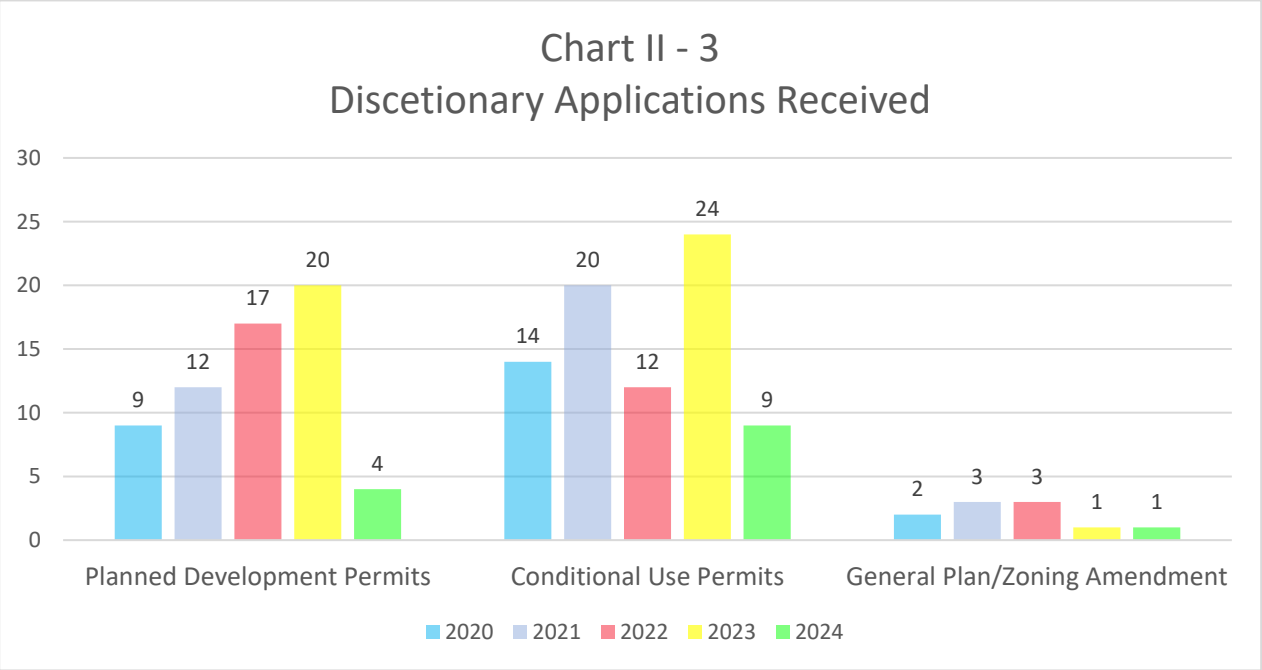
8 Pre-Applications (PRE) (fee estimates and/or conceptual reviews)

13 Special Projects (SP), 12 of which were City initiated

93 Temporary Activity Permits (TUP)

18 Zoning Verifications / Substantial Conformity Determinations (ZA)

The Community Development Department also received 264 business license applications, many of which included Home Occupation requests. The City did not receive any applicant initiated applications to amend Santa Maria Municipal Code Title 12 (the Zoning Ordinance) during 2024. 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.



I. 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 that 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 – 2024 Summary

Table A – Housing Development Applications.

For this HCD reporting, an "application" is a formal submittal of a project for approval and is either an application for a discretionary entitlement, or a project where only a ministerial process is required (e.g., 'by right' projects and building permit applications).

Between January 1 and December 31, 2024, the City deemed 706 residential application submittals (for a total of 1,668 residential units) complete for processing.

- Three of these were for discretionary project entitlement applications, consisting of 292 Above Moderate-Income units and 48 Low-Income Deed Restricted units, for a total 340 residential units proposed.
- The remaining 705 applications are building permit applications currently in review by City staff, consisting of ADUs, one SB 9 project, one SB 35 project, and building permit applications associated with recently approved discretionary projects in the Downtown Specific Plan and Blosser Ranch area.

Table A2 – Annual Building Activity Report Summary

The City issued discretionary entitlements, building permits, and issued certificates of occupancy for competed residential units during 2024. The unit types included Single-family attached, single family detached, units in multi-family structures, Accessory Dwelling Units, and mobile homes. These actions resulted in housing being made available for the following income level households:

Building Permits Issued – Total 482 Units

- 435 Low-Income Non-Deed Restricted Units
- 47 Above-Moderate Income Units

Certificates of Occupancy – Total 459 Units

- 32 Very Low-Income Deed Restricted Units
- 128 Low-Income Deed Restricted Units
- 239 Low-Income Non-Deed Restricted Units
- 60 Above Moderate Units

Table B – Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-02/14/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,032	-	-	-	-	-	-	-	-	-	-	-	1,032
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	536	184	-	-	-	-	-	-	-	-	-	1,228	-
	Non-Deed Restricted		254	355	435	-	-	-	-	-	-	-		
Moderate	Deed Restricted	731	-	-	-	-	-	-	-	-	-	-	-	731
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		3,119	17	36	47	-	-	-	-	-	-	-	100	3,019
Total RHNA		5,418												
Total Units			455	391	482	-	-	-	-	-	-	-	1,328	4,782

Note: Units serving extremely low-income households are included in the very low-income 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. Through the Sixth-Cycle Housing Element, the City of Santa Maria documented sufficient available sites for the development of the City's fifth-cycle Regional Housing Needs Assessment allocation.

The City adopted the Sixth-Cycle Housing Element on December 5, 2023, with HCD finding the Element to be in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) on January 2, 2024. The City has a total allocation of 5,418 units for the 2023 through 2031 RHNA planning period. The Sixth-Cycle Housing Element documents the presence of sufficient sites available within the City to accommodate this current RHNA cycle; therefore, the completion of this table is not necessary.

Table D – Program Implementation Status

Program	Description	Objective	Time Frame	Implementation Status
Program 1.A: Incentives for Affordable Housing	The City strives to facilitate more affordable housing through the reduction of financial barriers for new construction and redevelopment of affordable housing projects. The City will provide incentives for low- and moderate-income housing developments through one or more of the following actions: • Approval of density bonus and incentive requests. • Expedited permit processing. • Applications for State and federal funding on behalf of a nonprofit, under a specific program to construct affordable housing including persons with physical disabilities or developmental disabilities. • Provision of financial incentives such as reducing or waiving select City fees for 100 percent affordable housing projects. Additionally, the City will conduct proactive, annual outreach to affordable housing developers (such as People's Self-Help Housing and others with recent local experience) to identify development opportunities.	The City will provide incentives and/or assistance in securing funding to facilitate the production of 100 units affordable to low and/or moderate-income households by 2031.	Ongoing; Meet with affordable housing developers annually, totaling eight meetings during the planning period (i.e., four meetings by 2027).	The City has maintained close relationships with many affordable housing developers in 2024. The City has communicated with Affordable and Senor residential developers on multiple on-going and prospective projects, including: Halsell Builders, Inc. on two development of two senior restricted developments for a total of 48 units, each with a density above 120 DU per acre through the Downtown Specific Plan; AMG & Associates, LLC on a proposed Density Bonus project with 198 units, 48 of those at lower affordability; and People's Self Help Housing Corporation on a SB-35 project with 119 units, all to be affordable to lower income households.
Program 1.B: Density Bonus	Government Code Section 65915 requires that a jurisdiction adopt a local Density Bonus Ordinance consistent with State law. The City's local ordinance is contained in Zoning Ordinance Chapter 12-48. The City will update the ordinance as needed to ensure that its local ordinance remains consistent with State law, but in all cases will continue to apply the most current State law even before local amendments are adopted. The City will also promote the use of the Density Bonus Ordinance through user-friendly materials to increase awareness and use of density bonus provisions by private property owners and developers.	Permit at least 100 new below market rate units through density bonus provisions by 2031 (i.e., 50 new below market rate density bonus units by 2027).	Update Zoning Ordinance by December 2024. Develop a user-friendly handout on density bonus (December 2024)	The Planning Division and the City Attorney have developed a draft ordinance which will be presented to the City Council for adoption in Spring 2025. A Density Bonus Handout will be made available to the public upon adoption of the updated Ordinance.

Program	Description	Objective	Time Frame	Implementation Status
Program 1.C: Mixed-use Development	The City's Mixed-Use Ordinance (Zoning Ordinance Chapter 12-49) promotes the development of mixed-use projects in certain areas through various measures such as permitting underutilized motel conversions to mixed-use projects, allowing commercial ground floor uses, and granting reduced standards for parking, setbacks, landscaping, open space, or increased height.	The City will continue to process mixed-use development requests, as they are initiated from private property owners, in accordance with Chapter 12-49 of the Municipal Code.	Ongoing	The City did not receive a Mixed Use project application involving residential units in 2024.
Program 1.D: Accessory Dwelling Units	Monitor the production of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) contribution towards affordable housing to ensure production is consistent with Housing Element projections. Also, conduct annual ADU rental income surveys with the General Plan Annual Reporting to document the affordability of ADUs. If it is determined that the affordability of ADUs is not in keeping with the anticipated affordability levels in the Housing Element inventory or that ADU production is not keeping pace with projections, the City will implement additional measures to facilitate the production and affordability of ADUs as one of the projected housing types in the overall production of affordable housing. These additional measures will include proactive strategies to incentivize and promote the creation of ADUs, including but not limited to: •Expanding publicity and public engagement for the ADU programs to reach lower-income and non-English-speaking households. •Identify groups and community organizations that have contact with and/or are representative of these groups (e.g., social/religious organizations, non-profit groups) and work with these groups to develop outreach materials to explain the City's ADU program and opportunities; and •Provide technical assistance to lower-income and non-English-speaking households, for example, informing them of the CalHFA ADU Grant Program that provides up to $25,000 to	Facilitate production of 1,512 ADUs by 2031.	Monitor annually (by April 1 of each year); if ADU and overall affordable housing targets are not being met by February 2025, review and revise efforts to increase construction of ADUs or other housing type(s) with commensurate level of affordability (e.g., fee waivers, pre-approved ADU site/floor plans, etc.) no later than August 2025. The scope of the City's action shall be commensurate with the level of shortfall from construction targets (i.e., if shortfall is slight, additional incentives may be all that is necessary to address the shortfall). If affordable housing targets are still lagging by February 2027, the City will	In 2024, the City issued permits for 435 accessory dwelling units, and issued certificates of occupancy for 239 accessory dwelling units. As of December 31, 2024 the City has issued 1,044 ADU permits to date in the Housing Element 6th Cycle. In conformance with Section B.2.1 of the Housing Element, a January 2025 survey of 100 owners with ADU's completed in 2024, with receiving 54 responses, and using the 2024 Affordability Calculator, the City determined that 30 of the 54 ADUS (5 owners declining to respond) were affordable to lower income households, with 5 at very low income, and 14 of the ADUS occupied with no rent charged (also considered to be Very Low).

Program	Description	Objective	Time Frame	Implementation Status
	reimburse homeowners for predevelopment costs necessary to build and occupy an ADU.		review and revise efforts to increase construction of ADUs a second time, implementing additional incentives no later than August 2027.	
Program 1.E: Prioritization of Services	As required by Government Code Section 65589.7, the City adopted a written policy providing for priority of water and sewer services to affordable housing developments per Resolution 2006-155. The City will continue to enforce this policy. Immediately following City Council adoption, the City will deliver to the Golden State Water Company a copy of the 2023-2031 Housing Element.	The City will continue to grant priority for sewer hook-ups and service to lower-income housing developments	Ongoing; deliver adopted Housing Element to Golden State Water Company (2023)	The City provided Golden State Water with a copy of the Housing Element in January of 2024. The City continues to provide prompt response to residential developments requesting Water and Sewer service.
Program 1.F: Annexation Program	If an application for annexation is received, the City will analyze the whole of the application to determine if residential development would be a suitable land use to include in the annexation process for the site. While annexation of additional land is not necessary to accommodate residential development for the 6th Cycle Housing Element, annexation does provide the opportunity for the City to add available residential sites for future cycles.	If future annexations are supported through the General Plan Update annexation analysis, and those areas are determined to be suitable for residential development, complete annexation of additional land for residential development by 2031	Ongoing; complete General Plan Update annexation evaluation (2024)	The General Plan update includes a "complete neighborhoods" concept for annexation which include a mix of commercial, industrial, housing, and institutional land uses over 970 acres. The General Plan update is in process, and is expected to be adopted before the end of 2025.
Program 1.G: Manufactured Homes	Government Code Section 65852.3 requires manufactured homes on a permanent foundation to be allowed in the same manner and in the same zone as a conventional stick-built structure. The City's practice is to treat manufactured homes on a permanent foundation as a conventional single-family home. The City will amend the Zoning Ordinance to clearly reflect the City's practice that manufactured homes on a permanent foundation are subject to the same regulations as single-family homes.	Zoning Ordinance amended to clearly define manufactured homes on a permanent foundation as a conventional single-family home consistent with State Law.	2024	The City continues to treat manufactured homes on a permanent foundation as a conventional single-family home. The Planning Division has developed a draft definition to be added to the Municipal Code which will be presented to the City Council for adoption Spring 2025.

Program	Description	Objective	Time Frame	Implementation Status
Program 1.H: Housing on Religious Institution Sites	Assembly Bill (AB) 1851 (2020) encourages the use of religious facility properties (including parking lots) for housing projects. AB 1851 prohibits cities from requiring the replacement of parking spaces lost due to the construction of housing units, eliminating up to 50 percent of the required number of spaces (Government Code §65913.6). The City to conduct outreach to religious institution property owners and operators to inform them of AB 1851 to encourage housing development.	Through this outreach, the City's goal is that application(s) for housing on religious institution properties are applied for, and at least 10 housing units are permitted on site(s) with religious institution uses by 2031.	Outreach to religious properties with a letter informing them of AB 1851 or other relevant new laws related to housing on religious properties (July 2025 and July 2027)	The City is in current discussions with an established religious facility which is considering adding residential unit to their campus. The City will use this experience to inform the information to be distributed to religious facilities scheduled for 2025.
Program 1.I: Surplus Land Act Sites	Various identified housing sites are City owned and have been designated as surplus land consistent with the Surplus Land Act (the Act). These sites (APNs 121-224-035, 123-280-026, 125-320-049, 123-043-019) are near the intersection of Main Street and Broadway, at the core of the Downtown Specific Plan. The City is in communication with HCD's Public Lands Team to ensure that all provisions of the Act are being met. The City declared these properties 'surplus land' and issued a notice of availability on these sites to required parties in compliance with Surplus Land Act provisions, Government Code Section 54220. The City received four developer inquiries, and after good-faith negotiations, the City subsequently selected the development proposal for the four sites which provides for the highest number of housing units, including affordable units. The City has received a development application for one of the surplus lands sites (Available Site 6) which proposes a mixed-use building consisting of ground floor commercial space with multiple floors of apartment units above in excess of the 54 units estimated for Available Site 6 as depicted Appendix B. The City has been working interactively with the developer on refinements to the proposal and has presented the application to the Planning Commission at a	Over 200 lower-income units permitted on identified sites by January 2031.	2023-2030 • Complete a comprehensive Disposition and Development Agreement (DDA) between the City of Santa Maria and the developer for the four Surplus Lands sites before the end of 2023; • Complete multiple entitlements for the Surplus Lands Sites (2023 to 2025). • Issue multiple project building permits (2024 to 2028) • Completion of the four Surplus Lands projects (2025 to 2030)	The City has completed a DDA for Downtown Alvin Newton Development 'Lot 3' (CC RESO 2022-92) Entitlements for the Alvin Newton by City Council Resolution 2023-132, approved 10/3/23. The City has received the following application's by the Vernon Group: ・ 'Lot 2' 149 affordable residential units, and 2 market-rate manager units received April of 2024; ・ 'Lot 5' 85,000-square-foot mixed-use building with 102 residential units, received November 2024; The City approved a DDA with the Fugate Trust in January 2024, associated with the entitlements (Cook Street Apartments) for 104 market rate units and 2,100 sq. ft. of retail space approved in November 2023.

Program	Description	Objective	Time Frame	Implementation Status
	study session, so the decision makers become familiar with the project. The City will continue efforts to facilitate the development of housing on the sites, with particular focus on the lower-income unit capacity on these sites. As design concepts are refined, the City will continue to ensure that the developer and the four projects continue to comply with Surplus Lands statutes, including the affordability requirements of Health and Safety Code Section 50052.5 and/or Section 50053.			
Program 1.J: Infrastructure Funding Opportunities	The City will pursue supplemental capital improvement project funding, such as through state or federal grant funding, as a way to support infill development and facilitate housing supply and affordability. Through regular meetings (currently monthly) with a hired consultant, the City is kept apprised of current state and local funding opportunities, including for infrastructure project assistance and grants.	Apply for at least one grant application to fund or supplement funding for capital improvements that benefit residential infill and/or mixed-use projects by January 2031.	Ongoing.	In 2024, the City continued to monitor for available state or federal grant funding.
Program 1.K: Accessory Dwelling Unit Ordinance Updates	The City will update the ADU Ordinance to comply with current State law based on HCD review.	Zoning Ordinance amended to regulate ADUs consistent with State law.	December 2023	The City updated Chapter 12-56 of the Santa Maria Municipal Code regarding ADU's through Council Ordinance 2024-04 in April 2024.
Program 2.A: Minor Home Repair Programs	Housing rehabilitation seeks to extend the useful life of the City's existing housing stock. Depending on the age and condition of a structure, the code compliance and housing rehabilitation programs of the City effectively ensure that housing is improved for the residents. The Minor Home Repair Program, which began in 2013, is operated by Community Action Partnership of SLO County, Inc. (CAPSLO, Inc.) as a subrecipient to the City. 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,	Over the Planning Period, 50 low-income units will be repaired/rehabilitated under the CAPSLO program and 50 units for seniors or persons with disabilities will be repaired/rehabilitated under the CommUnify. This objective is subject to Federal grant funding availability which is used to fund these minor home repair	Ongoing	For the fiscal year 2023-24 accomplishments through CAPSLO include 22 total home repairs: · 17 out of 22 were 30% of below HUD's AMI · 5 out of 22 were 50% or below HUD's AMI · 16 out of 22 are considered Elderly · 18 out of 22 are considered Disabled During fiscal year 2023-24, 51 total home repairs were completed by CommUnify. Of the 51 households: · 4 were rental properties · 40 were 30% or below HUD's AMI · 7 were 50% or below HUD's AMI

Program	Description	Objective	Time Frame	Implementation Status
	health and safety repairs, such as plumbing, electrical, exterior and interior carpentry (porches, decking, stairs, flooring) and building code violations. In addition to CAPSLO, the City also provides grant funding to CommUnify (formerly Community Action Commission or CAC) for its Minor Home Repair Program. CommUnify delivers handyman services; installs interior grab bars, and provides some structural modifications.	programs. As a part of outreach efforts, the City will focus outreach in areas where the housing stock is older, and where more frequent instances of substandard housing are likely to occur. The City outreach will also target not only owners of individual units, but also owners of multi-unit complexes and mobile home parks that fit within the parameters of the respective program.		· 4 were 80% or below HUD's AMI · 47 were for Elderly occupants · 36 of the occupants are considered Disabled
Program 2.B: Code Enforcement Program	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. The Code Enforcement Division strives to ensure that all housing within Santa Maria meets life, health, and safety provisions. 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. The Code Enforcement Division works with the property owners to assure each person living in the residence is afforded proper housing while the substandard conditions are being rectified. Code enforcement staff informs property owners of the available housing improvement programs (e.g., minor home repair programs) so that certain repairs and safety hazards may be addressed through these available funding programs	The City will continue its proactive resolution of health and safety code violations, and will promote the use of the minor home repairs programs through code enforcement efforts (see objective under Program 2.A, Minor Home Repair Programs).	Ongoing	In 2024, there were 79 residential related health and safety code violations that were opened, and there were 57 were closed/resolved. Some of these closed/resolved cases were opened in 2023 and resolved in 2024 and the others are currently being resolved. The code enforcement division continues to work with property owners to ensure that all of the violations reported are corrected and any substandard living conditions rectified.

Program	Description	Objective	Time Frame	Implementation Status
Program 2.C: Energy Compliance and Conservation	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 and promote available programs to assist residents with energy improvements and upgrades. To monitor resident participation in local unity upgrades programs, the City will request local utilities report out on these programs within City limits.	Increased participation in local utility upgrades programs.	Solicitation of local utility providers (2024); monitor local participation (annually)	The City continues to solicit information from local utility providers about available programs to benefit its residents. For example, The City of Santa Maria coordinates with and receives regular updates from Central Coast Community Energy (3CE) which is a local electricity provider that sources clean and renewable electricity at responsible rates in Santa Barbara County. 3CE has a number of rebates and incentives available including residential battery rebate, new construction electrification, and transportation electrification rebate programs available. Financial assistance is also available as well for customers who qualify based on their household size and income.
Program 2.D: At-Risk Affordable Housing Units	Continue monitoring at-risk housing units in Santa Maria. As part of the monitoring program, check the conversion risk status on an annual basis and include the information as part of the Housing Element Annual Progress Report. The City has contacted the one project considered to be at-risk, New Visions, which contains six senior units. The operator, SMILE Corporation, does not intent to convert these units to market rate. The City will send notices to operators of affordable housing developments identified in the monitoring program three years, 12 months, and six months in advance of affordability expiration dates. In working with affordable housing operators, the City will assist with identifying funding sources to maintain affordability, conduct education and support for tenants, and coordinate with qualified nonprofit organizations to ensure ongoing affordability if current operators are unable to do so.	Preserve all existing below-market rate housing units during the planning period, including the six units considered at moderate risk (New Visions at 1106 N. School St.).	The City will contact owners or representatives of any project that will become at-risk at least one year in advance of the expiration of affordability.	New Visions is located at 1106 N School St, Santa Maria, California 93454. The owner of the facility is Smile Housing Corporation. The City will continue to use the resources provided by the California Housing Partnership to track affordable projects within the City and monitor for potential conversion away from affordable and special needs housing. In terms of potential expiration of affordability, the next housing project at potential risk of conversion (per California Housing Partnership) is the Los Adobes de Maria (Phase One) project, with the potential for expiration of affordability in April of 2032. However, the California Housing Partnership identifies People's Self Help Housing, the project's owner, as a large/stable non-profit, mission-driven developer, and therefore notes the possibility of Los Adobes de Maria converting as 'low-risk'. The next potential project expiration would be in 2037, outside the timeframe of the 6th Cycle Housing Element.

Program	Description	Objective	Time Frame	Implementation Status
Program 2.E: Replacement Housing Requirements	Pursuant to Government Code 65583.2(g)(3) and 65915, the City will require the replacement of units affordable to the same or lower-income level as a condition of any development on a non- vacant site as required by SB 330 and State law.	Implement State law requirements when applicable during development applications and ensure 100 percent of protected units are replaced in all applicable projects during the planning period.	Ongoing as project applications are submitted and reviewed.	No residential project applications were received in 2024 which involved the removal of existing residential units.
Program 3.A: Residential Permit Process Monitoring and Improvements	The City processes permits as quickly and efficiently as possible and will continue to evaluate the permitting process to ensure the process remains streamlined. The evaluation will consider approvals and denials, the number of applications, length of the approval process, the involvement and speed of consultants on producing the appropriate environmental analysis for the project as required by the California Environmental Quality Act (CEQA), and types of conditions imposed including cost and any reductions in the initially proposed number of units. As part of the evaluation, the City will also solicit and consider input from housing developers including non-profit organizations. The monitoring program will review Downtown Permits, Conditional Use Permits (CUP) and Planned Development (PD) Permits proposing residential uses.	Meet with five housing developers to discuss the City's approval processes to inform each monitoring report. Strive to reduce the average length of time from deemed complete to project approval for residential mixed-use and multi-family development in part through implementation of Program 3.B (Objective Design Standards) and Program 3.C (Conditional Use Permits and Planned Development Permits)	Monitoring report prepared every three years (March 2024, March 2027, and March 2030)	The Planning Division brought one residential project through the discretionary approval process in 2024. The Bellecrest project includes: · General Plan Land Use Map Amendment and Zone District Change, increasing the permitted density from 4 DU/AC to 12 DU/AC on the 15.23-acre site. · A Tentative Tract Map, and Planned Development Permit for the subdivision and development of 142 age-restricted, senior residential units, with reduced lot sizes, reduced building setbacks. A Mitigated Negative Declaration and Mitigation Monitoring Program was necessary for CEQA conformance. The initial submittal of application materials for this concept was received on August 1, 2023. The concept was first presented to the Planning Commission for review at the September 7, 2023, public study session meeting for comments and input. The CEQA work began in December 2023. The applicant's final resubmittal of project materials and CEQA related studies was received on July 10th, and deemed complete for processing on July 31, 2024. The Draft MND was completed, with public review between September 3 and October 2, 2024. A second Planning Commission study session was held on October 3, 2024. The item was presented at the first public hearing on November 6, 2024, where the Planning

Program	Description	Objective	Time Frame	Implementation Status
				Commission recommended approval of this project to the City Council. The Council approved the project at their December 17, 2024 public hearing. PROCESSING TIME to APPROVAL: · From Compete Application: 137 calendar days · Between the first Planning Commission Public Hearing (and recommendation to City Council): 11 calendar days
Program 3.B: Objective Design Standards	Consistent with State law, including the Housing Accountability Act, the City will adopt objective design standards for multi-family and mixed-use projects. This effort will address development standards, the review process, and the design related findings for approval of housing developments in both the Zoning Ordinance and the Downtown Specific Plan. The purpose of these standards is to expedite the approval process to support the City in meeting its housing goals, while ensuring projects are attractive, well-designed, and provide adequate amenities and livability for residents. As part of this process, the City will engage with property owners and developers to ensure that standards will result in feasible projects that can achieve the densities assigned to various properties.	The City will develop and adopt objective design and development standards for multi-family and mixed-use projects and thereby shorten the time for City review of and action on residential mixed-use and multi-family developments compared to current typical processing time (see Appendix C, Section C.2.4).	Objective design standards adopted (July 2025)	The Objective Design Standards are near completion and will be adopted by July 2025. · The first Draft Residential Design Standards document was made publicly available on April 15, 2024. · An Objective Design Survey was conducted April through May 2024. · The City hosted two Office Hours sessions In May 2024. A revised Draft was released in November 2024. Planning Commission held a public Study Session on December 5, 2024.
Program 3.C: Conditional Use Permits and Planned Development Permits	To facilitate housing, the City will amend the Zoning Ordinance to reduce the reliance on Conditional Use Permits (CUPs) and Planned Development (PD) Permits for residential mixed-use and multi-family development. In conjunction with the development of objective design standards (Program 3.B), the City will consolidate residential development allowed uses and definitions and reduce the CUP requirement for these uses in multi-family and mixed-use zoning districts (e.g., smaller housing developments would be approved by the Zoning Administrator). Additionally, the City will modify the Planned Development Overlay District code	The City will amend the Zoning Ordinance related to CUP and PD Permit applicability through the Zoning Administrator process to reduce approval time for residential mixed-use and multi-family as noted under Program 3.A (Residential Permit Process Monitoring	Zoning amendments adopted (2025)	A comprehensive Zoning Code update will commence upon the scheduled 2025 adoption of the General Plan update. The Zoning Code update will include establishing zoning for proposed annexation areas, establishment of a new 'mixed use' zone. The revisions to the CUP and Planned Development processes will be completed with the comprehensive update.

Program	Description	Objective	Time Frame	Implementation Status
	provisions so that a PD Permit is not required for all residential mixed-use or multi-family development within the PD Overlay District. Rather, a PD Permit would only be necessary for a residential mixed-use or multi-family residential project if a modification to zoning standards is requested.	and Improvement) with the aim expediting actions on residential projects, and permitting 100 housing units without a PD Permit approval by 2031.		
Program 3.D: SB 35 Process	The City will develop an application form and checklist and written policy or project review and approval guidelines to specify the SB 35 (2017) streamlining approval process and standards for eligible projects as set forth under Government Code Section 65913.4 and consistent with HCD Updated Streamlined Ministerial Approval Process Guidelines.	SB 35 application form and checklist and written policy or project review and approval guidelines created and published on the City's website.	2023	The City has developed an SB 35 application and checklist, which is available on the City website.
Program 3.E: Parking Standards	The City currently offers parking reductions and flexibility for residential projects such as reduced requirements in the Downtown Specific Plan area with additional reductions based on project location within the Specific Plan, for residential mixed-use projects, and through the Planned Development Permit process. To reduce the impacts of parking requirements on the production of housing, the City will assess and update parking standards to establish lower rates for studios and one-bedroom units and review implementation of other proven strategies (e.g., expanding shared parking) to reduce the burden of parking on residential development.	Revised parking standards and additional incentives adopted. Increase the stock of smaller units (e.g., studios, one-bedroom units, etc.) within Santa Maria above the existing 856 studio and 2,956 one-bedroom units (see Housing Needs Assessment (Appendix A), Table A-10) during the 2023-2031 planning period.	Study and adopt revised parking standards with the future update to Title 12 Zoning Ordinance (July 2024)	A comprehensive Zoning Code update will commence upon the scheduled 2025 adoption of the General Plan update. The revisions to the residential parking standards will be completed with the comprehensive update.
Program 3.F: R-2 and R-3 Zoning District Densities and Development Standards	The City will increase the allowed densities in the R-2 and R-3 zoning districts (or introduce a new residential zoning district) to allow higher density projects. To support increased densities, staff will evaluate site development requirements to ensure the additional density may be accommodated, including but not limited to	Higher allowed densities adopted into Zoning Ordinance. Also see Program 3.B, 3.C and 3.E.	Zoning districts amended (December 2025)	A comprehensive Zoning Code update will commence upon the scheduled 2025 adoption of the General Plan update. The draft General Plan Land Use Element considers 30 Dwelling Units Per Acre. Upon adoption of the General Plan, the Zoning Ordinance will be updated to be consistent

Program	Description	Objective	Time Frame	Implementation Status
	building height, setbacks, and parking requirements. The density increase will be initiated through the General Plan Update Land Use Element with the amendment of the High Density and Medium Density residential land use classifications to support additional density. The General Plan Update is currently underway, with adoption anticipated in 2025. The densities permitted in the High and Medium Density Zone designations (Santa Maria Municipal Code Title 12) will subsequently be amended for consistency with the Land Use Element after the updated General Plan has been adopted. As part of the zoning code update, development standards will be established or modified as appropriate to facilitate achieving maximum densities. The Title 12 Zoning Ordinance amendment will be a public hearing process, involving Planning Commission's recommendation, and City Council adoption.			with the new General Plan residential densities.
Program 4.A: Accommodations for Seniors and Persons with Disabilities	The City strives to address the housing, health care, accessibility and service needs of special needs populations such as the elderly, and persons with disabilities. The City continues to comply with the Federal Fair Housing Act and the California Fair Employment and Housing Act by providing reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations are necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The City will continue to inform residents on the process and requirements to obtain a reasonable accommodation request (Zoning Ordinance Chapter 12-50).	The City will continue to accept reasonable accommodation requests and approve three requests by 2031. If two requests have not been received by 2027, the City will expand outreach efforts, including further collaboration with CAPSLO, Inc. to better increase awareness of available funding for reasonable accommodation improvements (see Program 2.A).	Promote reasonable accommodations through the City's communication channels (e.g., social media, handouts, email distribution, etc.) in multiple languages (2024 and ongoing annually)	The City of Santa Maria did not receive any reasonable accommodation requests in 2024. This City will continue efforts to increase awareness of availability of the reasonable accommodation process. Please see Program 2.a for the 2024 the status of the CAPSLO and the CommUnify repaired/rehabilitation programs, which could be used by those seeking reasonable accommodation.
Program 4.B: Supportive Housing for Homeless	The City supports the development and preservation of housing for unhoused individuals through the allocation of funds to public service agencies and nonprofits providing emergency	The City will continue to strive to allocate CDBG funding to public service	Annually through the City's budget process; ongoing	During FY 2023-24, over $305,000 was allocated to emergency shelter and services through CDBG funding, including:

Program	Description	Objective	Time Frame	Implementation Status
Persons	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, and specifically assists in the development of housing affordable to extremely low-income households.	agencies and non-profits providing emergency shelter and services.		· Domestic Violence Solutions Emergency Shelter ($20,424) · Good Samaritan Shelter's Emergency Shelter ($18,750) · Good Samaritan Shelter's Freedom Warming Center ($18,750) · Good Samaritan Shelter's Family Shelter Rehabilitation - Capital Funding ($250,000)
Program 4.C: Zoning for Low Barrier Navigation Centers and Emergency Shelters	The City's Zoning Ordinance does not currently address low barrier navigation centers (LBNCs), defined as Housing First, low-barrier, service enriched shelters focused on moving people into permanent housing that provide temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing (Government Code Section 65660). State law requires LBNCs to be permitted by-right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses provided they satisfying the provisions established by AB 101 (see Government Code Section 65662). Additionally, the City will amend emergency shelter parking standards to only require parking for emergency shelter staff and update the definition of emergency shelters to comply with Government Code Section 65583(a)(4), as amended by AB 2339.	The City will amend its Zoning Ordinance to explicitly allow LBNCs to be permitted as provided by State law.	2026	The City did not receive requests regarding low barrier navigation centers in 2024. The City will amend its Zoning Ordinance by 2025 to explicitly allow low barrier navigation centers to be permitted as provided by State law.
Program 4.D: Zoning for Transitional and Supportive Housing	The City's Zoning Ordinance allows transitional and supportive housing consistent with State law. For clarity, the City will list these uses as allowed uses in the appropriate zones. Transitional housing provides temporary housing for a period of six months to two years, with a focus on moving people into permanent housing (Government Code Section 65582). Supportive housing has no limit on length of stay and is linked to an on-site or off-site service that assists residents in retaining housing, improving their health, and maximizing their ability to live and work in the community (Health and Safety Code Section 50675.14). AB 2162 requires that	The City will amend its Zoning Ordinance to clarify which zones permit transitional and supportive housing as a residential use of property consistent with State law.	2026	The City continues to follow State law regarding transitional and supportive housing. By 2026, the City will amend its Zoning Ordinance to clarify which zones permit transitional and supportive housing as a residential use of property consistent with State law.

Program	Description	Objective	Time Frame	Implementation Status
	transitional and supportive housing be permitted by-right in areas zoned for residential uses.			
Program 4.E: Zoning for Employee Housing	The City will amend its Zoning Ordinance to specify that employee housing for six or fewer employees is considered a single-family structure in the City's residential land use designations, consistent with Health and Safety Code Section 17021.5. Similarly, the Zoning Ordinance shall be amended per the provisions of Section 17021.6 for employee housing in agricultural land use zones. Lastly, the Zoning Ordinance shall allow eligible agricultural employee housing developments to be subject to a streamlined, ministerial approval process and objective development standards if located on land designated as agricultural in compliance with Section 17021.8. These amendments shall be completed prior to expiration of the Voluntary Compliance Agreement with HUD.	The City will amend the Zoning Ordinance to allow employee housing consistent with State law.	July 15, 2026	No agricultural employee housing developments applications were received in 2024. The City continues to follow State law regarding employee housing. By July 2026, the City will amend its Zoning Ordinance to ensure employee housing provisions are consistent with State law.
Program 4.F: Zoning for Residential Care Facilities	The City currently permits residential care facilities for six or fewer persons in all residential zoning districts, as well as districts where single-family homes are allowed by-right and treats them as a residential use. For clarity, the Zoning Ordinance will be amended to specifically list residential care facilities (6 or fewer persons) as a permitted use. The Zoning Ordinance will also be amended to establish objective standards for large residential care facilities (more than six persons) so that those large residential care facilities meeting those standards may be approved without discretionary review (i.e., subject only to objective standards) in all residential zoning districts and similar to other residential uses of the same form in those districts.	The City will amend its Zoning Ordinance to facilitate residential care facilities consistent with State law.	2025	The City continues to permit residential care facilities for six or fewer persons in all residential zoning districts, as well as districts where single-family homes are allowed by-right, and treats them as a residential use. The Zoning Ordinance will be updated in 2025 as described.
Program 4.G: Zoning for Child Family Care Homes	The City currently permits large and small family day care homes in all residential zoning districts. For clarity, the Zoning Ordinance will be amended to be consistent with the latest regulations and terminology found in the California Code of Regulations, Title 22, Division 12.	The City will amend its Zoning Ordinance to facilitate child family care homes consistent with State law.	2025	The City continues to permit large and small family day care homes in all residential zoning districts. The zoning Code update will be completed in 2025 as described.

Program	Description	Objective	Time Frame	Implementation Status
Program 4.H: Housing for Extremely Low-Income Households	Assist in the development or redevelopment of one or more properties for housing for those with special needs, including housing affordable to extremely low-income households. Specific actions the City will undertake to pursue this effort include: • Conduct outreach to and coordinate with non-profit housing developers to facilitate housing for special needs populations, including housing affordable to extremely low- income households through discussions regarding potential incentives, programs, financial support, etc. (see also Program 1.A); • Direct outreach to religious institution property owners or operators to inform them about AB 1851 and any other regulations that encourage housing development on these properties (see also Program 1.H); • Actively assist and support developers with funding applications to support the development of housing for special needs populations, including extremely low-income housing; • Grant incentives and concessions to housing developments that include units for any special needs populations, and housing units affordable to extremely low-income households (e.g., State density bonus law provisions; see also Program 1.B). • Outreach efforts for this program will cross-over with efforts and objectives of the other Special Needs programs of this section with the aim to increase housing for all special needs populations.	Approve 50 new units for special needs populations, and 50 new extremely low-income housing units by 2031.	Outreach to non-profit developers and religious institution properties by January 2024 and biannually thereafter.	Santa Maria Studios, an SB-35 project, was issued final certificate of occupancy in November 2024. The project consists of 160 studio units, 159 of which are restricted to residents who are 62 years of age or older, helping satisfy special needs housing demand. Additionally, the 159 units are restricted to the following mix of affordability: At or Below 30% AMI: 16 units At or Below 40% AMI: 24 units At or Below 50% AMI: 64 units At or Below 60% AMI: 55 units The City approval of the project per Government Code Section 65913.4 ("SB 35") and Density Bonus Law in Section 65915 included the granting of three concessions and one waiver in the interest of maintaining project affordability. The City also assisted the developer with their California Tax Credit Allocation Committee application including completing project data forms and providing a letter of support. In February 2024, the City issued ministerial approval of the Heritage View Mixed Use application for streamlined review pursuant to Government Code Section 65913.4 ("SB 35"). This project consists of 119 apartment units, all of which will be affordable to households earning up to 80% of the Santa Barbara County area median income ("AMI"). This project was granted three concessions and one waiver in the interest of project affordability. This project site was owned by the Sisters of St. Francis – Mt Alverno and used in part for their nun's residences. In 2017 the Sisters processed the subdivision of the site with the intention of transferring a portion of their property to the affordable housing developer. In December 2024, the City approved entitlements for the Bellecrest Project residential development, consisting of 142

Program	Description	Objective	Time Frame	Implementation Status
				detached, senior-restricted market rate residential units. This project was granted reduced lot sizes through the City's Subdivision Ordinance provisions, and granted reduced building setbacks through the City's Planned Development Permit process. In May 2024, Halsell Builders, Inc. received Zoning Administrator approval on two residential developments within the Downtown Specific Plan, for a total of 48 senior restricted units. Each project was granted reduced parking requirements. There were no requests by religious institution property owners or operators for residential development in 2024. Each month in 2024, the Community Programs Division distributed an 'E-Newsletter' to over 500 e-mail addresses, including affordable and special needs housing developers. The newsletter announces key upcoming dates, such as meetings of the Block Grants Advisory Committee and public hearing for funding allocations, provides links to services and service organizations such as the Central Coast Aging & Disability Resource Center, and announces upcoming community educational and social events.
Program 4.I: Support for Farmworkers	Proactive engagement with farmworkers and community-based organizations which advocate for their needs is essential to ensuring farmworker access to housing which is affordable, safe, and promotes good health. The City will continue to coordinate with public, private, and non-profit organizations, such as the Central Coast Alliance United for a Sustainable Economy (CAUSE) , the Mixteco Indigenous Community Organizing Project (MICOP), the California Farmworker Foundation	Approve 50 new farmworker housing units by 2031.	Identify actions the City can appropriately undertake to improve farmworker housing (2025).	No applications or proposals for farm worker housing were received by the City in 2024. The City, through the Geneal Plan Update process has conducted public outreach regarding issues that impact farmworkers, including housing availability and quality, including Environmental Justice topics. Additional policies and actions related to farmworkers will be forthcoming with the General Plan adoption in 2025

Program	Description	Objective	Time Frame	Implementation Status
	(CFF), Santa Barbara County Promotores Network, the Grower-Shipper Association of Santa Barbara and San Luis Obispo Counties, and others to address the persistent housing issues farmworkers face, including overcrowding, substandard housing, tenant protections, and language barriers. The City will support these organizations in obtaining funding for new housing or rehabilitation of existing farmworker housing units, such as through the U.S. Department of Agriculture (USDA) Housing Programs, the Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program, or the California Department of Community Services & Development Programs Low- Income Weatherization Program (LIWP). The City will coordinate with local farm owners and operators on topics dealing with housing and support for their farm employees, such as providing access to services, and distance between workplace and housing. Additionally, the City will proactively collaborate with non-profit developers (e.g., People's Self-Help Housing) to explore funding and incentives for the provision of farmworker housing and to identify specific development opportunities. All housing projects within the City Jurisdiction, including those for farmworkers, are required to connect to the City water infrastructure, avoiding some of the water quality issues that farmworkers in other areas of the state experience according to the 2022 Farmworker Health Study (FWHS) survey. Connection to City sewer infrastructure is also mandatory, improving the living conditions for Santa Maria farmworker households. Instances of overcrowding of Farmworker units will be lessened though the development of additional farmworker housing units, which the City will facilitate through the implementation of the programs included under Goal 1: Promote New Housing Construction, and specifically by Program 4.E: Zoning for Employee Housing.			

Program	Description	Objective	Time Frame	Implementation Status
	Additionally, the City does not restrict the development of housing for farmworkers to any particular residential zoning district. Although not counted as units under RHNA, many former motels within the City have been improved and used to house seasonal farmworkers, which current US Department of Agriculture data indicate comprise approximately 43 percent of the Santa Barbara Couty total farmworker population. Through the various methods of anonymous reporting available (in both Spanish and English) the City's Code Enforcement Division will continue to investigate and issue corrections for substandard housing conditions, including lack of water or heat, proper sanitation, infestations, structure damage or other forms of blight. The Building Division and Fire Department will continue to conduct building permit and fire safety inspections for the conversion of existing buildings to housing for farmworkers.			
Program 5.A: Homebuyer Assistance Program	The City will support and promote available homebuyer programs (e.g., the Housing Trust Fund of Santa Barbara County's Workforce Homebuyer Program) and seek funding to assist residents with buying a home through first-time homebuyer down payment programs. Programs may provide pre-purchase counseling, deferred payment down payment loans, and closing cost grants to households.	The City will seek to increase funding of homebuyer assistance programs through grant applications with a goal of at least 10 households assisted by 2031.	Promote available programs through the City's communication channels (e.g., social media, handouts, email distribution, etc.) in multiple languages (annually as program funding remains available); complete grant applications for homebuyer program funds every three years (2024, 2027, and 2030) or until a grant is awarded or other funding allocated.	The City continues to monitor for available grants to fund homebuyer assistance programs. No grants were available in 2024. Permanent Local Housing Allocation (PLHA) funds were available, but funds were determined to be insufficient to successfully create an active program in 2024. In the future, the City will consider the feasibility of combining the PHHA funds with future funding from other sources.

Program	Description	Objective	Time Frame	Implementation Status
Program 5.B: Tenant-Based Assistance	The Housing Choice (Section 8) Rental Assistance Program is administered by the Housing Authority of the County of Santa Barbara. This program assists very low-income, elderly, and disabled households by paying the difference between 30 percent of an eligible household's income and the actual rental cost. The City will continue to promote the participation of eligible Santa Maria residents in the County-administered Housing Choice Rental Assistance Program.	Since Housing Choice vouchers are portable, the number of vouchers used in Santa Maria will vary over time, but the City will seek to increase the current level of 1,736 households located in the City (including Orcutt) participating in the Section 8 program by 10 percent to 1,910 households. If Section 8 households are not on track with the target by 2027 (i.e., 1,823 voucher households in 2027), the City will work with the Housing Authority of the County of Santa Barbara to facilitate increased voucher use within Santa Maria through outreach or other mutually agreed upon strategies.	Promote programs through City channels (annually)	There are currently 1,532 households assisted with Section 8 in Santa Maria. The Section 8 Housing Choice Voucher waitlist in Santa Barbara County is typically lengthy due to high demand and limited funding. Per the Housing Authority of the County of Santa Barbara , "As of August 2024, the Housing Authority of the County of Santa Barbara (HACSB) reports that there are 463 affordable housing units in the City (including Orcutt), but there are 8,902 households countywide on the wait list, an increase of over 35 percent compared to last year's waiting list." As of 2024, HACSB owns and maintains 149 units of project-based voucher housing at Evans Park located at 200 West Williams within the City of Santa Maria. HACSB also sponsors a Family Self Sufficiency (FSS) program that is available to Santa Maria residents receiving Section 8 rental assistance. As of August 2024, of the 39 participating families, 21 of them (54 percent) are now working, in school, or are in job training programs and 27 families (69 percent) have escrow accounts established with a goal of home ownership.
Program 5.C: Rental Deposit Assistance	The City supports programs that assist residents with rental payments, based on availability, such as the City's Tenant Based Rental Assistance (TBRA) Program, which provides security deposit assistance through a Qualified Referring Agency (QRA) to qualified low-income households. Santa Maria is a member of the Santa Barbara County's HOME Consortium and currently is using part of its HOME funds to help with rental deposits within the City limits.	Based on availability of HOME funding and vacancy rates of affordable units, assist 300 households with rental deposits by 2031, averaging approximately 38 households per year. If the City is not on track with the target by 2027 (i.e., 150 households assisted with rental deposits by	Ongoing	The program continues to be a success. During FY 2023-24, a total of 73 households were assisted with TBRA funding.

Program	Description	Objective	Time Frame	Implementation Status
		2027), the City will take most action based on the limiting factor (e.g., additional outreach, seek additional funding source, etc.) within six months.		
Program 5.D: Fair Housing Program	The City is committed to supporting Fair Housing programs for residents. 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, and the City's Community Programs Division administers the production and distribution of Fair Housing information throughout the City. The City will actively advertise the Legal Aid Foundation's services through avenues such as the City website, flyers or brochures in public buildings, and on social media. These advertisements will emphasize common tenant protection needs and anti-discrimination actions, such as tenant/landlord mediation and the promotion of legal services to prevent source of income discrimination. Materials will be provided in English and Spanish. The City will track awareness of fair housing services through surveys and/or other methods of receiving input from the community, and increase awareness of such services over the planning period, adjusting outreach methods based on community input results.	The City will track awareness of fair housing services and increase awareness of such services over the planning period, adjusting outreach methods based on community input (first survey 2025 and every three years following).	Prepare information in multiple languages (2024); provide materials on the City's website and distribute through various channels (2024), update and re-distribute material regularly but no later than every three years (2027 and 2030)	On June 4, 2024, the City of Santa Maria and attorneys from Legal Aid Foundation of Santa Barbara County held a public workshop on Fair Housing history and education on Fair Housing in general. About 40 members of the public attended. After the presentation, a question-and-answer session followed. In addition to the attorneys, a member of City Code Enforcement and City Planning helped answer broad-based housing questions. Additional workshops have stemmed from this event. In addition, The City assisted Legal Aid Foundation with Fair Housing testing in April 2024. Sixteen sites were selected by doing an internet search of available rental listings in Santa Maria within 2 weeks of the testing date. Tests were conducted to verify compliance with the Fair Housing laws in the areas of Race, Source of Income, Disability and Familial Status. Although Testers were unable to make observations as to the appearance of the office and determine whether a "Fair Housing" poster was on display and the demeanor and appearance of the agent(s), Testers were encouraged to explore each site's webpage (they all existed) for compliance with Fair Housing Requirements.

Program	Description	Objective	Time Frame	Implementation Status
Program 5.E: Tenants Rights Information	The City will continue to effectively communicate information regarding local and regional tenants' rights resources, as well as other relevant resources, in a user-friendly manner. The City will better inform residents, especially those who are harder to reach and potentially at-risk of displacement, through avenues such as the City website, flyers, or brochures in public buildings, and on social media. Information will be multilingual, and the City will coordinate with organizations and local groups to ensure the effective distribution of information community-wide, including to the Mixteco community who relies more on spoken communication.	The City will continue to inform its residents on fair housing rights and resources with a focus on reaching at-risk households and will partner with local organizations and groups to be more effective. Our goal is to educate over 200 households through 2031 (i.e., 100 households by 2027).	Written materials produced and translated into Spanish and distributed (June 2025)	The City's Human Services Guide provides resources related to tenants' rights, and also has information about other organizations that available to provide assistance to the community. The guide is available on the City's website, advertised in the City's monthly electronic newsletter which goes out to more than 500 people, and the guide is also promoted during the City's quarterly brown bag meeting which is made up of City staff and non-profit agencies.
Program 5.F: Environmental Issue Identification and Action	The City will conduct outreach and gather information on environmental and health factors most acutely impacting residents in areas of Santa Maria with the lowest CalEnviroScreen and California Tax Credit Allocation Committee (TCAC) scores (Appendix F, Figures F-13, F-16, and F-32). The City will develop an action plan to address the identified issues, including prioritization, timeframe for implementation, responsible party(ies), and funding sources. Specific City actions include the following or alternative equivalent measures: • Continue to regularly and efficiently issue permits related to abandoned oil well closures and hazardous waste clean ups (see Appendix C, Section C.4.1); • Conduct outreach to property owners to facilitate understanding and awareness of oil well closures and hazardous waste clean-up resources; • As part of Program 4.I (Support for Farmworkers), identify environmental risks to farmworkers in the home that the City could seek funding and/or take action to improve	Develop and implement actions to address environmental health issues most effectively in the lowest resource areas. Also see Program 5.G.	Develop outreach plan and conduct outreach (2024-2025); develop an action plan (2025-2026); implement action plan (2026-2031)	The City continued working on the Comprehensive update to the General Plan, which included environmental justice provisions and a Environmental Justice Element to fulfill the requirement of SB 1000. The Element will include goals, policies and action items to reduce pollution exposure and promote public facilities, food access, safe and sanitary homes, physical activity, and civic engagement. This City has identified all of the Disadvantaged Communities (DAC) within the City limits based on CalEnviroScreen 4.0 to analize current pollution burden data, integrate locally relevant information, and align DAC designations with State and Federal funding requirements. Draft policy frameworks will be completed in early 2025 for public review and the City anticipates General Plan adoption in late 2025. The City continues to work with CalGem on well closures for development sites, and with Santa Barbara County Environmental Health for the remediation of oil impacted sites.

Program	Description	Objective	Time Frame	Implementation Status
Program 5.G: Environmental Justice	The City is committed to avoiding the concentration of high-impact or hazardous uses and facilities that disproportionately affects any community, and the City will strive to locate amenities, services, public facilities, and improvements equitably. The City will incorporate Environmental Justice goals, policies, and objectives as part of the comprehensive General Plan Update, which is currently underway. The Environmental Justice provisions of the draft update will first be made available for public review and comment. The Environmental Justice goals, policies, and objectives will be considered in subsequent public hearings before the Planning Commission and City Council, with adoption by of the new General Plan anticipated in 2025.	TCAC Opportunity Areas are updated annually by the TCAC methodology and can be a measure to evaluate progress under this Program. Although environmental factors can take significant time to ameliorate, the City will strive to see fewer census tracts within Santa Maria identified as lower resource (Appendix F, Figure F-13). Also see Program 5.I (Capital Improvements in Low-Income Areas).	Incorporate Environmental Justice goals, policies, and objectives into the General Plan (January 2024) with adoption in 2025 and thereafter, at least annual and ongoing implementation.	The City continued working on the Comprehensive update to the General Plan, which included environmental justice provisions and a Environmental Justice Element to fulfill the requirement of SB 1000. The Element will include goals, policies and action items to reduce pollution exposure and promote public facilities, food access, safe and sanitary homes, physical activity, and civic engagement. This City has identified all of the Disadvantaged Communities (DAC) within the City limits based on CalEnviroScreen 4.0 to analize current pollution burden data, integrate locally relevant information, and align DAC designations with State and Federal funding requirements. Draft policy frameworks will be completed in early 2025 for public review and the City anticipates General Plan adoption in late 2025.
Program 5.H: Condominium Conversions	Condominium conversions can raise the cost of housing and remove affordable multi-family rental housing off the market. The City currently requires for any condominium conversion project a report filed with the City as detailed in Section 12-46.06 (Reports Required for Conversion) and a planned development or conditional use permit approval. The City will evaluate the requirements for condominium conversions and determine if any improvements could be made to preserve existing units and prevent displacement.	Preserve existing rental stock from being converted to condominiums throughout the planning period.	Evaluate condominium conversion regulations (December 2026); adopt amendments to condominium conversion regulations if appropriate based on evaluation (September 2027)	No applications for the conversion of units to condominium ownership were received in 2024. The City will continue to monitor State law for changes regarding condominium conversion regulations.

Program	Description	Objective	Time Frame	Implementation Status
Program 5.I: Capital Improvements in Low-Income Areas	The City will complete projects to improve conditions in areas with higher concentrations of low- income households. Projects in and around the Downtown area include the Downtown Streetscape Catalyst Project, Chapel Plaza Renovation Project, and Veterans Memorial Park Renovation Project. These projects will create pedestrian enhancements, new cultural and recreational amenities including walking trails and playground equipment, additional trees and landscaping, signage, and security lighting. The City capital improvement plan provides for repairs, replacements, and upgrades to sewer mains and trunk lines Citywide to provide sufficient capacity on an as-needed basis, including in those areas with concentrations of lower income households. The City invests in all areas of the community, including areas with a higher concentration of lower-income households, between Blosser Road and Broadway, and Alvin Avenue and Stowell Road, as depicted on Figure 27. For example, to enhance sewer capacity, including flows from the downtown area, the City's 2022-2024 Adopted Budget allocated $4,332,340 of funds to upgrade the size of the sewer trunk line for the Dejoy Phase II project; $525,000 to upgrade the sewer line on Pine Street between Jones and Boone; and $500,000 to construct the sewer line upgrade on Knudsen Way. All of these projects are within the boundaries of the lower-income concentration area of the City depicted on Figure F-27. Other budgeted improvements within this area are the design and construction of a new intersection control feature at the intersection of Morrison Avenue/Depot Street funded with $475,000 of gas tax, local transportation funds and growth mitigation fees; and $5,000,000 for the expansion of Fire Station #1 to support additional staffing, additional apparatus, shift Battalion Chiefs, workout facilities, and future growth.	Continue to identify and fund multiple capital projects in each two-year budget cycle, including through the application of Program 1.J. Achieve over three million invested in projects completed in low-income areas by July 2026. Subject to the availability of applicable grants, apply for four grants for improvement projects for lower income areas of the City during the planning period.	Chapel Plaza Renovation and Veterans Memorial Park Renovation projects completed by July 2025; Downtown Streetscape Catalyst Project completed by July 2026	The City has continued to pursue and receive grants to fund both infrastructure and public facility projects. Examples include the REAP 2.0 grant, which allocated $2,482,763.00 to the City of Santa Maria for sewer line upgrades and pedestrian improvements in the City's Downtown area which will support and facilitate the future growth of mixed-use residential and commercial projects in the Downtown core and prioritize revitalization of this area of the City. Some of these projects are recent "Surplus Lands" projects, which include an affordable housing component. Grants were also received to facilitate the development of a planned new sports complex located within the Blosser Ranch Area 5B Specific Plan in the central area of the City. This new complex will include multiple soccer field and sports fields, playgrounds, restroom facilities, and BBQ and outdoor seating areas. The City completed the Machado Plaza (formally the Chappel Plaza renovation project), and the City of Santa Maria Recreation and Parks Department, in collaboration with the Santa Maria Arts Council, held a Canvas & Corks event, with handcrafted arts, food, and wine on October 26th, and the First Annual Machado Plaza Holiday Market on December 1, 2024. Other Improvement Projects in 2024 include two residential neighborhood pocket parks created from City owned property, both in lower income areas.

Program	Description	Objective	Time Frame	Implementation Status
	Through Program 1.J (Infrastructure Funding Opportunities) the City will pursue supplemental capital improvement project funding (e.g., grants) to complete infrastructure improvements as needed to facilitate the construction of infill residential development. Through regular (currently monthly) meetings with a hired consultant, the City is kept apprised of current state and local funding opportunities, including for infrastructure project assistance and grants.			
Program 5.J: Housing Mobility	Housing mobility strategies consist of removing barriers to housing in areas of opportunity and strategically enhancing access (Santa Maria is mostly low resource but has moderate resource areas in the northeast and southeast, see Figure F-13). To improve housing mobility and promote more housing choices and affordability in the moderate resource areas, including in lower-density neighborhoods, the City will employ a suite of actions to expand housing opportunities affordable to extremely low, very low, low, and moderate income households. Actions and strategies include: • Accessory Dwelling Units (ADUs) – Promote ADUs in single-family neighborhoods through outreach and providing information on technical and/or available financial assistance. See Program 1.D. • Religious Institutional Sites – Encourage housing on religious institutional sites within the City through outreach and facilitating housing applications. See Program 1.H. • Facilitate Lower and Mixed-Income Projects in Higher Resource Areas – The City will facilitate the approval and permitting of lower and mixed-income projects in moderate resource areas (see Figure F-31) with the goal of 250 lower income units constructed in these areas by 2031.	Provide 300 housing opportunities affordable to lower income households by February 2031.	Annually review overall progress and effectiveness and include information in annual report to HCD. If the City is not on track to meet its 300 affordable housing unit goal for the 8-year RHNA cycle by 2027 (i.e., 150 affordable units built or in process by 2027), the City will consider alternative land use strategies and make necessary amendments to zoning or other land use documents to facilitate a variety of housing choices, including but not limited to, strategies that encourage missing middle zoning (small-scale multi-unit projects), and/or adaptive reuse, within six months.	In 2024, the City issued permits for 435 ADU's low income non-deed-restricted units. In December 2024, the City approved entitlements for the Bellecrest residential development consisting of 142 detached, senior-restricted residential units on East Main Street, in the northeast portion of the City identified as a moderate resource area.

Table E – Commercial Development Bonus Approved

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 2024; therefore, the completion of this table is not necessary.

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

Jurisdictions 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 City in 2024 did not include any of these activities; therefore, the completion of this table is not necessary.

Table F2 – Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

Jurisdictions are asked to use this table to report units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. In 2024 the City did not receive any applications for conversion of existing units to deed-restricted units.

Table G – Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of, pursuant to Government Code section 65400.1

State Law requires local agencies to list sites owned by the locality that were included in the housing element sites inventory and were sold, leased, or otherwise disposed of during the reporting year. The City did not sell any land identified as a Housing Element available site in 2024; therefore, the completion of this table is not necessary.

Table H – Locally Owned or Controlled Lands Declared Surplus Pursuant to Government Code section 54221, or identified as Excess Pursuant to Government Code section 50569

State Law requires local agencies to create an inventory of surplus lands it owns or controls. “Surplus land” means land owned by any local agency for which the local agency’s governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency’s use. The City did not declare any property as surplus land in 2024.

Table J – Student housing development with a density bonus approved pursuant to Government Code section 65915 (b) (1) (F)

State law requires that student housing development that received a density bonus be reported in the APR. The City did not receive application for, or process any student housing development in 2024; therefore, the completion of this table is not necessary.

Table K – Tenant Preference Policy Pursuant to Government Code section 7061

State law requires that local governments inform HCD about any local tenant preference ordinance the local government adopts or maintains, including the requirements the City create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational. The City does not currently have a local tenant preference ordinance.

Local Early Action Planning (LEAP) Grant Reporting

Recipient Agencies of Local Early Action Planning (LEAP) grants shall annually report by April 1 of the year following receipt of those funds on the status of proposed uses in the application. The City has received the full LEAP grant fund ($500,000) reimbursement awarded for the General Plan Update and associated Environmental Impact Report, and the Sixth Cycle Housing Element Update. The Sixth Cycle Housing Element is adopted and serves to facilitate the development of new housing in the City. Work on the General Plan Update and EIR continue, with adoption anticipated late 2025.

Summary Table:

Jurisdiction	Santa Maria	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	02/15/2023 - 02/15/2031

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	435
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		47
Total Units		**482**

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	3	0
Single-family Detached	3	34	45
2 to 4 units per structure	4	10	10
5+ units per structure	129	0	160
Accessory Dwelling Unit	0	435	239
Mobile/Manufactured Home	0	0	5
Total	**136**	**482**	**459**

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	477	482
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	706
Number of Proposed Units in All Applications Received:	1,668
Total Housing Units Approved:	1,668
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 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**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	45	175
Discretionary	3	340

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	41
Sites Rezoned to Accommodate the RHNA	0