

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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April 26, 2012

Mr. James L. Armstrong
City Administrator
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Dear Mr. Armstrong:

RE: Review of the City of Santa Barbara's Adopted Housing Element

Thank you for submitting Santa Barbara's adopted housing element adopted on December 1, 2011 and received for review on January 27, 2012 and technical revisions received on April 24 and 25, 2012. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h). A telephone conversation on April 23, 2012 with, Ms. Bettie Weiss, City Planner; Mr. John Ledbetter, Principal Planner; and Ms. Irma Unzueta, Planner; facilitated the review.

The adopted element, including minor technical revisions to provide clarification as described in your April 24 and 25, 2012 correspondence, addresses the statutory requirements described in the Department's June 10, 2010 review. The Department, therefore, is pleased to find Santa Barbara's adopted element in compliance with State housing element law (Article 10.6 of the Government Code).

The Department commends Santa Barbara on its programs to encourage and facilitate higher density infill development. Specifically, Program H11.2 promotes the construction of multifamily housing by providing incentives such as the "Priority Overlay Zone" allowing densities up to 63 units per acre, increased higher floor area ratios and additional flexibility in zoning standards, fee deferrals and waivers. This and other programs will facilitate more compact development with a mix of uses to address climate change, energy conservation and air quality objectives, and maximize existing land resources. Such strategies also promote the feasibility of developing housing for lower-income families and workers while strengthening the local economy.

The Department is pleased to report the City of Santa Barbara now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks (HRP) Program, Local Housing Trust Fund and the Building Equity and Growth in Neighborhoods (BEGIN) Programs include housing element compliance either as a

threshold or competitive factor in rating and ranking applications. Details about these programs are available at http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hecompl011708.pdf. Specifically, the HRP Program, authorized by Proposition 1C, is an innovative new program rewarding local governments for the approval of housing for lower-income households and provides grant funds to eligible local governments for every qualifying housing start, beginning calendar year 2010. Additional information on the HRP Program can be obtained from <http://www.hcd.ca.gov/hpd/hrpp/>.

The Department appreciates the efforts of City staff, particularly Ms. Weiss, Mr. Ledbetter and Ms. Unzueta in revising the housing element to comply with State housing element law. We wish the City of Santa Barbara success in implementing their housing element and look forward to following the City's progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If the Department can provide assistance in implementing the housing element, please contact James Johnson, of our staff, at (916) 323-7271.

Sincerely,



Glen A. Campora
Assistant Deputy Director