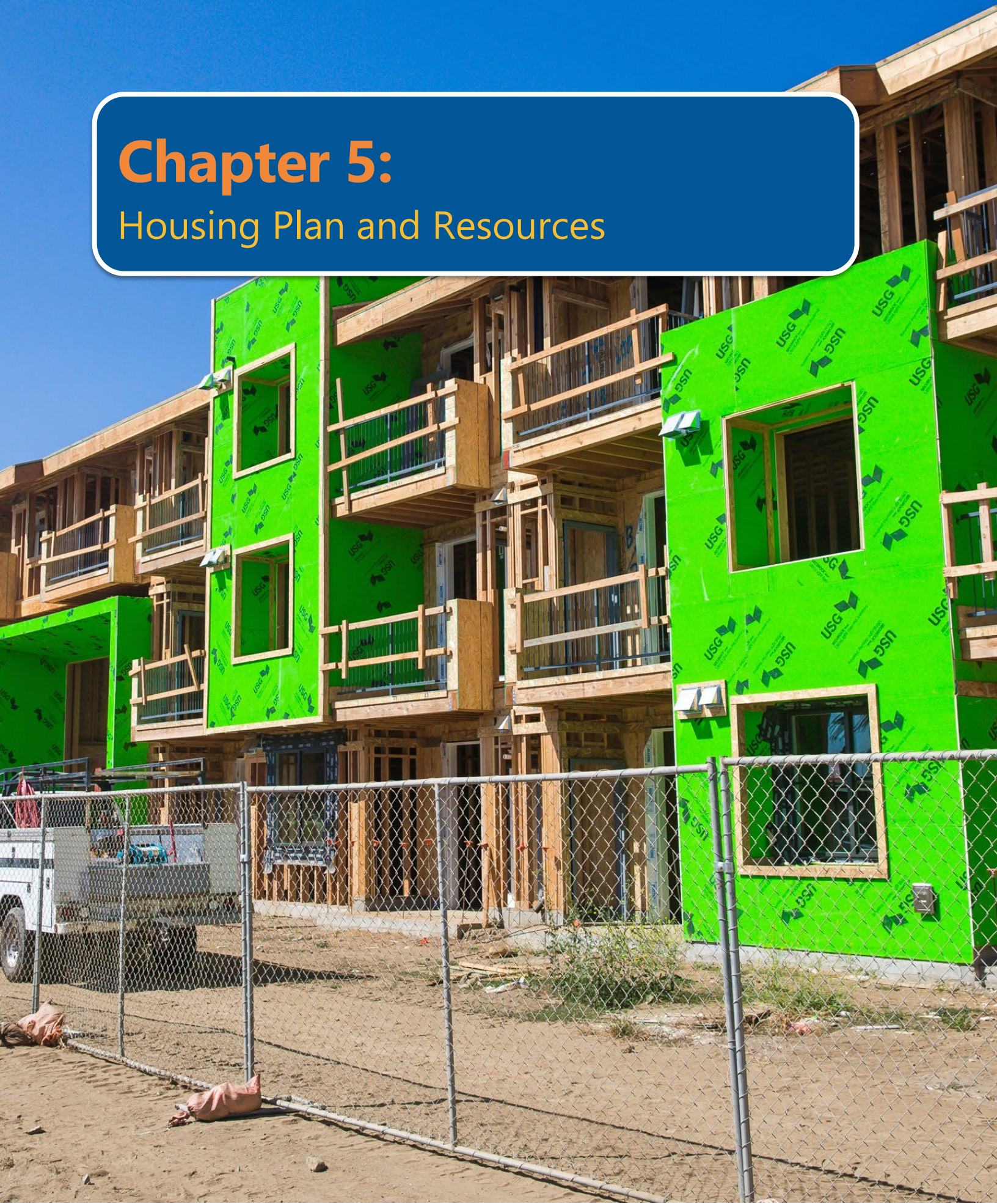


Chapter 5:

Housing Plan and Resources



5.0 Housing Plan and Resources

Pursuant to Government Code Section 65583(b), the County of Santa Barbara (County) Housing Element must set forth a statement of goals and policies to address the preservation, improvement, and development of housing. The goals and policies must also address the needs of all economic segments of the community and individuals and/or families with special housing needs (Government Code Section 65583). In addition, Government Code Section 65583(c) requires the Housing Element to include a schedule of actions the County is undertaking or intends to undertake to achieve these goals and policies.

The 2023-2031 Housing Element Update (Housing Element Update) considers significant changes to state housing element law implemented in the last few years that prioritize housing production in a manner that affirmatively furthers fair housing. Assembly Bill (AB) 1397 (Adequate Sites) and AB 686 (Affirmatively Furthering Fair Housing) are two pieces of new legislation that have significant impacts on the Housing Element Update. AB 1397 establishes stringent requirements for sites to qualify for Regional Housing Needs Allocation (RHNA), and AB 686 requires local jurisdictions to conduct a robust fair housing assessment and take meaningful actions to address fair housing issues.

For the 2023-2031 planning period, the County, in large part, updated the existing provisions by (1) deleting completed goals, policies, and programs, and, as necessary, (2) amending outdated and/or adding new goals, policies, and programs. These updates address new state laws and current and projected housing needs identified by the housing needs assessment and constraints analysis provided in *Chapter 2, Community Housing Assessment and Needs*, and *Chapter 3, Housing Constraints Assessment*.

In total, this updated policy framework effectively addresses the housing needs of all economic segments of the unincorporated population in Santa Barbara County. Through the implementation of the Housing Element, the County continuously seeks to leverage federal, state, and local financial resources to fund affordable housing programs and promote new housing opportunities through a balanced regulatory approach.

A. Goals and Policies

Goal 1: Enhance the Affordability, Diversity, Quantity, and Quality of the Housing Supply.

Policy 1.1: Promote new housing opportunities throughout the unincorporated county and the revitalization of existing housing to meet the needs of all economic segments of the community, including extremely low-income households, while preserving the County's rural heritage and respecting each unincorporated community's unique character.

Policy 1.2: Encourage large employers, including corporations, government, institutions, and schools, to collaborate with local governments, non-profits, and private interests to fund, develop, and maintain high-quality affordable housing to accommodate the region’s workforce.

Policy 1.3: Promote housing opportunities near employment centers through regional and local planning efforts, including updates to the Comprehensive Plan and County Code, as well as the Regional Growth Forecast, Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS), RHNA Plan, Congestion Management Plan (CMP), Active Transportation Plan, and Bicycle Master Plan.

Policy 1.4: Ensure that housing developments provide or expand on-site or community recreational opportunities to serve residents. This can include but is not limited to community or neighborhood parks, play areas, outdoor gathering/barbeque spaces, sports fields/courts, trails and walking paths, and recreational open spaces.

Goal 2: Promote, Encourage, and Facilitate Housing for Special Needs Groups.

Policy 2.1: Encourage housing that meets the requirements of special needs households, as identified per state law, and promote housing diversity (i.e., size, type, tenure, location, and affordability levels).

Goal 3: Affirmatively Further Fair Housing.

Policy 3.1: Promote equal housing opportunities and locational choices for all persons in all housing types (ownership and rental, market rate, and assisted).

Goal 4: Preserve the Affordable Housing Stock and Cultivate Financial Resources for the Provision of Affordable Housing in Santa Barbara County.

Policy 4.1: Preserve the affordable housing stock, maintain its affordability, improve its condition, and prevent future deterioration and resident displacement.

Policy 4.2: Participate in available federal and state housing subsidy and assistance programs and use the County’s own resources to leverage maximum funding for the provision of affordable housing.

Goal 5: Foster Cooperative Relationships and Efficient Government.

Policy 5.1: Form collaborative and professional working relationships with the public and housing providers and assist with the process of accessing and/or providing affordable housing opportunities.

Policy 5.2: Identify and, where feasible, eliminate or reduce governmental constraints to the development of housing.

Goal 6: Promote Home Ownership and/or the Continued Availability of Affordable Housing Units through programs and implementing ordinances for all economic segments of the population, including extremely low-, very low-, low-, moderate-, and/or workforce-income households to assure that existing and projected needs for affordable housing are accommodated in residential development.

Policy 6.1: Designate appropriate land and/or provide programmatic strategies (e.g., fee waivers or reductions, regulatory incentives) for the development of affordable housing when preparing and amending land use and/or community plans, the zoning codes, and growth management plans.

Policy 6.2: Promote the inclusion of affordable housing units as part of residential land use and development to 1) reduce the negative environmental, economic, and social effects of the jobs to housing imbalance and the resulting commuting and vehicle miles traveled (VMT), and 2) achieve efficient, compact, and cost-effective use of buildable land.

Policy 6.3: Require specified types of discretionary residential projects to provide a portion of the development as deed-restricted affordable housing units, construct on-site units, and/or pay in-lieu fees for use in the development of affordable housing. Specified projects shall comply with the requirements set forth for inclusionary housing in Chapter 46 – Affordable Housing Enforcement and Chapter 46A - Inclusionary Housing Ordinance (IHO) of the County Code.

Policy 6.5: Provide incentives to the greatest extent feasible for projects subject to the County’s inclusionary housing requirements, including bonus density increases and/or modifications to zoning requirements.

B. Programs and Actions

Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss

The County’s 2023-2031 RHNA totals 5,664 units. When projected accessory dwelling units (ADUs), pending projects, and suitable and available vacant sites under current zoning are accounted for, the County can meet its RHNA for above moderate-income units in both the South Coast and North County and moderate-income units in the North County. However, the County continues to have a shortfall of capacity, particularly for lower-income units, as shown in Tables 4-5 and 4-6 in *Chapter 4, Housing Sites Inventory. Appendix E, Housing Sites Inventory and Methodology*, presents detailed calculations. The County will also accommodate a 15 percent buffer for lower- and moderate-income units. Tables 4-7 and 4-8 show that these additional units increase the need for lower- and moderate-income units.

To accommodate the shortfall, the County has identified vacant and non-vacant sites with potential for development or redevelopment, respectively, over the eight-year 2023-2031 planning period to be rezoned to fully accommodate the RHNA plus the 15 percent buffer for lower- and

moderate-income units. The potential rezone sites are in both the South Coast and North County. Table E-16 in *Appendix E, Housing Sites Inventory and Methodology*, lists and summarizes the key characteristics of each rezone site, including the proposed zoning and potential units by affordability level(s).

To ensure that the County complies with Government Code Section 65863 (No Net Loss Law), the County will monitor the development of residential and mixed use sites included in the sites inventory to ensure an adequate inventory is available to meet the County’s RHNA and the 15 percent buffer for lower- and moderate-income units throughout this Housing Element Update. Specifically, the County will develop and implement a formal, ongoing, project-by-project evaluation procedure pursuant to Government Code Section 65863. Should approval of development result in a reduction of residential capacity below what is needed to accommodate the remaining need for households at a specific income level, the County will identify replacement sites as part of the findings for project approval, or if necessary, rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA within six months.

Program 1 - Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> • By February 15, 2024, complete redesignation/rezoning of adequate sites to fully accommodate the 2023-2031 RHNA plus the 15 percent buffer for lower- and moderate-income households. Rezoning of sites to meet the shortfall will comply with the requirements of Government Code Section 65583.2(h). Specifically, Government Code 65583.2(h) states that jurisdictions must apply the following standards to sites they rezone to accommodate their shortfall of lower-income units: <ul style="list-style-type: none"> • Permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower-income households. • Permit at least 16 units per site. • Rezone these sites for a density of at least 20 units per acre in suburban jurisdictions, such as Santa Barbara County. • At least 50 percent of the lower-income housing shall be accommodated on sites designated for residential use and for which non-residential uses or mixed uses are not permitted, except that a city or county may accommodate all of the very low and low-income housing needs on sites designated for mixed use if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed use project. • As part of Program 1 implementation, appropriate development standards will be established to ensure that maximum densities can be achieved. • By February 15, 2024, the County will establish minimum and maximum densities for residential rezones. • Maintain an ongoing inventory of available sites for residential development and make it available on the County website.

Program 1 - Actions & Implementation	
	<ul style="list-style-type: none"> Update the sites inventory annually to reflect the status of individual sites. By February 15, 2024, implement a formal evaluation procedure pursuant to Government Code Section 65863 to monitor the development of vacant and non-vacant sites and ensure that adequate sites are available to meet the remaining RHNA by income level.
Primary Responsible Departments	Planning and Development Department
Funding Sources	County General Fund
Relevant Housing Policies	Policies 1.1, 1.2, 1.3, and 6.1

Program 2: Use by Right Approval

Pursuant to Government Code Section 65583.2(c), housing projects with 20 percent of the units affordable to lower-income households and zoned or rezoned at a residential density allowing at least 20 units per acre on the following types of sites are subject to use by right:

- Vacant sites included in the County’s 4th and 5th Cycle Housing Elements, and
- Non-vacant sites identified in the County’s 5th Cycle Housing Element.

Pursuant to Government Code Section 65583, “use by right” means the housing project is not subject to a conditional use permit or other discretionary review or approval or California Environmental Quality Act (CEQA). Appendix E, Housing Sites Inventory and Methodology, includes a list of potential rezone sites.

Program 2 - Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> By February 15, 2024, update the zoning ordinances to address the zoning and use by right approval requirements in Government Code Section 65583.2(c).
Primary Responsible Departments	Planning and Development Department
Funding Sources	County General Fund
Relevant Housing Policies	Policies 1.1, 2.1, 3.1, 5.1, 6.1, and 6.2

Program 3: Replacement Housing

Development on all non-vacant sites designated in the Housing Element, at all income levels, that contain existing residential units or units that were rented in the past five years, is subject to the replacement housing requirements specified in Government Code Sections 65583.2 and 65915.

Program 3 - Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> By February 15, 2024, as part of the redesignation and rezoning being undertaken to provide adequate sites (see Program 1), update the zoning ordinances to include the unit replacement requirements specified in state law.
Primary Responsible Departments	Planning and Development Department

Program 3 - Actions & Implementation	
Funding Sources	County General Fund
Relevant Housing Policies	Policy 4.1

Program 4: Inclusionary Housing

The County implements an IHO that may require the provision of up to 15 percent affordable units (very low-, low-, moderate-, and workforce-income [120-200 percent of the area median income (AMI) units] within proposed residential subdivisions of 20 units or greater and one moderate-income unit within projects with 5 to 19 units. The County will amend the IHO to ensure compliance with state law and increase the required term of affordability.

Program 4 - Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> By the end of 2025, amend the IHO to (1) replace the residential second unit provision to include ADUs, (2) increase the length of time the unit retains the sales price restriction from 45 to 90 years, and (3) make any other changes required to comply with state law. Prepare an annual report that monitors the effectiveness of the IHO in providing housing affordable to lower-income households. The County will evaluate and amend, as appropriate, the IHO requirements and in-lieu fees if monitoring demonstrates that the IHO is not directly (via new construction) or indirectly (via in-lieu fees) providing affordable housing. Annual reports will track all projects subject to the IHO. The reports will include in-lieu fees collected, housing projects funded using in-lieu fees, and affordability-restricted units produced by the IHO and their contribution to meeting the County’s RHNA at each income level (e.g., lower-, moderate-, and above moderate-income).
Primary Responsible Departments	Planning and Development Department; Community Services Department, Housing and Community Development Division
Funding Sources	County General Fund
Relevant Housing Policies	Policies 6.2, 6.3, and 6.5

Program 5: Tools and Incentives for High-Quality Affordable Housing

The County offers various incentives and tools to facilitate the development of affordable housing throughout the unincorporated county, including housing for lower- and moderate-income households (including extremely low-income households), special needs groups, and the workforce. These include:

1. Encouraging the development of unit types that are affordable by design, including ADUs/junior ADUs (JADUs), agricultural employee dwellings (AED), infill development, and mixed use development through County ordinances, the ADU Ordinance, AED Ordinance, and Density Bonus Ordinance.

2. Modifying setbacks, height limits, parking requirements, minimum yard area, or other applicable zoning standards for new affordable housing projects approved under a Development Plan, Development Agreement, or Density Bonus concessions.
3. Providing Board-approved discretionary reductions of development impact fees for projects with demonstrated public benefits, including the provision of on-site affordable and/or special needs housing.
4. Partnering with private and non-profit housing developers, including the Housing Authority of Santa Barbara County (HASBARCO), and providing gap financing for affordable housing projects as funding permits.

Program 5 - Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> • Annually issue a Notice of Funding Availability (NOFA) to solicit project information on developments that will occur over the next several years. • Review funding applications; meet with housing developers to promote affordable housing incentives and tools available, and explore opportunities for affordable housing development. • Evaluate applications as they are ready to proceed with development (development approvals received, financing identified, including State funds) and award IHO In-Lieu, HOME, Permanent Local Housing Allocation (PLHA), and other federal and/or state funds for affordable housing projects, prioritizing funding for projects that include housing for extremely low- and low-income households and housing for special needs groups, such as people experiencing homeless, persons with disabilities, families, agricultural employees, and seniors. • Work with local for-profit and non-profit developers to pursue the creation of 500-700 affordable housing units through new construction or conversion of existing units over eight years.
Primary Responsible Departments	Community Services Department, Housing and Community Development Division
Funding Sources	County Housing Trust Funds (HTFs) (Inclusionary In-Lieu Fees); PLHA; HOME
Relevant Housing Policies	Policies 2.1, 3.1, 4.1, 5.1, 5.2, 6.1, 6.2, and 6.5

Program 6: Housing for Farm and Hospitality Workers

The farming and hospitality industries form the significant economic base of Santa Barbara County. The County will continue to facilitate the development of housing for its workforce, including housing for farm and hospitality workers. In addition, the County will continue to evaluate and revise, as appropriate, permit procedures to streamline the permit process for farmworker housing.

Program 6 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> • Annually meet with housing developers and large employers to explore opportunities for affordable housing for the workforce, especially for farm and

Program 6 – Actions & Implementation	
	<p>hospitality workers. People’s Self-Help Housing (PSHH) is the County’s primary developer of farmworker housing and consults with farm operators, ranch owners, and other agricultural and major employers to explore the need for additional housing.</p> <ul style="list-style-type: none"> • Annually evaluate applications and award IHO, HOME, and other federal and state funds for affordable housing projects that will be available to the farm and hospitality workforce, prioritizing funding for projects that include housing for extremely low-income and low-income households. • Pursue 100 affordable housing units over eight years to meet the needs of farmworkers.
Primary Responsible Departments	Community Services Department, Housing and Community Development Division
Funding Sources	County HTFs (IHO In-Lieu Fees); PLHA; HOME
Relevant Housing Policies	Policies 1.1, 1.3, 2.1, 3.1, and 5.1

Program 7: Project Homekey

The County will continue to support and expand Project Homekey sites, a program launched in April 2020 in response to the COVID-19 Pandemic, which involves the conversion and rehabilitation of existing structures (primarily hotels and motels) and new construction of permanent and interim housing for the target population.

Program 7 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> • Maximize the number of permanent and interim housing units developed with Homekey. • Coordinate with the existing key stakeholder workgroup to identify sites and prepare for funding rounds. County-owned sites are preferred to expedite the timeline.
Primary Responsible Departments	Community Services Department, Housing and Community Development Division
Funding Sources	Homekey, HOME American Rescue Plan (ARP), Homeless Housing, Assistance and Prevention Program (HHAP), and American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds (SLFRF)
Relevant Housing Policies	Policies 2.1, 3.1, and 5.1

Program 8: Housing for the Homeless

Increase access to safe, affordable housing dedicated to persons experiencing homelessness by implementing the County’s Community Action Plan to Address Homelessness.

Program 8 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> • Increase the housing inventory with 835 additional permanent units and 531 long-term rental subsidies dedicated to persons experiencing homelessness.

Program 8 – Actions & Implementation	
	<ul style="list-style-type: none"> • Coordinate and align all regional funding to maximize local contributions to improve scoring on competitive multifamily funding applications. • Increase the pool of funding available for housing and services, including leveraging healthcare partners and California Advancing and Innovating Medi-Cal. • Maintain a potential site inventory with input from the community and other local jurisdictions. • Centralize landlord engagement and incentives to secure private rental market units for use for persons with Housing Choice Vouchers (HCV) or the equivalent.
Primary Responsible Departments	Community Services Department, Housing and Community Development Division
Funding Sources	Housing for a Healthy California, HOME–ARP, CA Multi-Family Housing Programs, Homekey, and others.
Relevant Housing Policies	Policies 2.1, 3.1, and 5.1

Program 9: Sites for Emergency Shelters

The County will amend its zoning ordinances to comply with Government Code Section 65583(a)(4) and ensure there are sufficient sites zoned for emergency shelters to house the unincorporated county’s unsheltered homeless population. In part, the County will expand the current definition of “emergency shelter,” increase the number of zones that allow emergency shelters subject to a non-discretionary (i.e., ministerial) permit and objective standards, and ensure that those zones are near necessary amenities and services that serve people experiencing homelessness.

Program 9 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> • By February 15, 2024, amend the zoning ordinances to allow emergency shelters with ministerial permits. • Ensure that sites identified to accommodate emergency shelters are near services that serve people experiencing homelessness and provide sufficient capacity to house the unincorporated county’s unsheltered homeless population. • By February 15, 2024, develop and adopt objective standards for emergency shelters in all zones where they are allowed. • By February 15, 2024, expand the current definition of “emergency shelter” per Government Code Section 65583(a)(4).
Primary Responsible Departments	Planning and Development Department
Funding Sources	General Fund
Relevant Housing Policies	Policies 1.1, 2.1, and 5.2

Program 10: Accessory Dwelling Units

ADUs are an important resource for providing lower- and moderate-income housing in the unincorporated area of the county. To facilitate ADU/JADU production, the County will update its online resources, provide financial assistance to property owners, and amend its zoning ordinances to comply with state law.

Program 10 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> Permit approximately 100 ADUs annually (approximately 800 ADUs over eight years). Amend the County’s ADU and JADU ordinances to comply with recent changes to state ADU law, including but not limited to AB 221 (2022) and Senate Bill (SB) 897 (2022). Update the ADU webpage as needed to ensure information addresses questions raised by applicants. By June 2024, develop pre-approved plans for ADUs. By June 2024, develop a fair housing fact sheet to be included in ADU permit applications. Annually, pursue and allocate financial incentives to support ADU construction with the annual goal of assisting 5 lower-income households with ADU construction. The County will continue to review the production of ADUs to verify that this Housing Element Update’s projections are accurate, including production level and affordability and report this production in the Annual Progress Report. If production estimates are below the estimates in the Housing Element, within six months of the review, County staff will revise the County’s ADU strategies (outside of the ordinance) to help achieve the overall goal of approximately 791 ADUs during the planning period. Revised strategies may include alternative actions such as increased outreach and reduced fees.
Primary Responsible Departments	Planning and Development Department and Community Services Department, Housing and Community Development Division
Funding Sources	General Fund; Inclusionary In-Lieu Fees; PLHA
Relevant Housing Policies	Policies 1.1, 1.3, and 3.1

Program 11: Senate Bill 9 Implementation

Senate Bill (SB) 9 requires ministerial approval of housing development with no more than two primary units in a single-family zone, the subdivision of a parcel in a single-family zone into two parcels, or both. The County will develop an ordinance that implements SB 9 and explores adding a requirement that requires at least one of the new units resulting from the division of land under SB 9 to be restricted to moderate-income (80-120 percent of AMI) or workforce-income (120-200 percent of AMI) households.

Program 11 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> By June 2024, the County will adopt an ordinance implementing SB 9.

Program 11 – Actions & Implementation	
	<ul style="list-style-type: none"> Develop a fair housing fact sheet to be included with all SB 9 permit applications and resources.
Primary Responsible Departments	Planning and Development Department
Funding Sources	General Fund
Relevant Housing Policies	Policies 1.1, 3.1, and 6.2

Program 12: Priorities for Disposal of County Land

Pursuant to Government Code Section 54227(a), when disposing of surplus County land, the County shall give priority to any offer to purchase or lease the land for developing lower- or moderate-income housing and any associated infrastructure (e.g., water, sewer), with highest priority given to development for lower-income households.

To help implement this program, the County General Services, Real Property Division shall send a written offer to sell or lease the surplus land to develop lower- and moderate-income housing and any associated infrastructure to local public entities and housing sponsors before disposing of the land. [Government Code Section 54227(a)]

Conformity review under Government Code Section 65402 requires the County Planning Commission (CPC) to make findings that the sale of the property is in conformance with the County’s Comprehensive Plan.

Program 12 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> Annually update the list of properties that may be considered surplus land and establish a disposal timeline.
Primary Responsible Departments	General Services; Real Estate Services; Planning and Development Department; Planning Commission
Funding Sources	County General Fund
Relevant Housing Policies	Policies 2.1, 3.1, and 5.1

Program 13: Density Bonus Provisions

State Density Bonus Law (SDBL; Government Code Sections 65915-65918) is a tool that incentivizes the construction of affordable housing by allowing a developer to add additional housing units to a project beyond the locally-zoned capacity and secure other incentives and/or concessions in exchange for a commitment from the developer to include deed-restricted affordable units in the project. When a developer meets the requirements of SDBL, the County is obligated to permit increased building density, grant incentives, and waive any conflicting local development standards (e.g., height limits, parking requirements) unless certain limited exceptions apply.

The County last updated its density bonus provisions in 2019. SDBL has been amended several times since 2019, including but not limited to SB 290, AB 1763, and AB 1584, warranting additional revisions to the County’s ordinance implementing the State’s density bonus provisions.

To address the lack of housing available to moderate-income households and the lack of related funding, the County will evaluate and adopt, as appropriate, zoning ordinance amendments to develop a County density bonus program that will create an incentive for the construction of housing units for this income category.

Program 13 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> • By the end of 2024, amend the County’s zoning ordinances to comply with current changes to SDBL. • Annually promote the use of density bonus provisions for affordable housing during outreach to developers. • In 2025, evaluate the appropriateness of a County density bonus program that incentivizes moderate-income housing, and if necessary, amend the zoning ordinances in 2026. • Continue to provide ongoing consultation for project applicants who want to use SDBL or the future County density bonus program as part of their proposed housing project.
Primary Responsible Departments	Planning and Development Department
Funding Sources	County General Fund
Relevant Housing Policies	Policies 2.1, 3.1, 5.2, and 6.2

Program 14: Water and Sewer Services

Government Code Section 65583.2(b)(5)(B) requires that parcels included in the inventory of sites to meet RHNA “have sufficient water, sewer, and dry utilities supply available and accessible to support housing development or be included in an existing general plan program or other mandatory program or plan... to secure sufficient water, sewer, and dry utilities supply to support housing development.” Some of the sites identified by the County to meet its RHNA currently lack water and sewer connections and/or access to increased water use. Additionally, the majority of the sites identified to meet the RHNA are served by independent water and sewer districts, except for the Laguna Sanitation District, which is a dependent special district. This is consistent with state law that a County cannot be a water or sewer provider.

Adequate Sewer Services for New Housing: The County will support the expansion of wastewater facilities to accommodate new housing development, including the expansion of existing wastewater treatment facilities or the use of private wastewater package treatment plants in areas where facilities are limited or unavailable.

Adequate Water Supply for New Housing: The existing limitations on converting the use of water from agricultural to housing purposes (Goleta Water District 2019) include reliance on shared

water resources for multiple uses (e.g., groundwater), reliance on the State Water Project (SWP), and extensive drought conditions that limit water supply for the development of housing available to all income levels. Of concern is the limitations on housing development and, in particular, the development of workforce-, moderate-, and lower-income housing in certain areas of the county where housing development is key to satisfying the County’s housing development goals (e.g., Eastern Goleta Valley). To facilitate the development of housing at all levels, the County will work with water purveyors to increase water supply availability for housing development.

Program 14 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> • Support the expansion of water and wastewater service area boundaries to serve sites identified for rezoning or housing development in the Housing Element (e.g., Carpinteria Water and Sewer Districts). • Support the wastewater treatment providers to expand the capacity of the facilities. • Support water purveyors’ efforts to expand the water supply with new water sources being prioritized for workforce-, moderate-, and lower-income housing development. • Work with the Goleta Water District to support an amendment of the Goleta Water District Code to eliminate the limitations on converting the use of water from agricultural to workforce-, moderate-, and/or lower-income housing use(s) and advocate for the reversal of its policy prohibiting the transfer of water credits from one property to another. • Encourage the implementation of water conservation methods (e.g., on-demand water heaters, cisterns/rain gardens) to augment projected water use for new development projects. • Encourage water purveyors to pursue various strategies to secure water for future housing development, including, but not limited to advanced desalination facilities or advanced wastewater treatment and injection of treated water into the groundwater basin. • To assist with groundwater recharge, support the Laguna Sanitation District extending recycled water service to two golf courses. • Partner with water and wastewater service providers to assess the potential for indirect potable reuse countywide. • Ensure the County Water Agency will continue to participate in Groundwater Sustainability Agencies and Groundwater Sustainability Plan development and implementation to support the sustainable management of groundwater resources.
Primary Responsible Departments	Planning and Development Department, Community Services/Housing Division, Public Works - Laguna Sanitation District, Public Works – County Water Agency
Funding Sources	County General Fund
Relevant Housing Policies	Policies 1.1 and 5.2

Program 15: Water and Sewer Service Priority for Affordable Housing

Pursuant to Government Code Section 65589.7, the County shall deliver the adopted 2023-2031 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 uses within the unincorporated county. The County will notify each public agency or private entity providing water or sewer services that they must grant priority for the provision of these services to proposed developments that include housing units for lower-income households.

Program 15 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> • Within one month of the Housing Element Update adoption, provide a copy of the adopted 2023-2031 Housing Element to each of the water and sewer service providers serving the unincorporated county.
Primary Responsible Departments	Planning and Development Department
Funding Sources	County General Fund
Relevant Housing Policies	Policies 3.1 and 6.2

Program 16: Reduction of Governmental and Non-Governmental Constraints

In recent years, numerous changes to state housing laws have been passed to foster the development of housing for special needs populations. The County’s zoning ordinances must be updated to comply with these new requirements. In addition, the County identified a range of governmental and non-governmental constraints to housing development in the county that is discussed more fully in *Chapter 3, Housing Constraints Assessment*, and *Appendix F, Governmental Constraints Data and Analysis*. Many of these constraints are being addressed by other programs (e.g., zoning ordinance amendments for ADUs, density bonus, and inclusionary housing, as well as the creation of minimum density requirements), and where they are not, this program commits the County to take steps through amendments to the zoning ordinances to address the other constraints. These amendments will be built into the County Planning and Development Department (P&D), Long Range Planning Division’s Work Program.

Program 16 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> • Within three years of Housing Element adoption, amend the zoning ordinances to 1) bring them up to date with state housing laws, including but not limited to housing element sites analysis and reporting (AB 1397, AB 879, and SB 6), and 2) address special needs housing, including residential care facilities for seven or more persons, emergency shelters and transitional housing (AB 139), supportive housing streamlining (AB 2162), and Low Barrier Navigation Centers (AB 101). • Within two years of the Housing Element adoption, amend the zoning ordinances to provide a ministerial permit process for qualified housing developments, as required by state law. • Within four years of the Housing Element adoption, evaluate and adopt, as appropriate, zoning ordinance amendments to allow multi-level care senior

Program 16 – Actions & Implementation	
	<p>housing facilities (e.g., independent living, assisted living, skilled nursing, life plan communities) in residential and other appropriate zones primarily near existing retail uses, personal and medical services, and public transit.</p> <ul style="list-style-type: none"> • Within one year of the Housing Element adoption, expand the Objective Design/Development Standards to the Land Use and Development Code (LUDC), Montecito LUDC (MLUDC), and the Coastal Zoning Ordinance (CZO). • Annually, review and identify necessary amendments to the zoning ordinances to ensure compliance with new state laws. The amendments will be built into the 3-5-year County work program. • Within three years of the Housing Element adoption, modernize the multifamily residential and commercial zone districts (e.g., mixed use) to facilitate the development of multifamily housing and to implement new state laws (e.g., AB 2011 and SB 6), which streamlines the approval process for housing in commercial zones. • Within four years of the Housing Element adoption, update the parking standards to be consistent with new state laws (e.g., AB 2097).
Primary Responsible Departments	Planning and Development Department
Funding Sources	County General Fund
Relevant Housing Policies	Policies 1.1, 2.1, 3.1, 5.2, and 6.1

Program 17: Tenant Protection and Fair Housing Services

The County contracts with the Legal Aid Foundation of Santa Barbara (LAFSB) to disseminate fair housing information through education and counseling for tenants and landlords, the mitigation and prevention of fair housing abuses through regular testing activities, and the resolution of residential rental housing disputes by offering consultation and information on landlord-tenant rights and responsibilities. LAFSB has also been instrumental in providing services related to tenant protections during the State’s COVID-19 tenant eviction protections.

The County continues to refer the services of the City of Santa Barbara Rental Housing Mediation Task Force (RHMTF) public service program to the public who fall in the program’s service area. The RHMTF provides dispute resolution and 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, and provides staff consultations and other outreach services.

Program 17 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> • Annually, promote support for fair housing choice and fair housing public outreach programs by providing increased information via County websites, social media, public pamphlets, informational handouts, and other means, with a specific focus on communities where there is a higher concentration of rental housing and disproportionate housing needs as identified in Appendix D.

Program 17 – Actions & Implementation	
	<ul style="list-style-type: none"> Annually, require any contract for private fair housing legal services to include a public outreach component. This public outreach program must be conducted in multiple languages and designed to provide information to community members from all special needs, racial/ethnic, cultural, and economic spectrums. Annually, assist 75 residents with fair housing and dispute resolution services.
Primary Responsible Departments	Community Services Department, Housing and Community Development Division
Funding Sources	County General Fund, Community Development Block Grant (CDBG)
Relevant Housing Policies	Policies 3.1 and 5.1

Program 18: Preservation of Affordable Housing at Risk of Conversion to Market Rate

The County has an inventory of 534 deed-restricted affordable housing units with 36 units at risk of conversion between 2023-2033 to market-rate costs, as described in *Chapter 2, Community Housing Assessment and Needs*.

Program 18 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> Annually monitor the status of at-risk rental housing projects with the goal of preserving 100 percent of at-risk units. Annually pursue funding available at the state and federal levels to extend affordability covenants on affordable units. In the event of a potential conversion, conduct outreach to other non-profit housing providers to acquire projects aging-out out of low-income use. As funding permits, assist in funding the acquisition or support funding applications by non-profit providers or public agencies.
Primary Responsible Departments	Community Services Department, Housing and Community Development Division.
Funding Sources	County HTFs (in-lieu fees), HOME, PLHA, and various federal and state programs.
Relevant Housing Policies	Policies 4.1 and 4.2

Program 19: Short-Term Rentals

The County will develop a Short-Term Rental (STR) Program for the Coastal Zone that seeks to balance the provision of affordable recreational lodging as directed by the California Coastal Commission (CCC) and the preservation of housing for the local workforce.

Program 19 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> Amend the zoning ordinances to include an STR Program for the Coastal Zone that balances the need for affordable recreational lodging and the preservation of housing for the local workforce.

Program 19 – Actions & Implementation	
Primary Responsible Departments	Planning & Development Department
Funding Sources	County General Fund
Relevant Housing Policies	Policy 4.1

Program 20: Housing Rehabilitation

The County will continue to provide technical, administrative, and financial support to HASBARCO and other affordable housing providers to conserve, improve, and rehabilitate existing affordable housing stock by convening the County’s Debt Advisory Committee (DAC) and Board of Supervisors to hold public Tax Equity and Fiscal Responsibility Act (TEFRA) hearings for the issuance of private activity revenue bonds and other federal and state funding programs.

Program 20 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> 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 will 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, sending housing providers the annual NOFA, and inviting proposals for repair, maintenance, and rehabilitation programs. Annually assist in the rehabilitation of 30 units, with an emphasis on communities where there are concentrations of lower-income renter-households and disproportionate housing needs.
Primary Responsible Departments	Community Services Department, Housing and Community Development Division
Funding Sources	Revenue bonds; CDBG; and HOME
Relevant Housing Policies	Policies 4.1 and 4.2

Program 21: Local Preference

The County will study the feasibility of developing a Local Preference Housing program that prioritizes people who live and/or work within Santa Barbara County regions to rent or purchase affordable and workforce-income housing units.

Program 21 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> By the end of 2024, study the development of an ordinance or guidelines that establish a local preference for people who live and/or work within the county regions over other persons to rent or purchase affordable and workforce-income (120-200 percent of the AMI) housing units that are subsidized by the County or are provided through the IHO. The priorities that should be studied include, but are not limited to 1) eligible households that reside and work within the area (i.e., South Coast or North County) of the units being offered, 2) eligible

Program 21 – Actions & Implementation	
	households that reside within the area the units are offered, but work in another area of the county, 3) eligible households that work within the area the units are offered but work in another area of the county, and 4) eligible households that work within the area the units are offered but work outside of the County.
Primary Responsible Departments	Community Services Department, Housing and Community Development Division.
Funding Sources	General Fund
Relevant Housing Policies	Policies 1.2 and 3.1

Program 22: Recreational Amenities for Housing Projects

Housing development projects must pay their pro rata share of fees for recreational facilities to offset project-generated demand in public parks and recreational facilities. Fees may be offset by the provision of recreational amenities on-site. Recreational facilities and in-lieu dedications should be designed to further the County’s recreational goals, policies, and/or programs set forth in the Comprehensive Plan, Countywide Recreation Master Plan (when adopted), Active Transportation Plan, Development Impact Mitigation Fee Program, and/or other County-adopted recreational-related policies and programs.

Program 22 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> Annually, review and update, as necessary, the development impact fees for parks, including a tiered reduced fee for affordable housing projects (e.g., greater fee reduction for a greater percentage of affordable units). By 2025, adopt the Countywide Recreation Master Plan that identifies needs and goals for recreational facilities across the county.
Primary Responsible Departments	County Executive Office (AB 1600 Fees) and Community Services Department, Parks Division
Funding Sources	General Fund
Relevant Housing Policies	Policy 1.4

Program 23: Workforce Housing Study

The County will complete a workforce housing study that identifies the needs for this housing category in the community and evaluates potential sites, including County-owned land, where workforce housing could be constructed.

Program 23 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> By June 31, 2023, complete the workforce housing study.
Primary Responsible Departments	Community Services Department, Housing and Community Development Division, General Service Department, Real Property Division.
Funding Sources	General Fund

Program 23 – Actions & Implementation	
Relevant Housing Policies	Policies 1.1 and 1.2

C. Affirmatively Furthering Fair Housing (AFFH) Meaningful Actions Matrix

Housing programs are often implemented throughout the unincorporated areas of the county. However, individual programs may have targeted locations for specific actions, increased outreach efforts, and/or priority for the allocation of resources. Table 5-1 summarizes the County’s implementation actions to affirmatively further fair housing. Individual housing programs may have different impacts on furthering housing choices. Fair housing actions are grouped into the following five themes:

- New opportunities in high-resource areas;
- Housing mobility;
- Place-based strategies for neighborhood improvements;
- Fair housing outreach and education; and
- Tenant protection and anti-displacement.

Table 5-1. Summary of Fair Housing Actions & Housing Element Programs, 2023-2031

Program/Action	Specific Activities	Schedule	Target Area	Outcome
New Opportunities in High Resource Areas				
Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss	Rezone adequate sites to accommodate the shortfall of at least 2,397 units on the South Coast and 382 units in the North County.	By February 15, 2024	South Coast	Permit 50% of new affordable units in high-resource areas.
Program 2: By Right Approval	Establish by right approval for projects proposed on reused or rezoned sites identified in the sites inventory if they include 20% or more lower-income units.	By February 15, 2024	South Coast	
Program 4: Inclusionary Housing	Evaluate the effectiveness of the IHO in providing affordable housing and adjust the requirements as appropriate.	Annually	South Coast	
Program 10: Accessory Dwelling Units	Facilitate the development of ADUs with pre-approved plans.	June 2024	Unincorporated County	Increase ADU/JADU stock countywide by 800 units over eight years,
	Develop a fair housing factsheet to be included in ADU permit applications.	June 2024	Unincorporated County, target outreach in high	

Table 5-1. Summary of Fair Housing Actions & Housing Element Programs, 2023-2031 (Continued)

Program/Action	Specific Activities	Schedule	Target Area	Outcome
			resource tracts in the South Coast area	including 40 affordable units.
	Pursue and allocate financial incentives to support the development of affordable ADUs.	Annually	Unincorporated County	
Program 11: SB 9 Implementation	Adopt an ordinance implementing SB 9.	June 2024	Unincorporated County	Permit 50% of new SB 9 units in high-resource areas.
	Develop a fair housing factsheet to be included in SB 9 permit applications.	June 2024	Unincorporated County, target outreach in high resource tracts in the South Coast area	
Program 13: Density Bonus Provisions	Amend the zoning ordinances to comply with recent changes to SDBL.	By the end of 2024	Unincorporated County, target outreach in high resource tracts in the South Coast area	Permit 50% of new affordable density bonus units in high-resource areas.
	During annual outreach to developers, promote the use of SDBL and the County Density Bonus Program for affordable housing.	Annually		
Housing Mobility				
Program 5: Tools and Incentives for High-Quality Affordable Housing	Issue a NOFA to solicit affordable housing development and work with local developers to pursue affordable housing through new construction or the conversion of existing units.	Annually	Unincorporated County	Permit 500-700 new affordable units over eight years.
Program 6: Housing for Farm and Hospitality Workers	Meet with housing developers to explore opportunities for workforce housing.	Annually	Unincorporated County	Permit 100 affordable housing units for farm and hospitality workers over eight years.
Program 7: Project Homekey	Coordinate workgroups to identify Project Homekey sites and prepare for funding rounds.	Annually	Unincorporated County	Provide additional Homekey units over eight years.
Program 8: Housing for Homeless	Increase the housing inventory with additional permanent units and long-term rental subsidies dedicated to persons experiencing homelessness.	2023-2031	Unincorporated County	Provide 835 additional permanent units and 531 long-term rental

Table 5-1. Summary of Fair Housing Actions & Housing Element Programs, 2023-2031 (Continued)

Program/Action	Specific Activities	Schedule	Target Area	Outcome
	Increase the pool of funding available for housing and services. Centralize landlord engagement and incentives to secure private rental market units for use for persons with housing choice vouchers or an equivalent.			subsidies over eight years.
Program 16: Reduction of Governmental and Non-Governmental Constraints	Amend zoning ordinances to address the provision of various types of special needs housing, including residential care facilities, supportive housing, transitional housing, and Low Barrier Navigation Centers.	By February 2026	Unincorporated County	Ensure 20% of all new, permitted affordable housing units are units that accommodate special needs populations.
	Amend zoning ordinances to address the provision of multi-level care senior housing facilities.	By February 2027	Unincorporated County	
	Amend zoning ordinances to modernize multi-family residential and commercial districts to facilitate the development of housing.	By February 2026	Unincorporated County	
	Amend zoning ordinance to update parking standards consistent with state law.	By February 2027	Unincorporated County	
Place-Based Strategies for Neighborhood Improvements				
Program 12: Priorities for Disposal of County Land	Update the list of properties that may be considered County surplus land and establish a disposition timeline for the sites.	Annually	Unincorporated county	Pursue 75 affordable units on County-owned land.
Program 20: Housing Rehabilitation	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.	Annually	Unincorporated County, with an emphasis on the communities of Casmalia, Cuyama, Garey, and New Cuyama.	Assist with the rehabilitation of 240 units over eight years.
Program 22: Recreational Amenities for Housing Projects	Review and update, as necessary, the in-lieu development impact fees for parks. Consider a tiered reduced fee for affordable housing projects (e.g., offer greater fee reductions for a higher percentage of affordable units).	Annually	Unincorporated County, with an emphasis on the Santa Maria and Lompoc HMAs	Annually update development impact fees for recreational facilities.

Table 5-1. Summary of Fair Housing Actions & Housing Element Programs, 2023-2031 (Continued)

Program/Action	Specific Activities	Schedule	Target Area	Outcome
			and the Eastern Goleta Valley.	
Fair Housing Outreach and Education				
Program 17: Tenant Protection and Fair Housing Services	Promote support for fair housing choice and fair housing public outreach programs by providing increased information via County websites, social media, public pamphlets, informational handouts, and other means.	Annually	Unincorporated County, with an emphasis on the Santa Maria HMA and Eastern Goleta Valley community.	Assist 600 persons with fair housing services.
	Require any contract for private fair housing legal services to include a public outreach component. This public outreach program will be conducted in multiple languages and designed to provide information to community members from all special needs, ethnic, cultural, and economic spectrums.	Annually	Unincorporated County, with an emphasis on the Santa Maria and Lompoc HMAs.	
Tenant Protection and Anti-Displacement				
Program 3: Replacement Housing	Establish replacement requirements for projects that involve the demolition of existing units that were deed restricted or occupied by lower-income households.	By February 15, 2024	Unincorporated County	Continue to require, as applicable, the replacement of all demolished deed-restricted and lower-income household units located within the Coastal Zone.
Program 18: Preservation of Affordable Housing at Risk of Conversion to Market Rate	Monitor the status of at-risk rental housing projects.	Annually	Unincorporated County	Preserve 100 percent of at-risk units.
	Pursue funding available at the state and federal levels to extend affordability covenants on affordable units.	Annually	Unincorporated County	
	Conduct outreach to other non-profit housing providers to acquire projects aging-out out of low-income use. As funding permits, assist in funding the	Annually	Unincorporated County	

Table 5-1. Summary of Fair Housing Actions & Housing Element Programs, 2023-2031 (Continued)

Program/Action	Specific Activities	Schedule	Target Area	Outcome
	acquisition or support funding applications by non-profit providers or public agencies.			
Program 19: Short-Term Rentals	Develop an STR Program for the Coastal Zone that balances the need for affordable recreational lodging and the preservation of housing for the local workforce.	By 2031	Coastal Zone	Establish a baseline of STRs and maintain a healthy balance of STRs vs. permanent housing.
Program 21: Local Preference	Study the development of an ordinance or guidelines that establish a local preference for people who live and/or work within the county regions over other persons to rent or purchase affordable and workforce-income housing units that are subsidized by the County or are provided through the IHO.	By the end of 2024	Unincorporated County	Reduce displacement by offering preference on 100 percent of new County- or IHO-subsidized units to existing county residents and workers.

D. Housing Resources

1. Financial Resources

The County takes advantage of local, regional, state, and federal financial resources to support the goals, policies, and programs of the Housing Element. The County incentivizes affordable housing by utilizing public funding programs to provide loans and grants to developers of affordable and supportive housing. In addition, the County utilizes financial resources to acquire affordable housing units, provide support services for rental assistance for low-income families and individuals, rehabilitate and repair affordable housing, and conduct code enforcement, amongst other activities. The important sources of funding used to promote affordable housing throughout the county include the following:

- **HOME Investment Partnerships Program (HOME):** The County is the lead agency in the Santa Barbara County HOME Consortium formed with the cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria, and Solvang. HOME provides formula grants from the U.S. Department of Housing and Community Development (HUD) to the County Consortium to fund a wide

range of activities, including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income households. The HOME Consortium cities may use their sub-allocations in their respective communities or pool their funds with the County to be awarded through the County's annual Notice of Funding Availability (NOFA).

- **Community Development Block Grant (CDBG):** The County is the lead agency in the Santa Barbara Urban County Partnership formed with the cities of Buellton, Carpinteria, Lompoc, and Solvang. The Urban County Partnership receives CDBG funding annually that is distributed among the member jurisdictions. Jurisdictions may pool their funds with the County's to be awarded through the County's annual NOFA. CDBG funds are made available to projects and activities that primarily benefit lower- and moderate-income households, eliminate slums and blight, and meet an urgent need in the case that existing conditions pose an immediate threat to the health and welfare of the community.
- **Continuum of Care Program (CoC):** The CoC is a federal program that provides funding for non-profit providers and state and local governments to quickly rehouse homeless individuals and families. The County is the lead agency for the Santa Maria/Santa Barbara County CoC and is responsible for coordinating the application process and submitting the final application to the HUD on behalf of local agencies. Funding for CoC is allocated annually through a competitive NOFA released by HUD.
- **Emergency Solutions Grant Program (ESG):** The ESG program provides funding to engage homeless individuals and families living on the street, improve the number and quality of emergency shelters for homeless individuals and families, help operate these shelters, provide essential services to shelter residents, rapidly rehouse homeless individuals and families, and prevent families/individuals from becoming homeless. The County has not received a federal ESG allocation since the last allocation in Fiscal Year (FY) 2016 due to a change in the federal allocation formula. The County has been receiving a State ESG allocation since 2017.
- **Inclusionary Housing Trust Fund (HTF):** Inclusionary HTFs are garnered through in-lieu fees collected from the IHO. These fees are assessed on developers and project owners in lieu of building affordable units on-site. The affordable housing inclusionary requirement for developments in the County is generally 20 percent for developments of five or more units. The IHO in-lieu fees paid by developers in lieu of constructing these units are used to support the production and maintenance of affordable rental housing in the Housing Market Area (HMA) from which the fee-generating project is located, or in the South Coast HMA.
- **Permanent Local Housing Allocation (PLHA):** The State's PLHA program is an ongoing funding source for the County. In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the state's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which established a \$75 recording fee on certain real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county varies from year to year, the revenues collected fluctuate. The County formed a Consortium with the cities of Goleta and

Santa Maria to collaborate on the uses of the funds. The Consortium selected the following categories to include in its five-year PLHA plan, which was submitted to the State:

- The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, and rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary operating subsidies.
- The predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including ADUs, that meet the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.
- Homeownership opportunities, including but not limited to, down payment assistance for up to 150 percent of the AMI.
- Assisting persons who are experiencing or at risk of homelessness, including but not limited to providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.
- **Mental Health Services Act (MHSA):** The MHSA was passed by California voters in 2004 and provides funding targeted at assisting individuals with, and at risk of, serious mental health issues, and their families. Counties receive funds from the MHSF monthly and are required to expend those funds in line with a local plan and the required components specified by the MHSA.
- **Low Moderate-Income Housing Asset Funds:** Isla Vista Redevelopment Agency (IVRDA) was established in 1990 and assisted in the development and redevelopment of private commercial, affordable housing, and mixed use projects. Statewide, each RDA received property tax revenues annually and had outstanding bonds, contracts, and loans. On February 1, 2012, all redevelopment agencies in California were dissolved and the County became the successor agency to manage the remaining financial affairs of the former IVRDA. A small balance of funds remains for future development and is held as Low Moderate-Income Housing Asset Funds.
- **Housing Choice Voucher (HCV) Program:** Formerly called the Section 8 Program, HCV is a federal program to assist very low-income families, the elderly, and the disabled to afford housing in the private market. The program operates by providing a housing subsidy directly to landlords on behalf of a participating family, or by providing housing in specific privately-owned rental housing. HASBARCO administers this program for the unincorporated county.
- **New Markets Tax Credit (NMTC) Program:** A program of the U.S. Department of the Treasury, NMTCs aim to attract private investment into low-income communities by providing a federal tax credit to individual and corporate investors in exchange for making investments in Community Development Entities (CDEs).

- **Revolving Loan Funds:** One increasingly important County affordable housing funding source is derived from the nature of loan agreements and residual receipt payments for projects that previously received the above-listed financial resources. As these projects begin to cash flow, the County receives annual payments. These loan repayments provide additional funds and enhance the County's ability to fund future projects. In an environment where construction costs are increasing, additional resources are important to ensuring an ongoing funding pool.

2. Partnership and Administrative Capacity

The County partners with a variety of public and non-profit agencies to implement housing projects and activities. These agencies provide program technical assistance; case management; housing acquisition, rehabilitation, development, and management; funding; and other critical resources to meet the housing needs of the county.

Key Partnerships

The County participates in several different partnerships, groups, forums, and agencies that provide insight, funding, management, and other resources to support the provision of affordable housing in the county.

- **Building Industry Advisory Group (BIAG):** County P&D established a BIAG consisting of local developers, builders, and housing advocates. The BIAG meets quarterly with the P&D Director to discuss current planning and development activities and issues, such as affordable housing.
- **Central Coast Community Energy (CCCE):** In 2019, the County joined CCCE, a community choice energy program that purchases electricity on behalf of its member agencies. CCCE has committed to sourcing 100 percent of its energy supply from clean and renewable resources by 2030. CCCE revenues stay local, keeping electricity rates affordable for customers, while funding energy programs that lower greenhouse gas emissions and stimulate economic development. CCCE customer enrollment was completed in 2021.
- **Community Development Block Grant (CDBG) Urban County Partnership:** The County is the lead agency for the CDBG program and partners with the cities of Buellton, Carpinteria, Lompoc, and Solvang. The CDBG program is authorized under Title 1 of the Housing and Community Development Act of 1974 and provides annual grant funds for states, cities, and counties to support the provision of affordable housing. Funds allocated through this partnership may be used to maintain, upgrade, and/or rehabilitate existing low-income affordable housing stock, including single-family and multifamily units.
- **Elected Leaders Forum to Address Homelessness:** Beginning in October 2019, the County has hosted elected leaders and representatives for several "Elected Leaders Forums to Address Homelessness" to receive reports about homelessness and comments about homelessness from other local governments within Santa Barbara County.
- **Joint Cities-County Affordable Housing Task Group:** The County participates in quarterly Affordable Housing Working Group meetings. Elected leaders, non-profit developers, and

interested community groups discuss affordable housing policies, developments, and financing. Additionally, the group discusses trends in the local housing market and efforts to maintain and increase opportunities for low-income renters and residents interested in potential homeownership opportunities.

- **Permanent Local Housing Allocation (PLHA) Consortium:** The PLHA Consortium includes the County and the cities of Goleta and Santa Maria. The California PLHA program was created in 2017 by the Building Homes and Jobs Act, which established a \$75 recording fee on real estate documents. Funds collected through this fee are dispersed through non-competitive and competitive grants to local jurisdictions for eligible activities to support the provision of affordable housing. The County formed the Consortium to partner in the distribution of Consortium PLHA funds to projects and programs. The Consortium selected the following eligible activities for its funds:
 - Development of rental housing for extremely low to moderate-income households;
 - Development of rental and homeownership opportunities, including ADU for households with incomes up to 150 percent of the AMI;
 - Down payment assistance for homebuyers with incomes up to 150 percent AMI, and
 - Homeless assistance in the form of rapid rehousing, rental assistance, supportive/case management services to obtain and retain housing, operational and capital costs for navigation centers and emergency shelters, and new construction, rehabilitation, and preservation of permanent and transitional housing.

Currently, the County uses PLHA funds for a homeowner repair program to enable low-income (80 percent AMI and below) to remain in their homes, a homebuyer down payment assistance program to enable low-income families (80 percent AMI and below) to purchase homes, and the provision of supportive services for the formerly homeless residents of affordable housing developments.

- **Santa Barbara County HOME Investment Partnership Program (HOME) Consortium:** HOME is a program of HUD that was created by the National Affordable Housing Act of 1990 to establish a partnership between the Federal Government and States, local governments, and non-profit organizations to increase the supply of affordable housing for low-income families. The HOME Consortium was formed in 1994 to allow the County and participating agencies to apply for HOME funds directly from HUD. The County is the lead agency for the HOME Consortium in collaboration with the cities of Carpinteria, Goleta, Buellton, Solvang, Lompoc, and Santa Maria. HOME funds can be used to finance, rehabilitate, and develop affordable housing for low- and very low-income families and people with special needs. The County Community Services Department, Housing and Community Development Division (County HCD) is responsible for administering the HOME program including monitoring and processing disbursements.
- **Santa Maria/Santa Barbara Continuum of Care (CoC):** The HUD CoC program focuses on ending homelessness by providing funding to non-profit providers and state and local

governments to provide permanent housing, transitional housing, support services, homelessness prevention, and Homeless Management Information systems. Each year, the Santa Maria/Santa Barbara CoC applies for HUD grant funds to support the work of local homeless service providers. The County is the lead agency for the CoC and is responsible for coordinating the application process and submitting the final application to HUD on behalf of the local agencies.

- **Tri-County Regional Energy Network (3C-REN):** The counties of Santa Barbara, Ventura, and San Luis Obispo formed the Tri-County Regional Energy Network (3C-REN) to deliver energy-saving programs to residents and industry training that help reduce energy use, strengthen local job markets, and support efforts to achieve climate goals. The County's participation in this program provides access to funding to support energy improvements and upgrades to existing affordable housing.

Key Partners

The County partners with local agencies and non-profit groups to ensure public funding is made available for affordable housing projects that serve special needs households including large families, farmworkers, seniors, people with disabilities, and people experiencing homelessness. The following provides a brief description of each partner and how the County engages with them.

- **Channel Islands YMCA:** The YMCA is a 501(c)(3) not-for-profit social services organization dedicated to youth development, healthy living, and social responsibility. The Channel Islands YMCA My Home program provides prevention and intervention to youth aged 16 – 24 years. The program is designed to reduce homelessness by providing financial assistance, case management, and counseling for youth currently, or at risk of becoming, homeless. The program partners with private landlords and housing authorities to place clients in housing. The County provides financial support for the My Home program.
- **Coastal Housing Partnership:** Coastal Housing Partnership is a non-profit organization that offers housing benefits for local companies. Employers pay an annual membership fee that covers operating expenses and gives their employees access to the Coastal Housing Partnerships network of housing service providers at a discount. HCD regularly participates with the Coastal Housing Partnership programs, including marketing efforts to home buyers within the county to promote discounted real estate transaction services with local businesses and down payment assistance programs designed to increase homeownership opportunities for the local workforce.
- **Domestic Violence Solutions:** Domestic Violence Solutions operates two confidential emergency shelters and provides support services for victims of domestic violence. Domestic Violence Solutions also provides permanent housing for 15 families and assistance for families re-entering the housing market. The County has partnered with Domestic Violence Solutions to rehabilitate and preserve critical affordable housing.
- **Good Samaritan Shelter:** Good Samaritan Shelter provides emergency, transitional and affordable housing, residential and outpatient drug and alcohol treatment, clean and sober

living homes, and a variety of support services to the homeless and those in recovery. The County partners with Good Samaritan Shelter to develop, maintain, and rehabilitate affordable housing and emergency shelters, and to provide support services to residents. The County Department of Behavioral Wellness (BWell) contracts with Good Samaritan Shelter for 5 beds in their Santa Maria shelter and 3 beds in their Bridge House Shelter.

- **Habitat for Humanity (HFH) of Southern Santa Barbara County:** HFH is a non-profit housing organization that works to build and improve affordable housing. The County provides HFH with administrative guidance, technical support, and CDBG and PLHA funding for its low-income homeowner repair program. The program provides repairs, such as flooring replacement, replacement of deteriorating exterior stairs, installation of accessibility features, and more, allowing owners to remain in their homes and maintain safe and sanitary conditions. The County also partners with HFH to develop affordable housing.
- **Housing Authority of the City of Santa Barbara (HACSB):** The City of Santa Barbara City Council created and appointed the HACSB Commission in 1969. HACSB is an operating arm of the City and a legally distinct public entity with broad powers, including setting policy, hiring staff, contracting, approving budgets, and managing public assets and funds. HACSB develops, acquires, rehabilitates, and manages affordable rental housing for low-income families, the elderly, and disabled persons. HACSB also provides rent subsidies on behalf of eligible applicants who lease privately owned units (Section 8). The County partners with HACSB for the acquisition and rehabilitation of low-income housing.
- **Housing Authority of the County of Santa Barbara (HASBARCO):** HASBARCO is a local housing agency created in 1941 by the County Board of Supervisors. HASBARCO's governing body, the Board of Commissioners, is appointed by the County Board of Supervisors. HASBARCO builds, acquires, manages, and maintains residential rental units in the incorporated and unincorporated county for persons with extremely low income and very low income. In addition, HASBARCO obtains rental assistance for extremely low-income and very low-income households renting in the private real estate market. HASBARCO is the largest property management organization in the county. HASBARCO administers the County's various Public Housing and HCV Programs and provides programs such as the Resident Opportunity and Self-Sufficiency (ROSS) program. HASBARCO administers the Mortgage Credit Certificate Program in the county, utilizing private activity bond allocation granted by the California Debt Limit Allocation Committee. This Internal Revenue Service program helps people qualify for a mortgage loan by allowing eligible first-time homebuyers to reduce their federal income tax liability through a tax credit for a portion of their mortgage interest paid. The County partners with HASBARCO on a variety of projects, including affordable rental housing development, acquisition, and rehabilitation, as well as ongoing support services for formerly homeless residents of affordable housing developments. In 2015, County HCD staff facilitated a TEFRA (TEFRA of 1982) hearing for HASBARCO, which aided in the rehabilitation of affordable rental housing development in the unincorporated area of Goleta.

- **Housing Trust Fund (HTF) of Santa Barbara County:** HTF is a non-profit financing agency and Community Development Financial Institution that finances affordable rental and homeownership housing for low-to-moderate income working families, single parents, farmworkers, senior citizens, homeless persons, and other persons with special needs throughout the county. In 2021, HTF introduced a North County Workforce Homebuyer Program to provide deferred payment second mortgages to assist lower-income households in purchasing homes within their communities. In 2022, the County contracted with HTF to provide \$462,000 in PLHA funds to assist homebuyers with down payments and closing costs. To date, one low-income household of five family members was assisted with a closing cost grant of \$5,000. The program is expected to serve approximately 20 households.
- **Legal Aid Foundation of Santa Barbara (LAFSB):** LAFSB is a non-profit law firm that provides free legal assistance to low-income and other vulnerable residents of the county. Their mission is to provide high-quality civil legal services to ensure equal access to justice. The County contracts with LAFSB to enhance the dissemination of fair housing information through education and counseling for tenants and landlords; the mitigation and prevention of fair housing abuses through regular testing activities; and the resolution of residential rental housing disputes by offering consultation and information on landlord-tenant rights and responsibilities regarding security deposits, termination of tenancies, relocation benefits per County Code Chapter 44, habitability and repair, invasion of privacy, discrimination, rent increases, forcible evictions, and general information. The County also supports LAFSB's Family Violence Intervention Program with CDBG funds.
- **Northern Santa Barbara County United Way's Home For Good Santa Barbara County:** Northern Santa Barbara County United Way's Home For Good took over and expanded the efforts of the Central Coast Collaborative on Homelessness when it ceased operation in 2016. The program is the lead agency in Santa Barbara County's Coordinated Entry System that connects individuals and families currently experiencing homelessness with housing and supportive service programs throughout the county.
- **Partners in Housing Solutions:** Partners in Housing Solutions receive referrals from service agency partners and help match clients with housing services through their network of private landlords. Partners in Housing Solutions provides case management, landlords with incentives, and a safety net of funding to ensure unit repairs.
- **People Assisting the Homeless (PATH) Santa Barbara:** In 2015, Casa Esperanza Homeless Shelter merged with PATH to become PATH Santa Barbara. PATH Santa Barbara builds affordable housing and provides services to people experiencing homelessness including conducting outreach, providing housing navigation, interim housing, rapid rehousing, and employment support. They employ Rapid Resolutions Specialists to help individuals navigate the Coordinated Entry System. The County has provided funding support to PATH for the development of affordable housing and to support the housing navigator staff. County BWell contracts with PATH Santa Barbara for 22 shelter beds.

- **People’s Self-Help Housing (PSHH):** PSHH builds, acquires, and rehabilitates housing and provides services for low-income households and special needs groups, including families, farmworkers, seniors, veterans, those living with disabilities, youth transitioning out of foster care, and the formerly homeless. PSHH owns and manages rental properties, as well as developing homeownership opportunities. PSHH’s Supportive Services program provides wrap-around services to prevent homeless recidivism among farmworkers, particularly those housed at Mariposa Townhomes, a housing property for farmworkers, located in Orcutt. The County has provided funding and administrative support for a variety of PSHH projects.
- **Surf Development Corporation:** Surf Development Corporation is the affiliated non-profit to HASBARCO and provides housing for low-income families, seniors, and persons with disabilities who cannot otherwise afford decent, safe, and sanitary housing. The Surf Development Corporation focuses on the development of affordable rental housing units and through limited partnerships, owns 32 developments throughout the county with a total of 1,034 units.
- **United Way of Santa Barbara County:** United Way of Santa Barbara County provides funding, volunteer services, and program development to serve residents of the county. Through its focus on crisis response and recovery, United Way of Santa Barbara County has partnered with Habitat for Humanity to develop housing for residents affected by disasters such as the Thomas Fire, and Family Services Agency to administer \$47 million in state and federal emergency rental assistance program payments for rent and utility assistance to qualifying households impacted by the COVID-19 Pandemic.

3. Opportunities for Energy Conservation

The County provides and supports several opportunities to increase energy conservation in residential development.

- The County is a member of CCCE, a community choice energy program that has committed to sourcing 100 percent of its energy supply from clean and renewable resources by 2030 and offers a variety of rebates and incentives to help electrify single and multifamily residential housing developments and transition away from fossil fuel usage.
- The County partnered with San Luis Obispo and Ventura counties to create the Tri-County Regional Energy Network (3C-REN), which serves local customers through the following programs:
 - Residential programs provide incentives for energy upgrades for multifamily property owners, homeowners, and renters.
 - Professional programs provide technical training, soft skills development, and certifications on the latest energy efficiency methods and measures for building professionals.

- Tajiguas Landfill ReSource Center converts commercial and residential waste into resources by recovering recyclable materials, transforming organics into landscape nutrients, and creating renewable energy in the process.
- The County adopted a new framework for evaluating and limiting the transportation impacts from development projects by establishing VMT thresholds for development review. The new thresholds improve the VMT ‘efficiency’ of projects through location selection, project design, transit access, pedestrian infrastructure, and travel demand management programs. Projects that are unable to reduce VMT on-site may have to pay in-lieu fees or finance projects in the region that reduce VMT elsewhere.
- The County adopted the California Green Building Standards Code, 2019 Edition, by reference in Chapter 10 Article IV of the County’s Code of Ordinances.
- The County is currently in the process of developing a Building Electrification Ordinance that will restrict the use of natural gas in new residential construction.
- The County has launched Climate Resilient SBC (www.climateresilientsbc.org), an online platform that provides energy efficiency and electrification education and information on available incentives.
- The County will implement a Reach Code to increase energy efficiency in new development.