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General Information	
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Reporting Calendar Year	2018
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Submittal Instructions

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

- 1. Online Annual Progress Reporting System (Preferred)** - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*
- 2. Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	County of Santa Barbara
Reporting Year	2018 (Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes									Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20				
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*				
Summary Row: Start Data Entry Below																70	8	15	194	287	157		
	097-111-007	BURTON MESA BLVD, LOMPOC, CA 93436	Brisa Encina Supportive Housing		5+	R	9/14/2018								70			No	In Review				
	103-022-037	811 INDEPENDENCE CT, SANTA MARIA, CA 93455			ADU	R	10/3/2018				1				1	1		No					
	103-033-011	4602 DARLENE LN, SANTA MARIA, CA 93455			ADU	R	12/17/2018				1				1			No	In Review				
	105-160-019	565 DOVERLEE DR, SANTA MARIA, CA 93455			ADU	R	6/25/2018				1				1	1		No					
	107-110-063	201 SILER LN, SANTA MARIA, CA 93455			ADU	R	9/26/2018				1				1	1		No					
	107-520-021	1224 VILLAGE CT, SANTA MARIA, CA 93455			ADU	R	6/18/2018				1				1	1		No					
	111-192-011	2024 GREENWOOD RD, SANTA MARIA, CA 93455			ADU	R	4/30/2018				1				1	1		No					
	111-281-011	367 POPPINGA WAY, SANTA MARIA, CA 93455			ADU	R	1/17/2018				1				1	1		No					
	141-060-030	3127 BASELINE AVE, SANTA YNEZ, CA			ADU	R	3/21/2018				1				1	1		No					
	005-351-010	166 TORO CANYON RD, CARPINTERIA, CA 93013			ADU	R	11/20/2018						1		1			No	In Review				
	023-171-025	870 WINDSOR WAY, SANTA BARBARA, CA 93105			ADU	R	3/13/2018						1		1	1		No					
	023-171-028	883 WINDSOR WAY, SANTA BARBARA, CA 93105			ADU	R	10/11/2018						1		1	1		No					
	023-180-085	903 MISSION CANYON RD, SANTA BARBARA, CA 931052119			ADU	R	8/6/2018						1		1	1		No					
	051-262-018	562 APPLE GROVE LN, SANTA BARBARA, CA 93105			ADU	R	8/16/2018						1		1	1		No					
	057-061-005	3914 HARROLD AVE, SANTA BARBARA, CA 93110			ADU	R	8/31/2018						1		1			No	In Review				
	057-191-004	3878 SUNSET RD, SANTA BARBARA, CA 93110			ADU	R	8/23/2018						1		1	1		No					
	061-240-003	4104 MODOC RD, SANTA BARBARA, CA 93110			ADU	R	8/29/2018						1		1			No	In Review				
	061-341-008	4572 NUENCES DR, SANTA BARBARA, CA 93110			ADU	R	1/24/2018						1		1	1		No					

	065-250-005	1329 MORE RANCH RD, SANTA BARBARA, CA 93112955			ADU	R	2/15/2018						1		1			No
	101-490-026	5622 KAI CT, ORCUTT, CA 93455			SFD	O	2/16/2018						1		1			No
	101-490-027	5626 KAI CT, ORCUTT, CA 93455			SFD	O	2/6/2018						1		1			No
	101-490-039	5609 KAI CT, ORCUTT, CA 93455			SFD	O	4/20/2018						1		1			No
	128-100-010	2512 TELEPHONE RD, SANTA MARIA, CA 93454			ADU	R	10/26/2018						1					No In Review
	143-321-025	1167 COTA ST, SANTA YNEZ, CA 93460			ADU	R	1/30/2018						1		1			No

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
10/2020

Element ID	Element Name	Element Type	Element Location	Element Status	Element Description	Element Progress	Element Funding	Element Impact	Element Notes
10000001	10000001	SPD	CA	1	10000001				
10000002	10000002	SPD	CA	1	10000002				
10000003	10000003	SPD	CA	1	10000003				
10000004	10000004	SPD	CA	1	10000004				
10000005	10000005	SPD	CA	1	10000005				
10000006	10000006	SPD	CA	1	10000006				
10000007	10000007	SPD	CA	1	10000007				
10000008	10000008	SPD	CA	1	10000008				
10000009	10000009	SPD	CA	1	10000009				
10000010	10000010	SPD	CA	1	10000010				
10000011	10000011	SPD	CA	1	10000011				
10000012	10000012	SPD	CA	1	10000012				
10000013	10000013	SPD	CA	1	10000013				
10000014	10000014	SPD	CA	1	10000014				
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10000099	10000099	SPD	CA	1	10000099				
10000100	10000100	SPD	CA	1	10000100				

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Housing Element Implementation

(CCR Title 25 §6202)

County of Santa Barbara	
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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs. Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	159	49		8							58	101
	Non-Deed Restricted				1								
Low	Deed Restricted	106	36									63	43
	Non-Deed Restricted		5	7	1	14							
Moderate	Deed Restricted	112										193	
	Non-Deed Restricted		44	13	54	82							
Above Moderate		284	94	31	145	231						501	
Total RHNA		661											
Total Units 44			228	51	208	328						815	144

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

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Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1.1: Regional Planning	Promote housing opportunities adjacent to employment centers through regional and local planning efforts, including updates to the Regional Growth Forecast, Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS), Regional Housing Needs Allocation (RHNA) Plan, Congestion Management Plan (CMP), and Bicycle Master Plan. This will help ensure that community values are preserved; commute pressures, vehicle trips, and greenhouse gas emissions are reduced; rural areas are protected; fiscal and economic interests are upheld; and adequate housing is provided for households and individuals at all economic levels and needs.	Ongoing	STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In October 2015, the Board of Supervisors (Board) adopted the Eastern Goleta Valley Community Plan (EGVCP). In part, this plan provides new housing opportunities by rezoning five sites to residential densities of 20 units per acre and rezoning a commercial corridor to Mixed Use (MU) (see Program 1.3 for additional details). These sites and the commercial corridor are located within an urban area and along or near a high-quality transit corridor included in the 2040 Regional Transportation Plan and Sustainable Communities Strategy (Santa Barbara County Association of Governments, 2013). Consistent with Program 1.1, the proximity of new housing to public transit will potentially reduce vehicle trips and greenhouse gas emissions.

<p>Program 1.3: Community Plan Rezones</p>	<p>Implement community enhancement and revitalization tools where warranted through the community planning process using strategies that promote affordability by design, such as mixed-use, infill, and adaptive reuse.</p> <p>Currently, one community plan update is underway for Eastern Goleta Valley that includes two categories of rezones for affordable housing and community revitalization. As part of this community plan update, the County shall evaluate and adopt as appropriate one category of rezones that would allow mixed-use development on 55 parcels covering approximately 28 acres within the Hollister Avenue/State Street commercial corridor. The County shall also evaluate and adopt as appropriate a second category of rezones that would allow residential development at a density of 20 units per acre on seven separate sites that range from approximately 1 to 23 acres in size. This category of rezones shall establish housing opportunities on 20 to 30 acres, if such rezones can be found compatible with surrounding development and serviceable by infrastructure capacity.</p>	<p>Summer 2015</p>	<p>STATUS: COMPLETE. The EGVCP went into effect in the Inland Area in November 2015. The Coastal Zone portion of the plan was certified by the California Coastal Commission (CCC) and went into effect in the Coastal Zone in December 2017.</p> <p>The EGVCP allows an additional 2,212 primary residential units (maximum theoretical buildout), including 549 potentially affordable housing units on five sites totaling approximately 27 acre and ranging in size from 1 to 14 acres. These five sites allow a density of 20 units per acre and, therefore, may accommodate housing for very low and low income households [Government Code Section 65583.2(c)(3)(B)].</p> <p>The EGVCP rezoned the Hollister Avenue - State Street commercial corridor to MU. The MU zone encompasses 56 parcels totaling approximately 30 acres. This rezone added development potential for an additional 163 primary residential units, including live/work units, multiple-family dwellings, mixed-use development, and other housing types that promote affordability by design. It also allows residential densities of 20 units or more per acre.</p>
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<p>Program 1.4: Tools to Incentivize High-Quality Affordable Housing</p>	<p>The County shall evaluate and adopt/apply as appropriate the following land-use tools through the community planning, development review, and/or zoning ordinance amendment processes to provide housing opportunities for all economic segments of the population, including extremely low-income households:</p> <ol style="list-style-type: none"> 1. Policies to encourage the development of unit types that are affordable by design, including residential second units (RSU), farm employee dwellings, infill, and mixed-use development. 2. Permit streamlining efforts overseen by Planning and Development, and priority permit processing for projects with affordable units built on site. 3. Incentives for special types of housing, detailed in Appendix C – Quality Housing Design and Development Incentives. 4. Modifications to setback, parking, yard area, or other applicable zoning standards for new affordable housing projects approved via Development Plans or Conditional Use Permits. 5. Board-approved discretionary reductions of development impact fees for projects with demonstrated public benefits, including the provision of onsite affordable and/or special needs housing. 	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2018, the County implemented Program 1.4 through the Accessory Dwelling Unit (ADU) Ordinance Amendments and the Agricultural Employee Dwelling (AED) Ordinance Amendments.</p> <p>In 2017 and 2018, new State legislation amended Government Code Section 65852.2 and made it easier for homeowners to develop ADUs. Throughout 2017 and 2018, staff prepared draft zoning ordinance amendments to streamline the permit process for ADUs in compliance with State law. The Board adopted the proposed amendments in August 2018, and the amendments went into effect in the Inland Area in September 2018. The County also submitted the CZO amendment to the California Coastal Commission (CCC) for review and certification in September 2018. The CCC will consider certification of the amendment at a public hearing in early 2019.</p> <p>In 2018, the County also prepared zoning ordinance amendments to streamline the permit process for AEDs in the Agriculture I (AG-I) and Agriculture II (AG-II) zones in the unincorporated areas of the county. Please see Program 2.4 – Farmworker Housing, below, for more details.</p>
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Program 1.6: Housing Design	Ensure quality housing design and neighborhood compatibility by continuing to require, where applicable, that projects undergo review by regional Boards of Architectural Review for consistency with applicable design guidelines and findings for Design Review.	Ongoing	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. The County has four regional Boards of Architectural Review (BARs) that cover the entire unincorporated area of Santa Barbara County. The BARs include Central County, Montecito, North County, and South County. The BARs encourage development that exemplifies professional design practices so as to enhance the visual quality of the environment, benefit surrounding property values, and prevent poor quality of design. The County has adopted design guidelines for some communities.</p> <p>The CCC certified the Eastern Goleta Valley Residential Design Guidelines in December 2017, which are now in effect in the Coastal Zone. In 2017 and 2018, staff also implemented a limited update of the <i>Montecito Architectural Guidelines and Development Standards (Guidelines)</i>. The update proposed zoning ordinance and <i>Guidelines</i> amendments that limit the size and number of detached accessory buildings in Montecito. The Board adopted the proposed amendments in February 2018, and staff submitted the adopted <i>Guidelines</i> and CZO amendments to the CCC for review and certification in September 2018. The CCC certified the amendments in November 2018. The amendments are now in effect in both the Inland Area and Coastal Zone portions of the county.</p>
Program 1.7: Isla Vista	The County shall revise, readopt, and	Summer 2015	STATUS: COMPLETE. The Board adopted the IVMP in August 2007, which encourages
Program 1.8: Permit Streamlining for Energy Efficiency	Continue to support and expand the use of the County's Smart Build Santa Barbara Program (SB ²) to streamline the permit process for projects meeting energy efficiency requirements. The existing SB ² is a free, voluntary program which provides incentives to applicants to incorporate energy-efficient and green building techniques in their building plans.	Ongoing	STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2018, the SB2 committee provided advice to five projects that came before the committee. The committee did not approve any residential projects in 2018.

<p>Program 1.9: Energy Efficiency Policy and Financing</p>	<p>Seek opportunities to finance and support energy efficiency and renewable energy improvements for the market rate and affordable housing stock in the county. Examples to be considered as part of this program include (1) adopting an Energy and Climate Action Plan, (2) pursuing a feasibility study to establish a Community Choice Aggregation partnership with cities and counties in the region, and (3) prioritizing the expenditure of County affordable housing funds for projects that encourage energy efficiency improvements.</p> <p>Continue to support emPower, a program developed by Santa Barbara County to help homeowners countywide overcome obstacles to making energy saving improvements to their homes. emPower provides a variety of services to homeowners, including rebates, low-interest, and unsecured financing.</p>	<p>ECAP - Winter 2014/2015</p> <p>Community Choice Aggregation - N/A</p> <p>emPower - Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In May 2015, the Board adopted and appropriated funds to implement the County’s Energy and Climate Action Plan (ECAP). In fall 2015, the County Executive Office formed the County Sustainability Committee (CSC) to help implement and monitor progress on the ECAP. County departments responsible for implementing emission reduction measures within the ECAP reported regularly to the CSC throughout 2018. Staff collected data to track the County’s progress on the ECAP and presented an annual report to the Board on September 12, 2017. Staff has initiated a greenhouse gas emission inventory update and will bring an update to the Board in December 2018.</p> <p>Notable plan implementation efforts in 2018 included completion of a second feasibility study for a “community choice energy” electric utility and launch of the Strategic Energy Plan project which will result in a Clean Energy Road Map of potential sites for clean energy project development within the County. Additionally, in May 2017, staff received approval from the California Public Utilities Commission (CPUC) on its Energy Efficiency Business Plan, submitted jointly with the Counties of Ventura and San Luis Obispo, to form the Tri-County Regional Energy Network (3C-REN) and delivery ratepayer funded energy efficiency programs. The CPUC decision is noteworthy given that 3C-REN is one of only three approved Regional Energy Networks (RENs) within the state and it will bring \$50 million in funding to the region through 2025.</p> <p>In Fiscal Year 2017-2018 (July 1, 2017 through June 30, 2018), the emPower program performed 222 energy coach site visits, provided information to 3,324 interested individuals, and serviced \$452,514 in loan applications for energy efficient upgrades.</p>
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<p>Program 1.10: State Density Bonus Law</p>	<p>Amend applicable County regulations to comply with the provisions of State Density Bonus Law (SDBL), which is intended to increase the economic feasibility of affordable housing development for extremely low, very low, and low-income households. Specifically, amend Article II (Coastal Zoning Ordinance) to allow up to a 35 percent density bonus for applicable projects. The current Article II regulations only allow a 25 percent density bonus.</p>	<p>Winter 2019</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2015, the County amended its zoning ordinances to increase the density bonus for qualifying housing projects from 25 to 35 percent. The amendments went into effect in the Inland Area and Coastal Zone in November 2015 and December 2016, respectively.</p> <p>The County expanded the scope of Program 1.10 to include the State Density Bonus Law (SDBL) Update. This project will amend the County's zoning ordinances to comply with four bills passed in September 2016 (AB 2442, 2556, 2501, and 1934). Specifically, this project will update zoning ordinance provisions related to density bonuses for eligible affordable housing projects. Thus, the SDBL Update will further implement Program 1.10 and expand opportunities for the development of affordable housing in unincorporated Santa Barbara County.</p> <p>Staff began analyzing the new bills in fall 2017 and developed a work program in winter 2018. Staff will begin drafting zoning ordinance amendments in early 2019. Staff expects to present the zoning ordinance amendments to decision-makers at public hearings in fall 2019.</p>
<p>Program 1.12: Affordable Program 1.15: Mixed Use Zone</p>	<p>The County shall continue, and where appropriate zoning ordinance amendments to create a mixed-use zone that allows a mix of residential, commercial retail, services, and office uses within a designated urban area to facilitate affordable, special needs, senior, and workforce housing near job centers. The mixed-use zone could include a variable residential density incentive that rewards appropriate design through the provision of additional units at higher densities and smaller unit sizes. Options could also include form based building standards, such as zero lot lines and minimum mass requirements.</p>	<p>Ongoing Summer 2015</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. The County Housing and STATUS: COMPLETE. The County adopted the EGVCP on October 20, 2015. As part of this community planning process, the County also adopted a new county-wide MU zone. The County applied the zone to 56 parcels within the EGVCP plan area (see Program 1.3 for additional details). The County could apply the MU zone to other plan areas in the future.</p>

<p>Program 1.16: Design Residential (DR) Zone Modifications</p>	<p>The County shall evaluate and adopt as appropriate zoning ordinance amendments to increase the maximum site coverage (percent) for structures, and/or reduce the minimum net site area (percent) reserved for common and/or public open space in the Design Residential (DR) zone for affordable, special needs, and senior housing development consistent with the surrounding setting and Comprehensive Plan. The zoning ordinance amendments may also reduce parking standards and allow hard surfaced walkways and similar hard surfaces not currently included as open space to be included as open space.</p>	<p>Winter 2015/2016</p>	<p>STATUS: COMPLETE. In 2016, staff presented proposed zoning ordinance amendments to the County Planning Commission (CPC) and Board. The amendments provide the following incentives for new affordable, special needs, and senior housing projects: (1) increase the height limit for qualifying projects from 35 feet to 40 feet, (2) reduce the minimum open space requirement for qualifying projects from 40 percent to 30 percent, (3) reduce the parking requirements for qualifying projects, and (4) increase the maximum site coverage requirement for qualifying projects from 30 percent to 40 percent.</p> <p>On September 20, 2016, the Board adopted the proposed zoning ordinance amendments, which went into effect in the Inland Area upon adoption. The County submitted the amendments to the CCC for review and certification in December 2016, and received certification in November 2017. The amendments are now in effect in the Coastal Zone.</p>
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<p>Program 1.18: Water and Sewer Service Priority for Affordable Housing</p>	<p>Pursuant to Government Code section 65589.7, the County shall immediately deliver the adopted Housing Element and any subsequent amendments to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential within the unincorporated county. The County shall work with each public agency or private entity providing water or sewer services to verify that it grants a priority for the provision of these services to proposed developments that include housing units affordable to lower-income households.</p> <p>This program should be implemented according to the information in the California Department of Housing and Community Development's memorandum on Senate Bill 1087, Water and Sewer Service Priority for Housing Affordable to Lower-Income Households, dated May 22, 2006.</p>	<p>Summer 2015/ Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETE. In May 2015, the County mailed a cover letter and the adopted 2015-2023 Housing Element Update to 10 water districts and 11 sanitation districts in May 2015. The County's Planning and Development Department (P&D) will continue to help ensure that water and sanitation districts grant priority to lower income housing projects for water and sewer services, respectively.</p>
<p>Program 2.1: Applicant Consultations</p>	<p>Provide housing consultation services to help applicants understand the regulatory environment, applicable state laws and incentives, and local policies and incentives affecting the development of special needs housing, including the County's Reasonable Accommodation Policy in Appendix A of this Housing Element.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. P&D staff provide general over-the-counter information to property owners and developers regarding County and state regulations, laws, and incentives for new special needs housing. In addition, property owners and developers may apply for a Planner Consultation or Pre-Application Assessment. In these cases, a planner answers detailed questions about the planning process and applicable regulations (Planner Consultation) or provides an initial review of a proposed project before the applicant submits a formal application (Pre-Application Assessment).</p> <p>In 2018, 58 potential projects received a formal County housing consultation service. One project received a Pre-Application Assessment and 57 projects received a Planner Consultation.</p>

<p>Program 2.3: Farmworker Employee Housing Law Consistency Amendments</p>	<p>The County shall amend the County Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Coastal Zoning Ordinance (CZO) to be consistent with Health and Safety Code Sections 17021.5 and 17021.6 regarding farm worker housing developed by state-licensed agricultural operators. Section 17021.5 requires that any employee housing providing accommodations for six or fewer employees be deemed a single family structure, while Section 17021.6 requires that employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family or household be deemed an agricultural use. As such, no conditional use permit, zoning variance, zoning clearance or business taxes, local registration fees, use permit fees, or other fees shall be applied to these housing types which are not typically subject to uses of the same type in the same zone.</p>	<p>Winter 2016/2017</p>	<p>STATUS: COMPLETE. In November 2015, the Board amended the County's three zoning ordinances to implement Program 2.3. The amendments made the zoning ordinances consistent with the California Health and Safety Code regarding the permitting of farmworker housing. The amendments to the County Land Use and Development Code (LUDC) and Montecito Land Use and Development Code (MLUDC) went into effect in December 2015. The County submitted the CZO amendment to the CCC in December 2015, and the CCC certified the amendment in December 2016. Thus, the CZO amendment is now in effect in the Coastal Zone.</p>
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<p>Program 2.4: Farmworker Housing</p>	<p>The County shall continue to evaluate and approve as appropriate applications from agricultural operators, housing authorities, non-profit organizations, and other housing developers for funds to supplement funds from federal, state, and local funding sources for farm worker housing projects. Past and/or potential funding sources for farm worker housing projects include County Housing Trust Funds (in-lieu fees collected through the County Inclusionary Housing Ordinance), County Successor Agency repayments from past loans by the former County of Santa Barbara Redevelopment Agency in Isla Vista), and HOME Investment Partnerships (U.S. Department of Housing and Urban Development, administered by the County of Santa Barbara, Community Services Department, HCD Division).</p> <p>In addition, the County shall continue to evaluate and revise as appropriate permit process procedures which streamline the permit process for farm worker housing. The County shall also provide opportunities for stakeholder input from growers, ranch owners, and other agricultural operators regarding the need and opportunities for additional farm worker housing.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETE. County HCD evaluates applications and awards IHO, HOME, and other funds for affordable housing opportunities on an ongoing basis, including those projects intended for farm workers and their families.</p> <p>In 2016, County HCD awarded approximately \$948,852 in federal HOME funds for the development of Los Adobes De Maria III in the city of Santa Maria. This project will consist of 34 rental units for farmworkers and their families. The project is under construction with full occupancy expected by spring 2019.</p> <p>From March to December 2018, staff developed zoning ordinance amendments to streamline the permit process for AEDs in the AG-I and AG-II zones in the unincorporated areas of the county. Specifically, these amendments (1) allow certain AEDs with a Zoning Clearance in the Inland Area and Coastal Development Permit in the Coastal Zone, (2) increase the number of employees allowed to occupy AEDs at each permit level, and (3) modify the AED employment/location requirements within certain zones and permit levels. The proposed amendments also clarify that AEDs may include certain mobile homes, manufactured homes, and park trailers that comply with State law.</p> <p>The Board adopted the proposed amendments in December 2018, which went into effect in the Inland Area in January 2019. Staff also submitted the CZO amendment to the CCC in December 2018, which the CCC will consider for certification in 2019.</p>
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<p>Program 2.5: Fair and Safe Special Needs Housing</p>	<p>The County shall evaluate and revise as appropriate its existing “Reasonable Accommodation Policy” (Appendix A, 2015-2023 Housing Element) to ensure the policy is fully consistent with Chapter 671, Statutes of 2001 (SB 520), which amended Government Code section 65583(c)(3).</p> <p>To increase the effectiveness of the policy, the County shall incorporate the revised Reasonable Accommodations Policy into the Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Coastal Zoning Ordinance (CZO). The policy will provide flexibility in the application of County zoning ordinances that pose barriers to housing projects that accommodate the needs of persons with disabilities and their families. As a result, the Reasonable Accommodations Policy will facilitate compliance with federal and state fair housing laws and promote housing opportunities for persons with disabilities.</p>	<p>Winter 2016/2017</p>	<p>STATUS: COMPLETE. In November 2015, the Board amended the County's three zoning ordinances to implement Program 2.5. In compliance with state law, the County replaced Appendix A of the 2015-2023 Housing Element Update (Reasonable Accommodation Policy) with a new process that allows the County to reduce zoning regulations (e.g., setbacks, lot coverage, floor area, fences) to provide individuals with disabilities an equal opportunity to housing. These amendments added this process to each zoning ordinance. The amendments to the LUDC and MLUDC went into effect in the Inland Area in December 2015. The County submitted the CZO amendment to the CCC in December 2015. The CCC conducted a public hearing and certified the amendment in December 2016.</p>
<p>Program 2.7: Definition of Family</p>	<p>The County shall evaluate and clarify as appropriate the definition of “family” included in the zoning ordinances. The current definition of “family” may exclude “group use” of a single-family dwelling for boarding or lodging. The amended definition in the zoning ordinances would clarify that the County does not exclude “group use” of a single-family dwelling as allowed by state housing laws regarding supportive housing, transitional housing, and farm employee housing.</p>	<p>Winter 2016/2017</p>	<p>STATUS: COMPLETE. In November 2015, the Board amended the zoning ordinances to implement Program 2.7. The amendments revised the definition of “family” to clarify that the use of a single-family dwelling by people living in group homes is an allowed use. The LUDC and MLUDC amendments went into effect for the Inland Area in December 2015. The County submitted the CZO amendment to the CCC in December 2015. The CCC conducted a public hearing and certified the amendment in December 2016.</p>

<p>Program 2.8: Transitional and Supportive Housing</p>	<p>The County shall evaluate and amend as appropriate the County Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Coastal Zoning Ordinance (CZO) to be consistent with Government Code sections 65582 and 65583(a)(5), Senate Bill 745, and Senate Bill 2 regarding transitional and supportive housing. In particular, the County will amend the zoning ordinances to include definitions of transitional and supportive housing, consider transitional and supportive housing to be a residential use, and explicitly permit transitional and supportive housing subject only to those zoning regulations that apply to other residential dwellings of the same type in the same zone.</p>	<p>Winter 2016/2017</p>	<p>STATUS: COMPLETE. Staff initiated work on Program 2.8 in mid-2016. Staff researched regulatory options for permitting transitional and supportive housing, consulted with state housing agencies, and began preparing draft ordinance amendments. In June 2017, the Board voted unanimously to adopt the proposed amendments. Staff submitted the CZO amendments to the CCC in September 2017 and received certification in December 2017. The amendments are now in effect in both the Inland Area and Coastal Zone.</p>
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<p>Program 3.1: Fair Housing Legal Services</p>	<p>Continue implementing existing programs that provide a referral process and/or contracts with public services and legal services for fair housing issues. The County currently contributes General Fund resources to the City of Santa Barbara for its Rental Housing Mediation Task Force (RHMTF) public service program. The RHMTF provides dispute resolution prevention through education; provides information (in Spanish and English) on tenant/landlord rights and responsibilities (per federal, state and municipal codes); supports fair housing community needs; provides staff consultations; and other outreach services. Additionally, the County will evaluate and contribute as appropriate additional funding to appropriate private legal service agencies, such as the Legal Aid Foundation of Santa Barbara County, to provide active fair housing legal services countywide.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. The County continues to contribute General Fund resources to the Legal Aid Foundation of Santa Barbara County for fair housing services. Legal Aid provides information (in Spanish and English) on tenant/landlord rights and responsibilities (per federal, state and municipal codes), supports fair housing community needs, and provides staff consultations and other outreach services at its Legal Aid offices in Santa Maria, Lompoc, and Santa Barbara. In 2018, the County also supported Legal Aid's Family Violence Intervention Program with federal Community Development Block Grants (CDBG) funds.</p>
<p>Program 4.1: Government Funding Continuum</p>	<p>Continue to access HOME Investment Partnerships (HOME), CDBG program, and other resources provided by federal, state, or regional entities to increase the efficiency of locally generated Inclusionary Housing Ordinance (IHO) in-lieu fees collected to construct new and conserve and improve existing affordable housing stock.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. The County receives an annual allocation of HOME, CDBG, Emergency Solutions Grants (ESG), and Continuum of Care (CoC) funding and awards those funds through Notices of Funding Availability (NOFA) and in the case of federal CoC funding, through the Santa Maria/Santa Barbara CoC. County HCD accepts applications for funding of affordable housing development year-round.</p> <p>In 2018, County HCD received \$1.038 million in HOME funding and \$1.19 million in CDBG. In 2017 the County received \$1.77 million in HUD homeless Continuum of Care (CoC) funding, and \$583,706 in State ESG. 2018 homeless grant announcements have not been released as of December 2018.</p>

<p>Program 4.2: Avoid Conversion of Affordable Housing to Market Rate</p>	<p>The County will monitor affordable rental developments with expiring use restrictions for properties that received funding from Community Services Department, Housing and Community Development Division (County HCD) and work with owners to ensure maintained affordability. County HCD will continue to manage a database that tracks the expiration dates of affordable housing covenants and restrictions. Prior to the expiration of these affordability restrictions, County HCD shall explore all opportunities to maintain this affordability. Such opportunities include but are not limited to providing rehabilitation funding to the property owner contingent upon an extension of the affordability restrictions, assisting non-profit housing agencies or any other entities seeking to acquire and maintain government-assisted housing developments at risk of converting to market rate housing, or acquiring the housing units with available local financing.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. To the extent that the County has an existing deed restriction, covenant, or other regulatory agreement, County HCD monitors the term of the affordability restrictions.</p>
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<p>Program 4.3: Improve and Rehabilitate Existing Housing Stock</p>	<p>The County shall continue to provide technical, administrative, and governmental support to the Housing Authority of the County of Santa Barbara and other affordable housing providers to conserve, improve, and rehabilitate existing affordable housing stock through the approval of revenue bonds and other federal and state funding programs.</p> <p>The County shall continue to annually process and consider applications for CDBG Urban County Partnership and the HOME Consortium grant funds to maintain, upgrade, and/or rehabilitate existing low-income affordable housing stock, including single-family and multifamily units. The County shall also take proactive steps that encourage affordable housing providers to apply for grants to rehabilitate affordable housing stock, such as assisting affordable housing providers with the grant application process and sending housing providers the annual Notice of Funding Availability (NOFA) and inviting proposals for repair, maintenance, and rehabilitation programs.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. See the annual update above for Program 4.1: Government Funding Continuum. In addition to this program, the County assists applicants for private activity bonds and convenes the County's approval boards, such as the Debt Advisory Committee (DAC) and the Board of Supervisors. In 2018, County HCD did not receive any requests for this type of assistance.</p>
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<p>Program 4.4: Soft Second Mortgages</p>	<p>Explore opportunities to support and secure funding for County, public, and non-government organization programs that provide soft second mortgage loans or other financial tools to assist first-time moderate and low-income homebuyers who cannot afford to buy a home without financial assistance.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2016, County HCD started working with Habitat for Humanity of Santa Barbara County to develop three single-family affordable units in the city of Carpinteria for low income homebuyers. The properties are under construction and are expected to be completed in spring 2019. Three families have already been selected to buy and help build these Habitat for Humanity homes. The non-profit Housing Trust Fund (HTF) of the County of Santa Barbara, a Community Development Financial Institution (CDFI), recently started a program in Santa Barbara County to offer soft second mortgages for income-qualified homebuyers. The HTF is working with the County's Human Resources Department on a program for County employees. The County also will continue to consider investing HOME or other funds for use as "soft mortgage" financing, as funding becomes available.</p>
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<p>Program 4.5: Code Enforcement</p>	<p>The County shall continue to administer a building code enforcement program that responds to complaints regarding dangerous buildings and building code violations. This program helps ensure property owners maintain existing housing stock through the enforcement of applicable building codes and laws. The applicable building codes include the County of Santa Barbara Building Code and 1997 Uniform Code for the Abatement of Dangerous Buildings. The applicable laws include the California Health and Safe Code, such as Health and Safety Code Section 17980(c)(C)(2) which requires that code enforcement agencies consider needs expressed in the housing element when deciding whether to require vacation or repair of property.</p> <p>The County shall continue to annually process and consider applications for CDBG Urban County Partnership and the HOME Consortium grant funds for code enforcement activities. These funds may be used for new or existing programs in unincorporated areas and incorporated cities throughout Santa Barbara County.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2018, County HCD continued to provide enforcement oversight of County Ordinance 4444, which prevents the illegal eviction of tenants in buildings of four or more rental units due to the demolition, alteration, or substantial rehabilitation of the units. County HCD also continued to administer an extensive affordable housing monitoring program and reviewed a sample of affordable units under covenant with the County, based on risk factors, to determine their compliance with Housing Quality Standards (HQS).</p>
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<p>Program 5.1: Cooperative Partnerships</p>	<p>Work cooperatively and form partnerships with federal, state, and regional agencies, as well as private and non-profit entities to apply for public funding to support projects demonstrating creative strategies to address affordable housing needs.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2018, County HCD worked with a variety of community partners, including homeless service providers and advocates, affordable housing developers, and community stakeholders to develop partnerships to apply for funding to address affordable housing needs. The results include the following: (1) \$1.7 million (2018-19) in federal CoC Homeless funds; (2) \$583,706 (2017-18) in State ESG funding for homeless prevention and emergency services; (3) \$949,000 of the County's federal HOME loan was leveraged to the People's Self Help Housing Corp, which brought in over \$15 million in grants, low income housing tax credit (LIHTC) equity, and below-market rate financing for Los Adobes de Maria III, a 34 unit affordable housing development in Santa Maria for farmworker families. The project is under construction with a completion date of spring 2019; and, (4) \$3.1 million in HOME & In-Lieu funding, and \$2.4 million in a County originated Mental Health Services Act (MHSA) loan to the 80 unit Depot Street Apts. in Santa Maria for a \$37 million affordable housing development.</p>
<p>Program 5.2: Regional Housing Programs Participation</p>	<p>Participate in regional planning and housing programs with the incorporated cities; public and private housing agencies such as the Housing Authority of Santa Barbara County, Housing Authority of the City of Santa Barbara, and Habitat for Humanity; and other stakeholders as appropriate. As part of this effort, the County shall pursue collaborative partnerships, such as the Central Coast Collaborative on Homelessness.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. County HCD regularly collaborates with partner cities on regional planning and housing programs. In part, collaboration occurs through the Joint Cities-County Affordable Housing Task Group, County HOME Consortium and CDBG Urban County programs. The County HCD also collaborates with homeless regional planning bodies, such as the United Way of Santa Barbara County and the Santa Maria/Santa Barbara CoC. In 2018, the County's CoC received approximately \$1.7 million in federal funding to help address homelessness.</p>
<p>Program 5.3: Housing Programs Outreach</p>	<p>Facilitate public outreach regarding the County's housing programs and housing opportunities, such as residential second units, farm employee dwellings, and permit streamlining. In addition, the County shall provide information on its website and provide literature detailing the opportunities to develop housing which is affordable by design or with price restrictions.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2018, County HCD's Local Affordable Housing Program held "Lunch and Learn" seminars in Santa Barbara and Santa Maria. The seminars were designed to educate County employees who may be future homebuyers on the available affordable units under County-restrictive covenants. County HCD continued to serve on the Board of Directors for the Coastal Housing Partnership, a non-profit organization that helps local employees purchase homes.</p>

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Barbara	
Reporting Period	2018	(Jan. 1 - Dec. 31)

Note: + Optional field
Cells in grey contain auto-calculation formulas

Table F

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

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	County of Santa Barbara	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Permitted Units Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	6
Moderate	Deed Restricted	0
	Non-Deed Restricted	16
Above Moderate		181
Total Units 44		203

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

Entitlement Summary	
Total Housing Applications Submitted:	211
Number of Proposed Units in All Applications Received:	287
Total Housing Units Approved:	157
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas