

Chapter II—Review and Revision

This chapter responds to Section 65588 of the State Government Code. A thorough review facilitates a comprehensive update and ensures the element can be effectively implemented in the next planning period. By comparing the number of units added, rehabilitated, and conserved between 2006 and 2009, against the City’s Regional Housing Needs Allocation (RHNA) housing targets, the resulting differences provide insight into any possible revisions to the policies of the previous Housing Element Update.

A. Effectiveness of the Element

1. **Regional Housing Needs Allocation Targets by Income Levels:** Table II-1, quantifies the new housing production targets under the “**CONSTRUCTION**” column. Respectively, the “**REHABILITATION**” targets set the expected efforts needed to physically extend the useful life of the existing housing stock; and the “**CONSERVATION**” targets set the number of units with contractual requirements for providing housing affordability, which needed to be kept or replaced.

The 2006 Housing Element quantified its progress toward achieving the target numbers for New Construction through 2005. Santa Maria’s initial target allocation of 4,837 new dwelling units was set by the Santa Barbara County Association of Governments (SBCAG) in the 2001-2007 Regional Housing Needs Allocation Plan. Of the 4,837 target allocation in the previous Housing Element, 2,521 units were built, which means that 2,316 were targeted but not yet constructed. Similar to the new housing construction, the City set quantified target numbers for rehabilitation (153 dwelling units targeted, but not completed) and conservation (112 dwelling units targeted, but not completed).

After quantifying the units (by income) constructed, rehabilitated, and conserved in the planning period, the remaining allocations represent the unmet housing needs identified in the previous Housing Element. Table II-1 shows the City’s targets (by income), which established housing targets quantified by the Housing Element Update (2006).

**TABLE II-1
Housing Targets**

INCOME LEVEL	PCT.	CONSTRUCTION	REHABILITATION	CONSERVATION	TOTAL
VERY LOW	24%	1,004	126	99	1,229
LOW	17%	615	27	13	655
MODERATE	25%	794	0	0	794
ABOVE MOD	34%	0	0	0	0
TOTAL		2,413	153	112	2,678

Sources: 2006 Housing Element
Community Development Department Annual Report, 2008

To implement the new construction, rehabilitation and conservation goals of the 2006 Housing Element, the following programs were identified for implementation:

- Economic Development Program
- Annexation Program
- Mixed-Use Development / Adaptive Re-use
- Density Bonus
- Land Banking
- Housing Incentives Program
- Code Compliance Program Expansion
- Prioritization of Services
- Permit Processing
- Accommodations for Persons with Special Needs
- Facilitation of Projects for Homeless Individuals
- Neighborhood Conservation Program
- Code Compliance Program
- Single Room Occupancy
- Project-Based Tenant Assistance Programs
- Tenant-Based Tenant Assistance Payments Programs
- Supportive Housing For Homeless Persons
- Fair Housing Program
- Energy Compliance and Conservation

B. Progress in Implementation

1. **Background:** For each program listed above, the analysis compare differences between what was projected or planned in the previous Housing Element and what was achieved, during that element's planning period.
 - a. **New Construction:** Programs used to implement the **CONSTRUCTION** targets of the 2006 Housing Element were:
 - Annexation Program
 - Mixed-Use Development / Adaptive Re-use
 - Density Bonuses
 - Housing Incentives Program
 - Prioritization of Services
 - Permit Processing
 - Facilitation of Projects for Homeless Individuals
 - Project-Based Tenant Assistance
 - Energy Compliance and Conservation

In the review of the 2006 Housing Element, the remaining production numbers were counted for period from 2006 through June 2009. By income groups, Table II-2 identifies the actual new construction for the period covered by the 2006 Housing Element. A total of 24 units were constructed in the Very Low (10 units) and Low (14 units) income groups.

Very Low and Low Income Households: All 24 of the units were constructed by the Housing Authority for the Ted Zenich Gardens project, which was supported under the Housing Incentives Program. Table II-2 shows 10 units that are affordable to qualified “Very Low” income households and 14 units that are affordable to qualified “Low” income households.

The City’s efforts to facilitate Projects for Homeless Individuals (Program 11) were not always successful in production of new housing. During the first round of applications for 2008 California Tax Credit Allocation Committee (CTCAC) 9% funding, the Rancho Hermosa application was not ranked high enough to qualify for a tax credit reservation; the tax credit financing process is extremely competitive. However, lack of success does not indicate a program failure. The Rancho Hermosa Project proposed to construct a transitional shelter for homeless men in 45, three-bedroom, residential units. In support of the project, the City Council adopted a TEFRA (Tax Equity and Fiscal Responsibility Act) Resolution and reserved City HOME funds for the project.

Moderate Income Households: The General Plan Annual Reports, for the years 2006, 2007, and 2008, categorically classified various types of “infill-housing” as being built for “moderate” income household units. Such units consist of rental houses converted into multi-family units, new multi-family housing, mixed-use apartments or caretaker employee housing, and houses added to property with existing residential uses. Table II-2 shows that 234 moderate income units were built during the period.

Above Moderate Income Households: The previously cited annual reports categorically classified all ownership housing construction (e.g., single-family residential, condominium, townhouse, etc.) as “above moderate” income units. The new construction targets for the “Above Moderate” income households were achieved in 2003—before the 2006 Housing Element was adopted. Accordingly, the discussion of “Above Moderate” income housing production requires no further elaboration.

The resulting remainder targets for (994) very low- and (601) low-income housing units (Table II-3) could still be achieved in the City of Santa Maria without rezoning sites for affordable housing. This conclusion is supported by the land-use amendments and zoning changes reported in the General Plan Annual Progress Reports filed with the State.

- b. **Housing Rehabilitation:** Programs used to implement the **REHABILITATION** targets of the 2006 Housing Element were:
- Mixed-Use Development / Adaptive Re-use
 - Housing Incentives Program
 - Code Compliance Program Expansion
 - Facilitation of Projects for Homeless Individuals

- Code Compliance Program
- Single Room Occupancy
- Energy Compliance and Conservation

Housing rehabilitation seeks to extend the useful life of the City existing housing stock. As with all permitted construction, the City enforces Building Energy Efficiency Standards (Title 24). Residential rehabilitation loans require energy and water conservation. Depending on the age and condition of a structure, the code compliance and housing rehabilitation programs of the City of Santa Maria effectively ensure that housing is improved for the residents. When an older unit remains viable, more opportunity is afforded to the low-income residents of the City.

With tax credit and HOME assistance through the Housing Incentives Program, the Central Plaza Apartments were rehabilitated by the Housing Authority of Santa Barbara County, which previously acquired the site under the land-banking program. In addition to the rehabilitation, the Housing Authority constructed a new community room and offices for onsite management. As targeted, the useful life of the 112 apartments has been extended and will be maintained by the Housing Authority.

The City supported the Vizcaya Apartments (CA-2007-864) application to the California Tax Credit Allocation Committee (CTCAC). The application sought 4% Federal Tax Credits to assist the private property acquisition and refurbishing all 236 apartments. According to Table B-5 of the 2007 CTCAC Annual Report, the Vizcaya Apartments received 4% Federal Tax Credits.

c. **Affordable Housing Conservation:** Programs used to implement the **CONSERVATION** targets of the 2006 Housing Element were:

- Land Banking
- Tenant-Based Rental Assistance
- Supportive Housing for Homeless Persons
- Fair Housing Program
- Energy Compliance and Conservation

The 112-unit Central Plaza Apartment project acquisition by the Housing Authority removes the Central Plaza Apartments from the at-risk category. Additionally, the Vizcaya Apartment Federal tax credit funding resets the affordability restrictions for the property at 55 years.

Rancho Hermosa proposed to construct a transitional shelter with 45, three-bedroom, residential units. The City Council adopted a TEFRA (Tax Equity and Fiscal Responsibility Act) Resolution and reserved City HOME funds for the project.

The Annual Action Plan, reports that Fair Housing Program contractors receive CDBG funding each year. The Consolidated Annual Performance and Evaluation Report (CAPER), which is filed with HUD annually, reports the levels of service received by the low-income clients of each agency that received block grant funding through the City.

**TABLE II-2
New Housing Construction (2006-2009)**

Year Built	HOUSEHOLD INCOME GROUPS				Total Units
	0-50% Very Low	51-80% Low	81-120% Moderate	>120% Above Mod	
2006	0	0	36	145	181
2007	0	0	35	144	179
2008	10	14	154	92	270
2009 (6 months)	0	0	9	41	50
TOTAL UNITS:	10	14	234	422	680

Source: Community Development Department Annual Reports, 2006-2008

**TABLE II-3
Remaining Housing Targets By Income Levels (2006-2009)**

Income Range:	0-50%	51-80%	81-120%	Total
Income Class:	Very Low	Low	Moderate	
2006 BASELINE:	1,004	615	794	2,413
UNITS BUILT:	10	14	187	211
REMAINDER:	994	601	607	2,202

Sources: 2006 Housing Element

Community Development Department Annual Reports, 2006-2008

Summary of Residential Permits Finaled (CRW Systems), Trak-it Report 100

- Implementation Review Summary:** Table II-4, which was formatted consistent with the State Housing and Community Development Department publication, "Building Blocks for Effective Housing Elements," provides a summary of critical information pertaining to housing element implementation. This Table summarizes the Goals and Policies of the 2006 Housing Element. To the degree that such Programs are recommended to be continued into the present Housing Element, these Programs are reorganized and presented in Chapter VII.

**TABLE II-4
Progress Toward Meeting 2006 Housing Element Goals And Objectives**

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
GOAL 1 – <u>New Construction</u>				
Policy 1-A: PROVIDE AQEQUATE SITES				
1: <u>Downtown Plan</u>; Timing: continuous (>5 years) Responsibility: Community Development	1,459 studio and small apartments	EIR Certified and specific plan adopted	The Downtown Specific Plan objectives will be implemented over at least 20 years.	The City <u>deleted</u> this policy. The former policy has been implemented with the adoption of the Downtown Specific Plan.
2: <u>Housing incentives</u>; Timing: continuous (>5 years) Responsibility: Community Development	Amend 12-48 of the municipal code to comply with State Law	Density Bonus provisions amended; R-3 acreage added to increase the citywide net density	Density bonuses requests are formally agreed upon a case-by-case situation and are not initiated by the City. The net rezoning actions resulted in more R-3 zoned acreage added to the inventory of sites.	A minor <u>modification</u> was made to the action step. The City will continue existing efforts and apply the density bonus provisions based on State Law.
3: <u>Economic Development</u>; Timing: continuous (>5 years); Responsibility: Administrative Services/Special Projects	Continue existing efforts	The Airport Business Park would generate at least 4,014 new jobs. Business retention loans were funded.	The City contracts for services from the Chamber of Commerce; the funding is a percentage of Transient Occupancy Tax. Loans are from CDBG funds,	The City will <u>continue</u> existing efforts.

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
Policy 1-B: ANNEX SUFFICIENT LAND				
1: Annexations; Timing: continuous (>5 years) Responsibility: Community Development	8,000 units annexed over the 20-year program	393 potential units could be built on the annexed land	The programming started in 1992 and all residentially zoned lands have been annexed. Development is subject to the market.	The City will <u>continue</u> the program
2: Farmworkers; Timing: continuous (>5 years) Responsibility: Community Development	Objective is stated as a general need.	No quantified results occurred.	Farmworkers were considered a special needs group	The City will <u>continue</u> to process farmworker housing projects as special needs housing.
Policy 1-C: ENCOURAGE MIXED USE				
1: Mixed Use; Timing: ongoing Responsibility: Community Development	858 low-moderate income HH enabled; 252 SRO apartments	40 affordable (of 406 total) units were approved	Mixed-use housing has introduced the opportunity for creative designs that locate housing where it had not been permitted before.	The City will <u>continue</u> the program with updated RHNA numbers.

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
Policy 1-D: ENCOURAGE INFILL AND REFILL				
1: <u>Smart Growth</u>; Timing: continuous (>5 years) Responsibility: Community Development	Objective is stated as a general need.	No quantified results occurred.	Mixed-use housing and the Downtown Specific Plan allow the City to apply form-based standards, transit orientations, and	The City will <u>continue</u> the program
2: <u>Urban Services</u>; Timing: continuous (>5 years) Responsibility: Community Development	Objective is stated as a general need.	No quantified results occurred.	The Capital Improvements Program (CIP) coordinates with the Growth Impact Mitigation Fees and the budget to ensure adequate LOS are provided.	The City will <u>continue</u> the program
3: <u>Projects by Agencies</u>; Timing: Construction in 2007 Responsibility: Community Development	24 units	Project built	Because the project was built, the financing techniques are sound; the project is done.	The program was <u>modified</u> to remove specific project details
4: <u>Owner and Renter Project</u>; Timing: Responsibility: Community Development	150 units; (60 owner; 90 renter)	The project was not started.	The specific project lacked a sufficient sized site in a residential area; however, the City still continues to support this policy.	The City will <u>continue</u> the program

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
5: Financing Resources; Timing: continuous (>5 years) Responsibility: Community Development and Special Projects Division	Objective is stated as a general need.	The Housing Trust Fund is seeking more clients to match with resources	The match of the affordable housing builder to the needed capital for construction varies from year-to-year.	The City will <u>continue</u> the program
GOAL 2 – <u>Housing Rehabilitation</u> Policy 2-A: IMPROVE SUBSTANDARD HOUSING				
1: Code Compliance; Timing: ongoing program Responsibility: City Attorney's Office/Code Compliance Division	Objective is stated as a general need.	Ongoing State mandated substandard housing enforcement	The code compliance program is a good tool for housing conservation and neighborhood stabilization.	The City will <u>continue</u> the program
2: Infrastructure Capacity; Timing: ongoing program Responsibility: Community Development	Objective is stated as a general need.	No quantified results occurred.	The Capital Improvements Program (CIP) coordinates with the Growth Impact Mitigation Fees and the budget to ensure adequate LOS are provided.	The City will <u>continue</u> the program to identify, finance and program capital improvements in the areas most needed.
3: Demolition Permits; Timing: ongoing Responsibility: Community Development	Objective is stated as a general need.	In the three years, (i.e., FY 2006-09), 20 residential units were demolished	The average of almost seven units per year is in line with the past performance of the City; the RDA (redevelopment area) had no residential demolitions.	The City will <u>continue</u> the program.

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
4: Residential Rehab Timing: ongoing program Responsibility: Administrative Services/Special Projects	125 loans over 5 years (25 loans per year)	Over three years, 17 rehabilitation loans were issued for a total of \$140,000 (\$20,000 / du)	The types of loans issued tended to be larger than expected. Those loans funded rehabilitation and renovation projects that were more extensive than was estimated.	The City will <u>continue</u> the program, as it remains viable and cost-effective; the quantified objectives will be modified proportionately.
Policy 2-B: ASSIST SPECIAL NEEDS POPULATIONS				
1: Grants and Funding: Timing: ongoing program; Responsibility: Administrative Services/Special Projects	Objective is stated as a general need.	The City distributed CDBG and HOME funding to agencies during the previous planning period.	The CDBG and HOME programs remain a primary means to distribute funds to non-profit housing and support service providers	The City will <u>continue</u> the program.
2: CHDO Funding: Timing: ongoing program; Responsibility: Administrative Services/Special Projects	Assist 2 agencies to achieve CHDO status	There are four certified CHDO agencies operating in the City.	According to the Special Projects Division, it seems that all those agencies that might be qualified to receive funding as a CHDO are designated CHDOs	The City will <u>continue</u> this program.
3: Zoning Standards: Timing: ongoing program Responsibility: Community Development	Objective is stated as a general need.	Several code changes occurred.	The height and noise standards were revised to reflect increasing urban settings.	The City will <u>continue</u> the program

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
4: Land Banking: Timing: ongoing program; Responsibility: Administrative Services/Special Projects	None proposed.	No quantified results occurred.	The City used this program in 2004-05 for the Town Center Apartment Project located north of the regional mall.	The City will <u>continue</u> the program for other affordable housing projects.
5: First Time Buyers Program: Timing: partnership with the County of Santa Barbara; Responsibility: Administrative Services/Special Projects	Objective is stated as a general need.	The program assisted 4 households to become first-time homeowners in Santa Maria	Due to declining affordability and fewer assistance requests, the County suspended the program administration in FY 2007-08. At this time, the County does not provide down-payment assistance.	In order to participate with the County if their first-time buyer's program resumes, the City will <u>continue</u> the program.
6: Promote Rental to Section 8: Timing: partnership with the Housing Authority (HASBarCo) Responsibility: Administrative Services/Special Projects	Objective is stated as a general need.	In FY 2006-09, the City assisted the Housing Authority's at-risk acquisition (112 du) project and new construction (24 du) project	The acquisition project removed 112 units listed as being at-risk of conversion to market rents; the 24-unit new construction project added affordable units to the rental housing stock of the City.	The City continues to support Section 8 and will <u>continue</u> this program.
7: Condominium Conversions: Timing: ongoing program Responsibility: Community Development	Objective is stated as a general need.	208 units received approval	The program works to maintain older apartments that cannot provide sufficient parking	The City will <u>continue</u> to apply the higher parking standards for condominium conversions.

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
Policy 2-C: EXPAND ECONOMIC OPPORTUNITIES				
1: Increase Wages: Timing: ongoing program Responsibility: Community Development	Objective is stated as a general need.	Wages varied by sector.	The City is subjected to National and State economic trends and policies that expand and contract the supply of labor in the region.	The City will <u>continue</u> the program because these objectives benefit the local economy
2: Increase Jobs: Timing: ongoing program Responsibility: Community Development	Objective is stated as a general need.	Employment by sector was more volatile	The City is subjected to National and State economic trends and policies that expand and contract the supply of labor in the region.	The City will <u>continue</u> the program because these objectives benefit the local economy
3: Retain Existing Jobs: Timing: ongoing program Responsibility: Community Development	Objective is stated as a general need.	Six loans, for a total of \$627,000, were approved to help fund business expansion projects	The City is subjected to National and State economic trends and policies that expand and contract the supply of labor in the region.	The City will <u>continue</u> the program because these objectives benefit the local economy
GOAL 3 – <u>Conserve Affordable Units At Risk</u> Policy 3-A: MAXIMIZE GOVERNMENTAL ASSISTANCE				

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
1: Section 8 Assistance: Timing: partnership with the Housing Authority (HASBarCo) Responsibility: Administrative Services/Special Projects	1,835 existing units (3/31/2005)	The City issued Section 8 certificates during the previous planning period.	The number of certificate allocated in Santa Maria continues to grow.	The City continues to support Section 8 and will <u>continue</u> this program.
2: Promote Rental to Section 8 Timing: ongoing Responsibility: Administrative Services/Special Projects	Objective is stated as a general need.	The City funds Fair Housing activities annually; additional assistance was granted to legal aid	Public education remains an effective means to help people understand their rights and responsibilities as property owner and renter.	The City continues to support Section 8 and will <u>continue</u> this program.
3: Unit Acquisition: Timing: partnership with the Housing Authority (HASBarCo) Responsibility: Administrative Services/Special Projects	112 units	112 units conserved and rehabilitated; 236 units refurbished	The Housing Authority collaborated with the City and County to acquire the 112 units. The 236-unit tax credit sale extends the affordability restrictions until approximately 2060.	The City has <u>modified</u> this program to removed specific project details.
4: Monitor Union Plaza: Timing: partnership with the Housing Authority (HASBarCo) Responsibility: Administrative Services/Special Projects	Objective is stated as a general need.	The project status is being monitored	The 122-unit senior apartment units remain at risk until 2016.	The City will <u>continue</u> the program

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
GOAL 4 – Strategies to Reduce or Remove Government Constraints on Housing				
Policy 4-A: REDUCE OR REMOVE GOVERNMENT CONSTRAINTS				
1: Land Controls: Timing: ongoing Responsibility: Community Development	400 dwelling units resulting from mixed-use projects	406 units were approved in mixed-use projects	Mixed-use housing has encouraged creative designs that locate housing where it had not been permitted before.	The City will <u>continue</u> the program
2: Building Code Compliance: Timing: ongoing Responsibility: City Attorney/Code Compliance	100 dwelling units brought up to code each year	An average 113 residential Health and Safety code actions and 382 other housing type violations processed	The code compliance program is an effective tool for housing conservation and neighborhood stabilization.	The City will <u>continue</u> the program
3: Site Improvements: Timing: ongoing Responsibility: Community Development	Objective is stated as a general need.	Examples of reduced street stds., wall reqs., and parking may assist in reducing costs.	The program grants more flexibility to the developer.	The City will <u>continue</u> the program
4: Fees and Exactions: Timing: ongoing Responsibility: Recreation & Parks, Public Works, Community Development	200 affordable units would benefit from fee reductions	149 units received reduced fees thru FY 2006 – 2009	<ul style="list-style-type: none"> • Merrill Gardens–109 (senior) apartment units • Ted Zenich–24 affordable (large family) apartment units • Good Samaritan–16 affordable apartments (special needs) 	The City will <u>continue</u> to grant reduced growth impact fee rates to affordable and senior housing projects.

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
5: <u>Permitting Procedures:</u> Timing: ongoing Responsibility: Community Development	Objective is stated as a general need.	Examples of pre-app. meetings, courtesy plan checks, and pre-qualified installations may speed up the review and approval processes.	The City has established applications on the City website and will expand such services – as technology and staffing permit.	The City will <u>continue</u> the program
GOAL 5 – <u>Promotion of Equal Housing Opportunities on Housing</u>				
POLICY 5-A: PROMOTE EQUAL HOUSING OPPORTUNITIES / FAIR ACTION HOUSING PLAN				
1: Legal Services: Timing: ongoing Responsibility: Administrative Services/Special Projects	Contract for outside fair housing services	Services were provided to the targeted population	These actions are programmed annually through the CDBG allocation process	The City will <u>continue</u> the program
2: <u>Conflict Mediation Services:</u> Timing: ongoing Responsibility: Administrative Services/Special Projects	Contract for outside fair housing services	Services were provided to the targeted population	These actions are programmed annually through the CDBG allocation process	The City will <u>continue</u> the program

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
3: Public Information: Timing: ongoing Responsibility: Administrative Services/Special Projects	Maintain Fair Housing displays	Displays were maintained	These actions are programmed annually through the CDBG allocation process	The City will <u>continue</u> the program
4: Public Awareness: Timing: ongoing Responsibility: Administrative Services/Special Projects	Proclaim April to be Fair Housing Month	Proclamations were made	These actions are programmed annually through the CDBG allocation process	The City will <u>continue</u> the program
5: Project Assistance: In partnership with the Housing Authority (HASBarCo) Responsibility: Administrative Services/Special Projects and SBCo Housing Consortium	Hire housing coordinator; 150 low-income persons; Ted Zenich Gardens; 24 large-family households	Position filled; Services were provided to the targeted population; Apartments were built	Action Steps are programmed annually through the CDBG and HOME funding allocation process. Subject to the needs of the community during any single year, case-by-case determinations of grants occur.	The City will <u>continue</u> the program.

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p>6: Buyer Education: Timing: ongoing Responsibility: Administrative Services/Special Projects</p>	<p>Objective is stated as a general need.</p>	<p>Services were provided to the targeted population</p>	<p>Action Steps are programmed annually through the CDBG and HOME funding allocation process. Subject to the needs of the community during any single year, case-by-case determinations of grants occur.</p>	<p>The City will <u>continue</u> the program.</p>
<p>7: Accommodation/Rehab.: Timing: ongoing Responsibility: Administrative Services/Special Projects; community Development Dept.</p>	<p>Objective is stated as a general need.</p>	<p>ADA modifications to 6 group homes, which assist 27 developmentally disabled persons. Total funding was over \$87,000. The City adopted a Reasonable Accommodations Ordinance in 2007.</p>	<p>As the population ages and the requirements change, both group and single-family housing types continue to require modifications. The City has responded to several requests under the reasonable Accommodations Ordinance since its adoption.</p>	<p>The City will <u>continue</u> this program.</p>
<p>8: Neighborhood Conservation: Timing: ongoing Responsibility: Administrative Services/Special Projects to initiate; other departments to follow as needed</p>	<p>None proposed.</p>	<p>The program was not used during the planning period of the previous Housing Element.</p>	<p>Although not recently used, the program remains a valuable tool for neighborhood conservation.</p>	<p>The City will <u>continue</u> the program.</p>

C. Appropriateness of Goals, Objectives and Policies

This Section discusses changes to the City's Action Steps. The rationale for making each change is discussed below that change.

1. **Change to Action Step H-1A-1:** This Action Step, *"The Downtown Specific Plan seeks to revitalize ... approved after certification."* was deleted.

Reason for the change: The former policy has been implemented with the adoption of the Downtown Specific Plan.

2. **Change to Action Step H-1A-2:** The sentence, *"The City's Density Bonus ordinance will be amended to comply with State Legislation SB1818 (Hollingsworth) in 2006."* was deleted.

Reason for the change: The Action Step has been completed. The City Council adopted Ordinance 2006-17, which amended Chapter 12-48 (Density Bonus) of the Santa Maria Municipal Code, to comply with State Law.

3. **Change to Action Step H-1D-3:** The text was revised to delete references to the Ted Zenich Gardens project. The revised text follows, below.

The City of Santa Maria and the County of Santa Barbara allocate HOME funds to the Housing Authority of the County of Santa Barbara or other qualified non-profit housing providers for construction of apartments that house low- and moderate-income families.

Reason for the change: The Ted Zenich Gardens project used the HOME funds and the project was completed in 2008.

4. **Change to Action Step H-2A-4:** The text was revised to delete specific dollar amounts and references to non-profit agencies. The revised text follows, below.

Rehabilitation: The City will continue to provide CDBG funds for the operation of a residential rehabilitation loan program for low-income homeowners. Repair and maintenance projects will include heating units, kitchen remodels, plumbing, roofing, window and door replacements, painting, and garage conversions. All loans are secured by a deed of trust recorded against the property. Proceeds from payments and payoffs will be recycled into future building and repair projects.

Reason for the change: The references to non-profit agencies and specific dollar amounts were removed because these actions already occurred. The revised text maintains the Residential Rehabilitation Program, increases flexibility, and eliminates discussion that occurs in the Consolidated Plan.

5. **Change to Action Step H-3A-3:** This Action Step, *"The Housing Authority of Santa Barbara County completed acquisition of the Central Plaza Apartments project in 2005, and construction of a new on-site community building in 2006. Renovation of the housing units is currently underway."* was deleted.

Reason for the change: The Action Step has been completed. The housing renovations were completed.

6. **Change to Action Step H-4A-4:** Under Fees and Exactions, a paragraph was modified as shown below. The revised paragraph was rewritten to convey the essence of the action step without including obsolete information.

The City will continue to grant a Subdivision/Residential In-Lieu Park Fee credit of up to 100% of the fee for existing facilities that convert to senior projects, provided the projects have on-site recreational facilities that meet certain criteria. In limited cases, the City plans to continue its policy of deferring payment of a portion of the fees on projects affordable to lower income persons. The City also plans to continue to offer a reduced traffic impact fee of \$796 per single family dwelling unit to affordable and senior housing projects. ~~The traffic impact fee for all other single family residential units is \$3,981.~~ City fees for projects funded under the HOME Program will be waived where legally permitted by City ordinances, on a case-by-case basis.

Reason for the change: The references to specific dollar amounts change over time because the City's Growth Mitigation Fees are updated every two years. The revision eliminates potential misinformation in the document.

D. Summary / Conclusions

In December 2006, the City's Housing Element was last updated, with approximately fifty Programs and/or Action Steps. Approximately three years later, only five Action Steps have been modified or deleted. The primary reason for these minor changes is to remove out of date information if these Action Steps were completed. The analysis presented in this Chapter reinforces the overall validity and currency of the policies of the previous Housing Element, which are now carried forward into the present Housing Element Update.

References Cited in this Chapter:

1. 2006 Housing Element
2. Community Development Department Annual Report, 2008

Appendices to this Chapter: None