



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

Submitted on:  
(COB Stamp)

Department Name: Community Services  
Department No.: 057  
Agenda Date: April 7, 2026  
Placement: Set-Hearing  
Estimated Time:  
Continued Item: No  
If Yes, date from: N/A  
Vote Required: Majority

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**TO:** Board of Supervisors  
**FROM:** Department Director(s):  
Jesús Armas, Director, Community Services  
Joe Dzvonic, Assistant Director, Housing and Community Development  
Lucille Boss, HCD Housing Programs Manager  
**SUBJECT:** Ordinance to Amend County Code Chapter 46A – Inclusionary Housing

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** Planning and Development

As to form: Yes

**Auditor-Controller Concurrence**

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors on April 7, 2026, set a public hearing on the Departmental Agenda for April 21, 2026, to consider recommendations as follows:

On April 21, 2026:

- a) Consider the introduction (First Reading) of an Ordinance to amend County Code Chapter 46A, sections 46A-2, 46A-4 and 46A-6;
- b) Read the title and waive further reading of the Ordinance in full;
- c) Receive and File the County of Santa Barbara Inclusionary Housing Ordinance Program Administrative Manual;
- d) Determine that the proposed action does not constitute a “project” within the meaning of the California Environmental Quality Act (CEQA), pursuant to section 15378(b)(5) of the CEQA Guidelines, because it consists of an organizational or administrative activity of government which will not result in direct or indirect physical changes in the environment; and
- e) Continue to the Administrative Agenda of May 5, 2026, to consider recommendations as follows:  
That the Board of Supervisors on May 5, 2026:
  - i) Consider the adoption (Second Reading) of an Ordinance to amend County Code Chapter 46A to amend sections 46A-2, 46A-4, and 46A-6; and

- ii) Determine that the proposed action does not constitute a “project” within the meaning of the California Environmental Quality Act (CEQA), pursuant to section 15378(b)(5) of the CEQA Guidelines, because it consists of an organizational or administrative activity of government which will not result in direct or indirect physical changes in the environment.

**Summary Text:**

The recommended amendments are intended to facilitate development of affordable units and provide additional details regarding preferences for applicants to better serve the housing needs of County residents and employees. These amendments would only apply to units approved after the effective date of this Ordinance. The amendments:

1. Allow market-rate multi-family residential projects to satisfy their affordable housing requirements off-site, provided the units are constructed on a parcel located within the unincorporated area of the County and within one mile from the market-rate development.
2. Provide additional details regarding a Priority Ranking for people who live and/or work within the South Coast Housing Market Area (HMA)<sup>1</sup> to have preference regarding the rental or purchase of affordable housing units.
3. Redefine penalties, remedies, and enforcement applicable to the Inclusionary Housing Ordinance (IHO).

Staff recommends that sections 46A-2, 46A-4, and 46A-6 of the IHO be amended to accommodate the recommendations above.

**Background:**

The Board of Supervisors adopted County Code Chapter 46A (IHO) more than a decade ago. Since that time the need for affordable housing has increased, and the State has adopted many new housing laws. The purpose and intent of the IHO is to increase the supply of affordable housing units, retain the long-term affordability of affordable housing units, and implement policies of the Housing Element.

**Special Instructions:**

CSD will complete all noticing requirements and publish a legal notice at least 10 days prior to the hearing on April 21, 2026. Once adopted, the Clerk of the Board shall publish the ordinance in accordance with Government Code section 25124.

**Contact Information:**

Andrew Kish  
Housing Programs Specialist, Senior  
akish@countyofsb.org

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<sup>1</sup> Housing market area or HMA means a geographic area that generally provides the social and economic services to the community and provides its population with facilities such that commuting to another housing market area in order to work or shop is elective. The boundaries of the HMAs generally coincide with county census divisions, as defined by the U.S. Census Bureau, and include the following five HMAs: South Coast, Santa Ynez, Lompoc, Santa Maria, and Cuyama.