

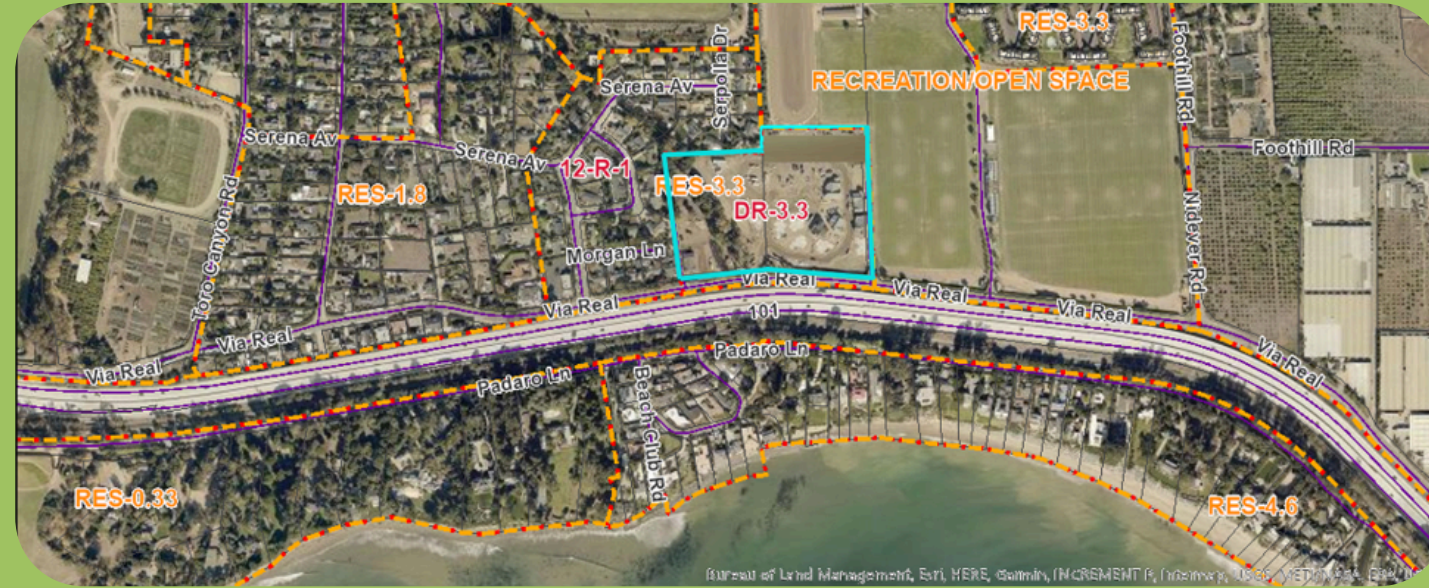
# Inclusionary Housing (Chapter 46A)

Ordinance Amendments

April 21, 2026



# Inclusionary Housing



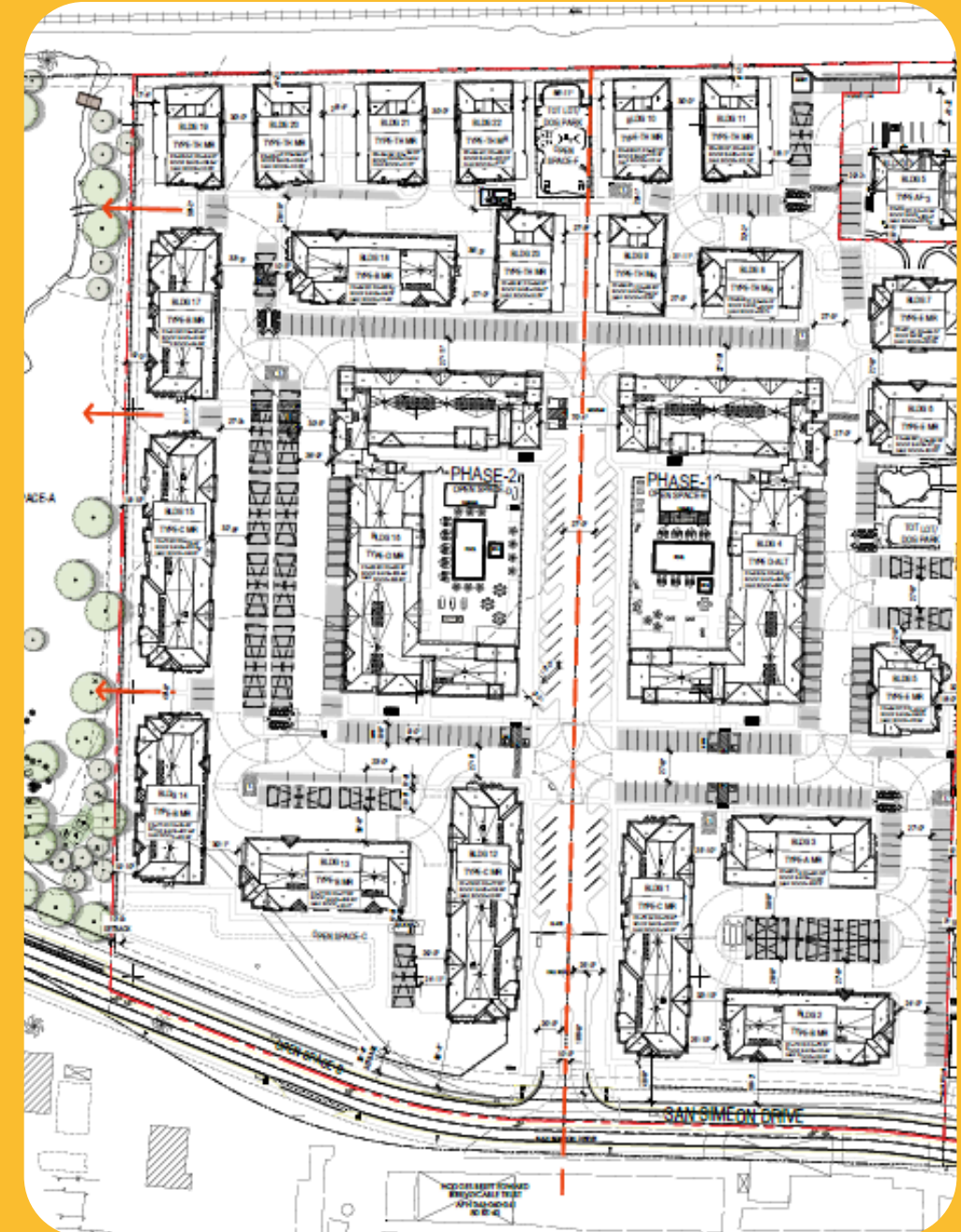
- County Code Chapter 46A (commonly referred to as the Inclusionary Housing Ordinance, or IHO) was adopted more than a decade ago.
- Inclusionary housing is a policy that requires and/or incentivizes developers to sell or rent a certain percentage of new residential units to lower-income households. Typically, these units are included within market-rate developments to promote socioeconomic diversity and increase affordable housing supply.
- The purpose and intent of the IHO is to increase the supply of affordable housing units, retain the long-term affordability of those housing units, and implement policies of the Housing Element Update (HEU).



# Offsite Development of Affordable Housing Units

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



# South Coast Housing Market Area Prioritization

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Provide additional details regarding prioritization:

- for people who live and/or work within the South Coast Housing Market Area (HMA)
- to have preference regarding the rental or purchase of affordable housing units



# Recommended Actions

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- 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, for adoption.



# Thank you

