

Attachment A

County of Santa Barbara 2023 Comprehensive Plan Annual Progress Report



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County of Santa Barbara 2023 Comprehensive Plan Annual Progress Report

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1. Purpose of the Annual Progress Report

In accordance with Government Code Section 65400, the County of Santa Barbara (County) Planning and Development Department (P&D) prepared this annual progress report for the County Planning Commission (CPC), Board of Supervisors (Board), Governor’s Office of Planning and Research (OPR), and California Department of Housing and Community Development (HCD). This report describes the status of the County’s general plan (Comprehensive Plan), including the 2023-2031 Housing Element Update and the County’s progress in implementing the plan from January 1 through December 31, 2023. The report also describes the County’s progress in meeting its share of regional housing needs and removing governmental constraints to the maintenance, improvement, and development of housing within the unincorporated areas of Santa Barbara County.

Government Code Section 65400(a)(2)(B) requires the use of HCD-prepared tables to present various types of housing data in this annual progress report. Attachment 1 contains these tables.

The CPC conducted a public hearing to review and receive public comments on this report on February 28, 2024. The Board received and filed the report at a public hearing on March 12, 2024, where the public had an additional opportunity to comment on the report.

The CPC and, ultimately, Board oversee implementation of the Comprehensive Plan. The Long Range Planning Division (LRP) of P&D plays a lead role in carrying out programs and projects to implement the Comprehensive Plan. As shown in Table 1, the Comprehensive Plan includes 14 elements (nine mandatory elements, five optional elements, as well as the Coastal Land Use Plan). The County also has adopted 10 community plans, three zoning ordinances, and other documents (e.g., Williamson Act/Land Conservation Act Uniform Rules) to help implement adopted land use goals and policies.

The P&D Fiscal Year (FY) 2022-2023 and 2023-2024 budgets are based (in part) on the LRP Work Program’s three-year planning timeframe. The three-year planning timeframe affords the Board the opportunity to prioritize multiyear projects, some of which are interrelated and should be considered together when developing the project work plans (e.g., Housing Element Update and corresponding amendments to the Land Use Element). In accordance with the three-year planning timeframe, this annual progress report covers the second half of the FY 2022-2023 budget and the first half of the 2023-2024 budget.

As part of the development of the P&D budget, LRP prepares an annual (fiscal year) update to the work program that sets forth staff’s recommendations regarding the ongoing and proposed new programs and projects for the three-year period, in order to implement the goals and corresponding policies of the Comprehensive Plan. This annual progress report summarizes programs and projects from the second half of FY 2022-2023 and the first half of the current (FY 2023-2024) (i.e., January, 2023 through December, 2023).

Table 1			
Santa Barbara County Comprehensive Plan Elements			
Mandatory Elements	Year Adopted	Last Substantial Update¹	Last Amendment²
Circulation Element	1980	In Progress	2014
Coastal Land Use Plan	1982	N/A	2018
Conservation Element	1979	N/A	2010
Environmental Justice Element	N/A	In Progress	N/A
Housing Element	1969	2023	N/A
Land Use Element	1980	N/A	2022
Noise Element	1979	N/A	1997
Open Space Element	1979	N/A	1991
Seismic Safety & Safety Element	1979	In Progress	2023
Optional Elements			
Agricultural Element	1991	N/A	N/A
Energy Element	1994	N/A	2015
Environmental Resource Management Element	1980	N/A	1991
Hazardous Waste Element	1990	N/A	N/A
Scenic Highways Element	1975	N/A	1991
Community Plans			
Eastern Goleta Valley	2015 – Inland 2017 – Coastal	N/A	2018
Gaviota Coast	2016 – Inland 2018 – Coastal	N/A	N/A
Goleta	1993	N/A	1995
Los Alamos	2011	N/A	N/A
Mission Canyon	2014	N/A	N/A
Montecito	1992	N/A	1995
Orcutt	1997	N/A	2020
Santa Ynez Valley	2009	N/A	N/A
Summerland	1992	2014 – Inland 2016 – Coastal	N/A
Toro Canyon	2002 – Inland 2004 – Coastal	N/A	N/A

¹ A *substantial update* means that the County completed a review and update of at least a majority of the element.

² An *amendment* means the County completed a relatively minor change(s) to select portion(s) of the element.

2. Structure of the Comprehensive Plan and Supporting Documents

The structure of the Comprehensive Plan reflects the requirements of State law and the direction of the Board over the last four decades. State law provides the minimum requirements for the nine mandatory general plan elements and the Coastal Land Use Plan. However, the County has created an approach that exceeds minimum requirements based upon Board direction.

State law requires that the County periodically update the Housing Element of the Comprehensive Plan, underscoring the statewide importance of providing adequate housing opportunities for residents of all abilities and income levels. In part, the County must identify demographic and employment trends that affect housing supply and demand, develop programs and policies that support the State’s housing goals, and remove local regulatory barriers. State law required the County to update the 2015-2023 Housing Element by February 15, 2023. The County did not meet this deadline, however, the Board did adopt the 2023-2031 Housing Element Update on December 5, 2023. LRP staff is currently working on the sites to rezone to accommodate the regional housing needs allocation for the 2023-2031 Housing Element that began in 2023. (Please see Section 4, below, for more details.)

The Comprehensive Plan includes community plans that address planning issues within defined geographic areas. The County has adopted community plans for the Eastern Goleta Valley, the Gaviota Coast, Goleta, Los Alamos, Mission Canyon, Montecito, Orcutt, the Santa Ynez Valley, Summerland, and Toro Canyon.

The County has adopted three zoning ordinances—the Land Use and Development Code (LUDC) (Santa Barbara County Code, Chapter 35, Section 35-1), Montecito Land Use and Development Code (MLUDC) (Ibid, Chapter 35, Section 35-2), and Coastal Zoning Ordinance (CZO) (Ibid, Chapter 35, Article II). These zoning ordinances play an important role in implementing the Comprehensive Plan. State law requires that zoning ordinances and associated zoning districts be consistent with the State-mandated components of the Comprehensive Plan (e.g., Land Use Element). The County zoning maps zone each property within the unincorporated areas of Santa Barbara County (e.g., residential, commercial, industrial). The zoning ordinances specify the land uses allowed in each specific zone. They also specify setbacks, height limits, parking requirements, minimum lot sizes, and other development standards and regulations.

The County has also adopted several other ordinances to implement the Comprehensive Plan, such as the Sign Regulations (Ibid, Chapter 35, Article I) and Deciduous Oak Tree Protection and Regeneration Ordinance (Ibid, Article IX).

3. Comprehensive Plan Amendments and Implementation Activities for 2023

P&D takes a principal role in maintaining and implementing the Comprehensive Plan. The following subsections describe the programs and projects that P&D undertook in 2023, starting with Housing Element implementation projects. Subsequent subsections list projects that implement other elements of the Comprehensive Plan in alphabetical order.

2015-2023 Housing Element Implementation

Given the 2023-2031 Housing Element was adopted on December 5, 2023, this report analyzes the 2015-2023 Housing Element and its programs, which were effective for the majority of 2023. The 2015-2023 Housing Element Update contains 37 programs with separate timeframes to help meet the housing goals and needs of the unincorporated areas of Santa Barbara County. In 2023, P&D staff made significant progress implementing two of these programs and meeting the County’s share of regional housing needs. The following paragraphs summarize these programs:

- Program 1.4 – Tools to Incentivize High-Quality Affordable Housing. Program 1.4 directs the County to “... adopt/apply ... land-use tools ... to encourage the development of unit types that are affordable by design” The unit types include accessory dwelling units (ADUs) and agricultural employee dwellings (AEDs). In 2023, the County worked on two projects aligned with this program, the Housing Bill Implementation Project and ADU ordinance amendments.

In early 2021, the County was awarded grant funding totaling \$307,000 through the SB 2 Planning Grants Program. The grant funding covered a portion of the costs for preparing and implementing the Housing Bill Implementation Project and the ADU ordinance amendments in FY 2022-2023 and FY 2023-2024.

In spring 2023, staff continued the Housing Bill Implementation Project with drafting zoning ordinance amendments to comply with changes related to By Right Supportive Housing (AB 2162); Low Barrier Navigation Centers (AB 101); State Density Bonus Law (AB 1763, AB 2345, AB 634, SB 728, SB 290, AB 682, AB 1287, AB 2334, AB 323); Multiple-Unit and Mixed-Use Housing Objective Design Standards (applicable to housing developed under various state laws); and Qualifying Housing Streamlined Review (SB 35, AB 831, and AB 168). Staff presented the zoning ordinance amendments to the MPC on December 20, 2023, the CPC on January 10, 2024, and to the Board for adoption on February 13, 2024.

On January 1, 2021, new State ADU and junior ADU (JADU) laws went into effect and caused the County’s Inland Area ADU ordinances to become null and void. From early 2020 to early 2021, staff drafted zoning ordinance amendments to comply with the new State laws. On May 18, 2021, the Board adopted the ADU and JADU amendments, which went into effect in the Inland Area of the unincorporated county on June 16, 2021. Staff submitted the Local Coastal Program Amendment (LCPA) for the ADU and JADU Coastal Zoning Ordinance (CZO) amendment to the California Coastal Commission (CCC) for review and certification in August 2021. CCC staff presented questions and requested additional information in order to continue processing the LCPA—particularly with regard to replacement parking requirements for ADUs.

Since that time, new State ADU and JADU laws were adopted and became effective on January 1, 2023. To comply with legislation, staff initiated and presented amendments to the MPC on

September 15, 2023, and the CPC on October 4, 2023. On November 7, 2023, the Board considered and voted unanimously to adopt the LUDC, MLUDC, and CZO ordinance amendments. The amendments took effect within the Inland Area on December 7, 2023. In accordance with Government Code Section 65852.2(h)(1), P&D staff submitted the ADU ordinance amendments to HCD for review on November 27, 2023.

On December 21, 2023, P&D staff submitted the Board-adopted CZO amendments to the California Coastal Commission (CCC) to begin the certification process. Staff anticipates the CCC certification to be completed in February 2024.

P&D staff completed additional ordinance amendments to comply with recent changes in state housing law. On January 11, 2023, ordinance amendments to the County Land Use and Development Code (LUDC) were presented to the CPC to implement a State-mandated streamlined, ministerial permit review process for certain affordable housing projects; and provide objective design standards for multiple-unit and mixed use housing projects to be consistent with the requirements of the Housing Accountability Act, SB 330, SB 35, and AB 2162. The recommended ordinance amendments were adopted by the Board on January 24, 2023.

- Program 1.13 – Isla Vista Monitoring. Program 1.13 directs the County to monitor housing development within the unincorporated community of Isla Vista. Accordingly, this annual progress report includes housing permit activity within Isla Vista from 2009 through 2023. Please see page 18 for additional information.

In addition, the Community Services Department Sustainability Division (Sustainability Division) and Housing and Community Development Division continue to coordinate with P&D to maintain and implement Housing Element programs. In 2023, these two divisions took steps to implement 12 programs. For example, these programs include providing incentives for energy-efficient and green building techniques, educating first-time homebuyers, and promoting affordable housing opportunities. Table D of Attachment 1 of this annual progress report provides information on this significant progress. Finally, P&D staff continues to participate in the County Executive Office’s Homelessness Inter-Agency Policy Council (HIAPC), which consists of a working group of County department representatives who strategize and advise on County programs to reduce homelessness.

2023-2031 Housing Element Update

The Housing Element is a State-mandated “element,” or chapter, of the County’s Comprehensive Plan. Its principal purpose is to accommodate existing and projected housing needs for all residents of the unincorporated county, including various household types, special needs groups, and lower-income households. State housing element law requires that the County update its Housing Element every eight years. The current update is for the 2023-2031 planning period.

One important step in the update process is to identify and, if necessary, rezone sites or take other actions to accommodate the County’s 2023-2031 Regional Housing Needs Allocation (RHNA), which totals 5,664 units divided into four income levels (i.e., very low, low, moderate, and above moderate). For the first time, the Santa Barbara County Association of Governments (SBCAG) apportioned the County’s RHNA into two sub-regions – South Coast and North County. The County must accommodate 74 percent

(4,152 units) of its RHNA in the South Coast and 26 percent (1,522 units) of its RHNA in the North County.

The County prepared a sites inventory to determine its current capacity to accommodate its RHNA. The sites inventory lists the number and income levels of potential units from three types of housing development: (1) vacant sites under current zoning, (2) projected ADUs under current zoning, and (3) pending projects. The sites inventory shows that the County lacks sufficient capacity to accommodate its lower-income RHNA in the North County and its lower and moderate-income RHNA in the South Coast. The North County fell short by 553 lower-income units, and the South Coast fell short by 1,783 lower-income units and 981 moderate-income units.

The County will accommodate the shortfall of lower and moderate-income units plus a 15 percent buffer for these units through a combination of rezones and housing development on County-owned sites. The HEU identifies 36 potential rezone sites and 9 potential County-owned sites. These sites combined would provide more units than necessary to accommodate the RHNA plus the 15 percent buffer.

The County released the Draft HEU for public review in January 2023, and submitted the Draft HEU to State HCD for review on March 31, 2023. Staff worked with HCD in summer 2023 to revise the Draft HEU. In a letter dated October 16, 2023, State HCD stated that the Draft HEU substantially complied with State housing element law. On December 5, 2023, the Board adopted the HEU. The County immediately submitted the adopted HEU to State HCD for a final 90-day review and final determination of compliance with State housing element law. State HCD found the County's adopted Housing Element in substantial compliance with State housing element law as of January 22, 2024.

To begin implementation of the HEU's programs, the Board will conduct separate hearings to select and, as necessary, rezone sufficient potential rezone sites and County-owned sites to match the RHNA plus the 15 percent buffer. On December 20, 2023, the County released a Draft Program Environmental Impact Report (EIR) for implementation of the HEU's goals, policies, and programs, including a program to rezone select potential rezone sites. The public review period for the Draft Program EIR closes February 9, 2024. County decision-maker public hearings will begin in early spring 2024.

2030 Climate Action Plan Update / Greenhouse Gas (GHG) Emission CEQA Thresholds of Significance/Energy Element Amendments

The County Community Services Department, Sustainability Division (Sustainability Division), with support from P&D staff, initiated the 2030 Climate Action Plan (CAP) in winter 2020/2021 by releasing an RFP, selecting a consultant, and initiating public outreach. The 2030 CAP will address GHG emission mitigation and climate adaptation efforts in the unincorporated areas of Santa Barbara County. It will also contain thresholds for determining the significance of a project's impacts from GHG emissions under CEQA. In 2022, Sustainability Division staff led an extensive public outreach effort and drafted GHG emission measures and actions. In 2023, Sustainability Division staff completed a draft of the 2030 Climate Action Plan (CAP) and presented the draft to the Board of Supervisors for input.

While the 2030 CAP is under development, P&D staff prepared and the Board adopted interim GHG thresholds for land use projects and plans in January 2021. The interim GHG thresholds help the County comply with CEQA Guidelines Section 15064.4, which requires the County and other lead agencies to "describe, calculate or estimate the amount of GHG emissions resulting from a project." The interim GHG thresholds also streamline the environmental review process and help meet the Board's 2030 GHG

emissions reduction target (50 percent reduction by 2030, based on 2007 levels). County staff and CEQA practitioners will use the interim GHG thresholds until the Board adopts the 2030 CAP and corresponding final GHG thresholds. As part of the preparation of the 2030 CAP, Sustainability Division staff will coordinate with P&D staff on the preparation of amendments to certain elements of the Comprehensive Plan (e.g., Energy Element) to achieve consistency with, and implement certain components of, the 2030 CAP. P&D and Sustainability Division will also prepare revised final GHG thresholds. Sustainability Division staff will present the Comprehensive Plan amendments, final GHG thresholds, and the 2030 CAP to the Board for adoption in spring 2024.

Agricultural Enterprise Ordinance Amendments

The Agricultural Enterprise Ordinance (AEO) Amendments would amend the LUDC and CZO to expand the range and diversity of allowable uses on all unincorporated lands zoned Agricultural II (AG II), and allow incidental food service at winery tasting rooms zoned Agricultural I (AG-I). The additional allowable uses would be small-scale and ancillary to the primary agricultural uses. The proposed Project would ease permit requirements for a specified range of uses in a way that supports the overall economic viability of agricultural operations while also maintaining the primary agricultural function, productivity, and character of these agricultural zone districts. The project will also revise the thresholds that determine when buildings and structures would require a Development Plan on lands zoned AG-II in the Coastal Zone. The County has already incorporated these amendments into the LUDC countywide and into the CZO for the Gaviota Coast Plan (GCP) area.

A Draft Program Environmental Impact Report (EIR) was released for a 45-day public review and comment period on August 1, 2023. Decision-maker hearings commenced on November 29, 2023, with the project's first hearing before the County Planning Commission. Response to comments received on the Draft EIR and a proposed Final EIR will be presented to the Commission before the Commission makes its final recommendation to the Board. Planning Commission hearings will continue into early 2024, and the Board of Supervisors will consider ordinance adoption in spring 2024.

Airport Land Use Plan Consistency Amendments

In August 2019, the SBCAG released six draft Airport Land Use Compatibility Plans (ALUCPs) (one for each airport within the county) and an accompanying initial study/negative declaration (IS/ND). County staff provided comments on the draft ALUCPs and IS/ND to SBCAG. SBCAG staff subsequently placed the project on hold until 2021. SBCAG released revised draft ALUCPs in February 2022 and an environmental document in October 2022. LRP staff coordinated with SBCAG and local jurisdictions on the draft ALUCPs throughout 2022. SBCAG adopted the ALUCP in January 2023. The 2023 – 2024 LRP Annual Work Program initially included a proposed project to update the County LUDC and CZO and Comprehensive Plan for consistency with the adopted ALUCPs, but the work was deferred to the next fiscal year. The proposed amendments implementing the ALUCP will be prepared in spring 2024 and decision-maker adoption is anticipated in summer 2024.

Annual Zoning Amendments Package (ADUs, SB 9, and Telecom)

P&D is committed to keeping the County's zoning ordinances accurate and up-to-date by routinely processing a group of amendments annually that address emerging issues, revisions to State law, clarify existing text provisions, and correcting errors and omissions. The group of amendments also respond to direction from the Board.

In 2023, the Board directed P&D staff to initiate amendments to the County Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Coastal Zoning Ordinance (CZO) to bring the County’s ADU ordinances into compliance with recent state legislation.

Staff presented these amendments to the Montecito Planning Commission (MPC) on September 15, 2023, and the County Planning Commission (CPC) on October 4, 2023. On November 7, 2023, the Board considered and voted unanimously to adopt the LUDC, MLUDC, and CZO ordinance amendments. The amendments took effect within the Inland Area on December 7, 2023. In accordance with Government Code Section 65852.2(h)(1), P&D staff submitted the ADU ordinance amendments to HCD for review on November 27, 2023.

In December 2023, P&D staff submitted the Board-adopted CZO amendments to the California Coastal Commission (CCC) to begin the certification process. Staff anticipates CCC certification to be completed in February 2024.

In spring 2023, P&D staff began drafting Senate Bill (SB) 9 (Government Code Sections 66452.6, 65852.21, and 66411.7) ordinance amendments to comply with State law. These ordinance amendments include the preparation of objective design standards, permit processing, and subdivision map regulations. Staff anticipates finalizing the SB 9 ordinance amendments for adoption in the fourth quarter of FY 2023 – 2024.

Finally, in 2023, P&D staff initiated work on preparing amendments to the County’s Wireless Telecommunication Ordinance. These ordinance amendments will clarify requirements resulting from a recent Federal Communication Commission rule related to small wireless facilities, including the development of objective design standards, and a new State Law requiring emergency standby generators for macro cell towers. Staff anticipates finalizing the Telecom regulations for adoption in the fourth quarter of FY 2023 – 2024.

Childcare Facilities Zoning Ordinances Amendments Package

On November 29, 2022, the Board adopted zoning ordinance amendments that revised the permitting and development standards for Small and Large Family Day Care facilities to align them with State law (Senate Bill 234, Chapter 244, Statutes of 2019; Health and Safety Code § 1596.72 et al), and revised the permitting requirements for day care homes and centers to: (1) allow smaller day care centers of 50 children or less with a LUP in the inland area and a Coastal Development Permit in the Coastal Zone instead of a CUP, and (2) relax certain standards for child care centers located in or at public/quasi-public facilities that are used for assembly uses (e.g., schools, churches, conference centers, community centers, or clubhouses). Additionally, staff included minor, disparate amendments to correct and clarify existing regulations, and ensure that the regulations keep pace with current trends, policies, and State law.

The amendments took effect within the Inland Area on December 30, 2022. Staff submitted the Board-adopted CZO amendments to the CCC to begin the certification process on January 24, 2023. Staff anticipates CCC certification to be completed during winter 2024.

Circulation Element Update/Transportation Thresholds Amendment

Senate Bill (SB) 743 amended Government Code Sections 65088.1 and 65088.4, and requires local agencies to measure transportation impacts under the California Environmental Quality Act (CEQA)

using vehicle miles traveled (VMT) metrics. The Board adopted changes to the County *Environmental Thresholds and Guidelines Manual* in December 2020, to implement VMT thresholds for determining the significance of a project's transportation impacts under CEQA. In winter 2021, staff released a VMT calculator tool to help planners and other CEQA practitioners implement the new VMT thresholds.

Caltrans awarded the County Public Works Department (Public Works) a Sustainable Communities Grant for a countywide Active Transportation Plan (ATP) in 2019. The ATP will serve as a master plan and policy document to guide the development of active transportation infrastructure. In 2022, LRP staff worked with Public Works staff and the consulting team led by Fehr & Peers to (1) collect and analyze pertinent data, (2) evaluate existing conditions and user needs, and (3) conduct public outreach. The Board of Supervisors adopted the ATP in Spring 2023.

The newly adopted ATP and the VMT thresholds will inform needed updates to the Circulation Element in order to implement the ATP and make other changes to the circulation network to achieve County VMT-reduction goals. The Circulation Element amendment will revise existing standards (e.g., level of service, roadway classification, and roadway and intersection standards) to align with the ATP and VMT-reduction goals. The update will also address new State mandates and contemporary transportation issues, such as complete streets, transportation demand management, active transportation, and VMTs. The Circulation Element Update is included in the 2023-2024 LRP Annual Work Program. LRP staff will initiate work on the Circulation Element update in spring 2024.

Coastal Resiliency Project

Staff prepared amendments to the County's Local Coastal Program (LCP) to help mitigate and respond to threats from current and reasonably foreseeable future sea level rise and coastal hazards. In December 2018, the Board adopted the LCP amendment (LCPA) and submitted it to the CCC for certification. County staff consulted and negotiated with CCC staff on its suggested modifications to the LCPA from 2019 through 2021. In September 2021, the County withdrew the LCPA certification application due to a lack of staff funding and an inability to come to an agreement with regard to certain CCC staff-suggested modifications. The Planning Director and representatives of the Board began negotiations with Coastal Commission staff regarding potential compromises for areas of disagreement. The Board may provide additional funding and direct that P&D staff conduct additional work on this project during FY 2024-2025 (starting on July 1, 2024).

Environmental Justice Element

Government Code Section 65302(h) requires the County to adopt an environmental justice element (or related goals, policies, and objectives integrated in other elements) that identifies disadvantaged communities within the unincorporated county, as well as objectives and policies which achieve the following:

- Reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity;

- Promote civic engagement in the public decision-making process; and
- Prioritize improvements and programs that address the needs of disadvantaged communities.

P&D staff completed an internal draft environmental justice element, met with staff from 14 other County departments to review draft policies and implementation strategies, and continued public outreach and engagement in 2023. P&D staff worked with community leaders in the Promotores Network to facilitate meetings with community members in the Environmental Justice communities. By spring 2024, staff will present the Environmental Justice Element to the Board for consideration.

Housing Bill Implementation Project

Over the past several years, the State Legislature has recognized the importance of increasing housing production and has continuously adopted legislation to reduce barriers and streamline permit processing with the goal of encouraging housing development. In 2019, the Board directed staff to initiate amendments to the LUDC, MLUDC, and CZO in order to comply with the recent state housing legislation. Staff initiated the Housing Bill Implementation Project, to amend County ordinances related to By Right Supportive Housing (AB 2162); Low Barrier Navigation Centers (AB 101); State Density Bonus Law (AB 1763, AB 2345, AB 634, SB 728, SB 290, AB 682, AB 1287, AB 2334, AB 323); Multiple-Unit and Mixed-Use Housing Objective Design Standards (applicable to housing developed under various state laws including AB 2162, SB 35, and HAA); and Qualifying Housing Streamlined Review (SB 35, AB 831, and AB 168).

As an initial effort, staff added Chapter 35.33 - Multiple-Unit and Mixed-Use Housing Objective Design Standards and Chapter 35.31 – Affordable Housing Streamlined review to the County’s LUDC, which was adopted by the Board in January 2023 and became effective on February 23, 2023. In the spring of 2023, staff continued to draft amendments to the LUDC, MLUDC, and CZO to comply with state housing law. The proposed MLUDC and LUDC amendments contain identical development standards; the CZO retains some differences to ensure consistency with the California Coastal Act and the Local Coastal Program.

Staff presented the zoning ordinance amendments to the MPC on December 20, 2023 and CPC on January 10, 2024. Staff plans to present the zoning ordinance amendments to the Board for adoption in February 2024 and subsequently submit them to the CCC for certification. To assist in the funding of this project, the County received \$192,040 from the California Department of Housing and Community Development’s SB 2 Planning Grant.

Safety Element Update

In 2018, the Board directed staff to update the Seismic Safety and Safety Element (Safety Element) of the Comprehensive Plan. Planned updates are driven, in part, by State legislation (e.g., SB 379, SB 1035, AB 747, SB 99, and AB 1409), updates to Government Code Section 65302(g), and comments and recommendations received previously from the State Board of Forestry on the County’s Safety Element.

In November 2021, the County completed work on a Climate Change Vulnerability Assessment (CCVA) as the first step to improving regional resiliency by analyzing how climate change may harm the community. The assessment looks at how severe the effects of climate change hazards are likely to be for the county’s people and assets and identifies which groups of people and assets face the greatest potential for harm. The County is using the results to begin preparation of the Climate Adaptation Plan and update the Safety Element to increase resiliency throughout the unincorporated county. The County

hired a consultant and began work on the Adaptation Plan in September 2022. Stakeholder and public outreach commenced in 2023 and preparation of the Adaptation Plan will continue through FY 2024-2025. The Project Team will use the results of the Adaptation Plan to inform policy updates in the Safety Element.

The Project Team worked with County Fire and CAL FIRE staff to update mapping, information, policies, and implementation measures on wildfire in the Safety Element. These updates ensure the Safety Element's policies reflect the County's current code and standards that are consistent with State regulations and to make sure they are uniformly applied to all development projects. These amendments also included adoption of the updated 2022 Multi-Jurisdictional Hazard Mitigation Plan into the Safety Element by reference consistent with AB 2142. The Board of Supervisors adopted the Safety Element Wildfire Policy updates in summer 2023.

P&D was awarded a grant from the California Fire Safe Council to conduct an Evacuation Modeling and Planning Project. The project is intended to inform updates needed to the Safety Element to meet statutory requirements and improve evacuation processes, tools, and infrastructure in the unincorporated county. P&D Staff will continue to coordinate with staff from the Office of Emergency Management, County Fire, Montecito Fire, Caltrans, County Public Works, and County Sheriff's Department. The Project Team has hired a consultant to assist with evacuation modeling and mapping and the preparation of an Evacuation Route Plan. The project is anticipated to be completed in summer 2024.

Short Term Rentals (STRs) Ordinance

In October 2017, the Board approved zoning ordinance amendments to (1) allow STRs in certain commercial zones and a new, STR Coastal Zone Historic Overlay Zone, (2) prohibit STRs in residential, agricultural, mixed-use, resource protection, industrial, and certain special purpose zones, and (3) allow homestays in residential and certain agricultural zones. These amendments went into effect in the Inland Area in November 2017. Staff submitted the CZO amendment to the CCC in December 2017, and the CCC denied the proposed LCPA at a hearing in May 2018 due to findings that the proposed amendment limited coastal access.

In June 2022, the Board directed staff to delay work on the Coastal Zone STR Ordinance in order to prioritize other state-mandated projects. The Board may direct staff to recommence work on the STR Ordinance in a future fiscal year.

Utility Scale Solar Ordinance Amendments

Currently, utility-scale solar photovoltaic facilities, defined as facilities developed purely to sell electricity to the wholesale market, are allowed within a zoning overlay that applies to the Cuyama Valley Rural Region. Facilities are limited to no more than 600 acres of AG-II (Agriculture II) zoned land. The limited allowance for utility-scale solar is due to the fact that the Cuyama Valley was the first region in the county that developers determined was suitable for utility-scale solar development, due to its high solar intensity and duration. However, with falling solar costs, more areas are financially viable for utility-scale solar development.

Therefore, in August 2019, the Board adopted the County's Strategic Energy Plan that sets forth recommendations regarding amendments to the zoning ordinances and other County Comprehensive Plan documents, to facilitate utility-scale solar development in areas of the county besides the Cuyama Valley. At the Board's July 13, 2021, hearing, the Board revised the direction provided in the County's

Strategic Energy Plan with specific direction regarding consideration of utility-scale solar development on certain property (Mariposa Reina) located along the Gaviota Coast, in certain zones, and on lands with prime soils. The Board’s direction expanded the areas for consideration of utility-scale solar development beyond the areas recommended for consideration in the County’s Strategic Energy Plan.

During the first quarter of FY 2022 – 2023, staff selected the manager and prepared a request-for-proposals (RFP) for consultant services to prepare the Comprehensive Plan Amendments and programmatic environmental impact report (PEIR) for this project. Staff did not receive any proposals in response to the first RFP and, consequently, identified additional potential consultants and re-published the RFP in the fourth quarter of FY 2022 – 2023. The County received one proposal and entered into a contract to initiate the project in the second quarter of FY 2023 – 2024. The project is anticipated to be completed in FY 2025 – 2026. .

Zoning Ordinance and other Comprehensive Plan Amendments

The Board added a new project to the Long Range Planning Division FY 2022 – 2023 Work Program that consists of preparing ordinance amendments to:

- Comprehensively update the County’s sign regulations
- Either rezone to another commercial designation, or substantially revise/update the regulations that apply to, property that is located in the Shopping Center (SC) zone
- Allow residential mixed use development in all commercial zones
- Revise the Design Residential (DR) zone and Planned Residential Development (PRD) zone development standards to incentivize residential development for very low and low income categories
- Develop countywide outdoor lighting standards that address light pollution, energy efficiency, site security, community character, etc.
- Relax the permitting requirements for certain uses/development

During the first quarter of FY 2022–2023, staff selected the manager and consultant to draft the amendments, conduct public outreach, and prepare a PEIR for this project. Amendments to the Shopping Center zone district were completed in fall 2023. Current actions include (1) conducting public outreach and drafting the amendments through FY 2023 – 2024 and part of FY 2024 - 2025, (2) preparing the PEIR in the second half of FY 2024 - 2025, (3) conducting decision-maker hearings during FY 2025 - 2026, and (4) submitting the amendments to the Local Coastal Program to begin the Coastal Commission certification process in FY 2025 - 2026.

4. Housing Element Activity

2023-2031 Housing Element Update

Government Code Section 65585 mandates that the County periodically update the Housing Element of the Comprehensive Plan. The most recent update (2023-2031) was due to HCD by February 15, 2023.

The County released the Draft HEU for public review in January 2023, and submitted the Draft HEU to State HCD for review on March 31, 2023. Staff worked with HCD in summer 2023 to revise the Draft HEU. In a letter dated October 16, 2023, State HCD stated that the Draft HEU substantially complied with State housing element law. On December 5, 2023, the Board adopted the HEU. The County immediately submitted the adopted HEU to State HCD for a final 90-day review and final determination of compliance with State housing element law. State HCD found the County's adopted Housing Element in substantial compliance with State housing element law as of January 22, 2024.

The 2023-2031 Housing Element Update focuses on the needs of extremely low income, very low income, moderate income, workforce, and special needs households. The update identifies current demographic and employment trends that may affect existing and future housing demand, refines existing programs and adds new programs that support the state's housing goals, will rezone property to achieve housing densities needed to satisfy the County's RHNA (particularly for lower and moderate income levels), and addresses barriers that result in a lack of adequate housing for all segments of the population.

Housing Programs Progress Update

The 2015-2023 Housing Element Update includes 37 programs to implement its goals and policies and otherwise meet the housing needs of the unincorporated county. Some of these programs are ongoing while others have specific timeframes for completion. The 2023-2031 Housing Element Update includes 25 programs to implement its goals and policies to meet the housing needs of the unincorporated county, which received its final compliance determination from State HCD on January 22, 2024. Given the 2023-2031 Housing Element Update was not in effect by State HCD in 2023, the County analyzes the 2015-2023 Housing Element programs that were in effect for the year 2023. As a result, Table D of Attachment 1 of this annual progress report summarizes the status of each program for the 2015-2023 Housing Element. In addition, the subsection titled "Housing Element Implementation" in Section 3 (Comprehensive Plan Amendments and Implementation Activities for 2022), above, summarizes actions that P&D took in 2023 to implement several of these programs.

Regional Housing Needs Allocation (RHNA)

In July 2021, the Board of Directors of SBCAG adopted the *Regional Housing Needs Allocation (RHNA) Plan 2023-2031*. The RHNA plan addresses the sixth housing element cycle, which covers an 8.75-year RHNA projection period (June 30, 2022 to February 15, 2031) and an eight-year planning period (February 15, 2023, to February 15, 2031).

In part, the RHNA plan includes an updated allocation of new housing units that each of the nine cities (incorporated areas) and the County (unincorporated areas) must accommodate in their contemporaneous Housing Elements (e.g., 2023-2031 Housing Element Update). The allocation for the unincorporated areas of Santa Barbara County for the 2023-2031 RHNA projection period was 5,664 housing units divided into four income levels (i.e., very low, low, moderate, and above moderate). For the first time, the Santa Barbara County Association of Governments (SBCAG) apportioned the County's RHNA into two sub-regions – South Coast and North County. The County must accommodate 74 percent (4,152 units) of its RHNA in the South Coast and 26 percent (1,522 units) of its RHNA in the North County. Table 2 shows how the RHNA plan distributed these units into household income categories.

The County prepared a sites inventory to determine its current capacity to accommodate its RHNA. The sites inventory lists the number and income levels of potential units from three types of housing

development: (1) vacant sites under current zoning, (2) projected ADUs under current zoning, and (3) pending projects. The sites inventory shows that the County lacks sufficient capacity to accommodate its lower-income RHNA in the North County and its lower and moderate-income RHNA in the South Coast. The North County fell short by 553 lower-income units, and the South Coast fell short by 1,783 lower-income units and 981 moderate-income units.

The County will accommodate the shortfall of lower and moderate-income units plus a 15 percent buffer for these units through a combination rezones and housing development on County-owned sites. The HEU identifies 36 potential rezone sites and 9 potential County-owned sites. These sites combined would provide more units than necessary to accommodate the RHNA plus the 15 percent buffer.

In early 2024, the Board will conduct hearings to select, and as necessary, rezone sufficient sites to accommodate the RHNA plus the 15 percent buffer.

Table 2				
2023-2031 RHNA Allocation and 2023-2031 Housing Element Land Inventory by Sub-Region of Unincorporated Santa Barbara County				
RHNA	Very Low	Low	Moderate	Above Moderate
South Coast				
Without Buffer	809	957	1,051	1,325
With 15% Buffer	930	1,100	1,208	1,325
North County				
Without Buffer	564	243	229	486
With 15% Buffer	649	279	263	486
Total				
Without Buffer	1,373	1,200	1,280	1,811
With 15% Buffer	1,579	1,379	1,471	1,811

Source: 2023-2031 Housing Element Update (County of Santa Barbara, 2023)

Affordable Housing Income Categories and Income Limits

For purposes of this annual progress report, staff divided affordable housing into three household income categories: very low, low, and moderate. HCD provides updated household income limits for each household income category once a year based upon income limit revisions the U.S. Department of Housing and Urban Development (HUD) makes to its Section 8 Housing Voucher Program. The household income limits vary based on household size, and may reflect adjustments made by HUD due to high income-to-housing-cost relationships in the local area.

Table 3 shows the County’s household income limits for 2023. These limits are based upon a percentage of the area median income (AMI) for the County, adjusted for household size, with a four-person household as the baseline. For 2023, the County AMI was \$75,100 for a household of one, \$85,850 for a household of two, \$96,550 for a household of three, \$107,300 for a household of four, and \$115,900 for a household of five.

Table 3					
2023 Santa Barbara County Household Income Limits					
Income Level	Number of Persons in Household				
	1	2	3	4	5
Very Low-Income	51,800	59,200	66,600	73,950	79,900
Low-Income	82,950	94,800	106,650	118,500	128,000
Moderate-Income	90,150	103,000	115,900	128,750	139,050

Source: State Income Limits for 2023 (California Department of Housing and Community Development, 2023)

Reporting Requirements and Housing Data Tables

Government Code Section 65400(a)(2)(B) requires annual progress reports to include tables from HCD to summarize housing activities throughout the reporting period. In previous reports, these tables included annual building activity data based on the number of building permits that the County issued for new residential units in the previous calendar year. Annual progress reports also must include the following planning and building permit information:

- Housing development applications received;
- Units included in all development applications;
- Units approved and disapproved;
- Sites rezoned to accommodate the county’s RHNA for each income category that could not be accommodated on sites identified in the housing element site inventory;
- New units that have been issued a completed entitlement, building permit, or certificate of occupancy thus far in the housing element cycle, and the income category of each unit; and
- Information on all housing development applications submitted, including the location and income category of developments approved, building permits issued, and units constructed pursuant to Government Code Section 65913.4.

2023 Housing Production

Table 4 lists the number of building permits that the County issued for new residential units (organized by income category) within the unincorporated areas of the South Coast for calendar year (January 1 to December 31) 2023. Table 5 lists the number of building permits that the County issued for new residential units in the North County. The final row in each of the tables also lists the County’s 2023-2031 RHNA for each sub-region.

In summary, the County issued building permits for 242 units in 2023. Of the 242 units, 85 units were located in the South Coast and 157 units were in the North County. In the South Coast, these building permits included 6 manufactured homes, 61 ADUs, 1 multi-family dwelling of 2 units, and 16 one-family dwellings. In the North County, these building permits consisted of 7 manufactured homes, 2 agricultural employee dwellings, 80 ADUs, 1 multi-family dwelling of 3 units, and 65 one-family dwellings.

Of the 85 units in the South Coast:

- 85 units, or 100 percent, qualified as affordable to above moderate-income households.

Of the 157 units in the North County:

- 68 units, or approximately 43 percent, qualified as affordable to low-income households;
- 9 units, or approximately 6 percent, qualified as affordable to moderate-income households; and
- 80 units, or approximately 51 percent, qualified as affordable to above moderate-income households.

Table 4 South Coast 2023 to 2031 RHNA Projection Period Residential Units by Income Category (Issued Building Permits)					
Year	Very Low	Low	Moderate	Above Moderate	Total
2023	0	0	0	85	85
RHNA	809	957	1,051	1,321	4,142

Table 5 North County 2023 to 2031 RHNA Projection Period Residential Units by Income Category (Issued Building Permits)					
Year	Very Low	Low	Moderate	Above Moderate	Total
2023	0	68	9	80	157
RHNA	564	243	229	486	1,522

As of 2022, annual progress reports now require a report on all units, not just net-new units. Demolished units that are associated with or replaced by a new housing development are now included and reported to State HCD.

In 2023, the County issued one building permit for a reconstructed two unit duplex in the South Coast lost during the debris flow event of January 2018. The County issued an additional five building permits in the South Coast and one building permit in the North County to replace demolished single family dwellings. The County issued one building permit to replace a demolished ADU in the South Coast. Four mobile homes in the South Coast and three mobile homes in the North County were also replaced. These 12 issued building permits in the South Coast and four issued building permits in the North County for reconstructed or replaced housing are included in the totals reflected in Table 4 and Table 5 above.

Government Code Section 65913.4 Streamlined Ministerial Approval Process

In addition to amending annual progress report requirements, Government Code Section 65913.4 established a streamlined, ministerial approval process for qualifying housing developments in jurisdictions that have not met their pro-rata share of regional housing needs. In part, qualifying developments must be located on an urban infill site zoned for residential or mixed uses and provide at least 10 or 50 percent of the units for lower-income households. In addition, all projects over 10 units must pay prevailing wages and larger projects must provide skilled and trained labor.

As of June 2023, HCD determined that, based upon data from the *2022 Comprehensive Plan Annual Progress Report*, the County had not met its pro-rata share of very low- and low-income housing. As a result, the County is subject to the streamlining provisions for proposed developments with at least 50 percent affordability [Government Code Section 65913.4(a)(4)(B)(ii)]. In 2023, the County approved a planning application for a 61-unit 100 percent affordable housing project subject to SB 35. The County also granted a final building inspection clearance for a 60-unit senior housing facility subject to SB 35. The County remained subject to the streamlining provisions throughout 2023 and will likely remain so through 2024.

Housing Permit Activity within Isla Vista

Program 1.13 (Isla Vista Monitoring) of the 2015-2023 Housing Element Update states: “The County shall prepare the Annual Progress Report to monitor housing production in Isla Vista based on existing County Zoning Ordinances. After [the Isla Vista Master Plan, or IVMP] is in effect, the County shall monitor the effectiveness of the IVMP in producing varied housing types...”

LRP staff worked with community stakeholders and CCC staff to complete the revised IVMP in late 2015. In March 2016, the Board conducted a public hearing and passed a motion to take no action on the IVMP. No additional work has occurred on the IVMP, and new development in Isla Vista remains subject to existing County plans and zoning ordinances (e.g., Goleta Community Plan, CLUP, and CZO).

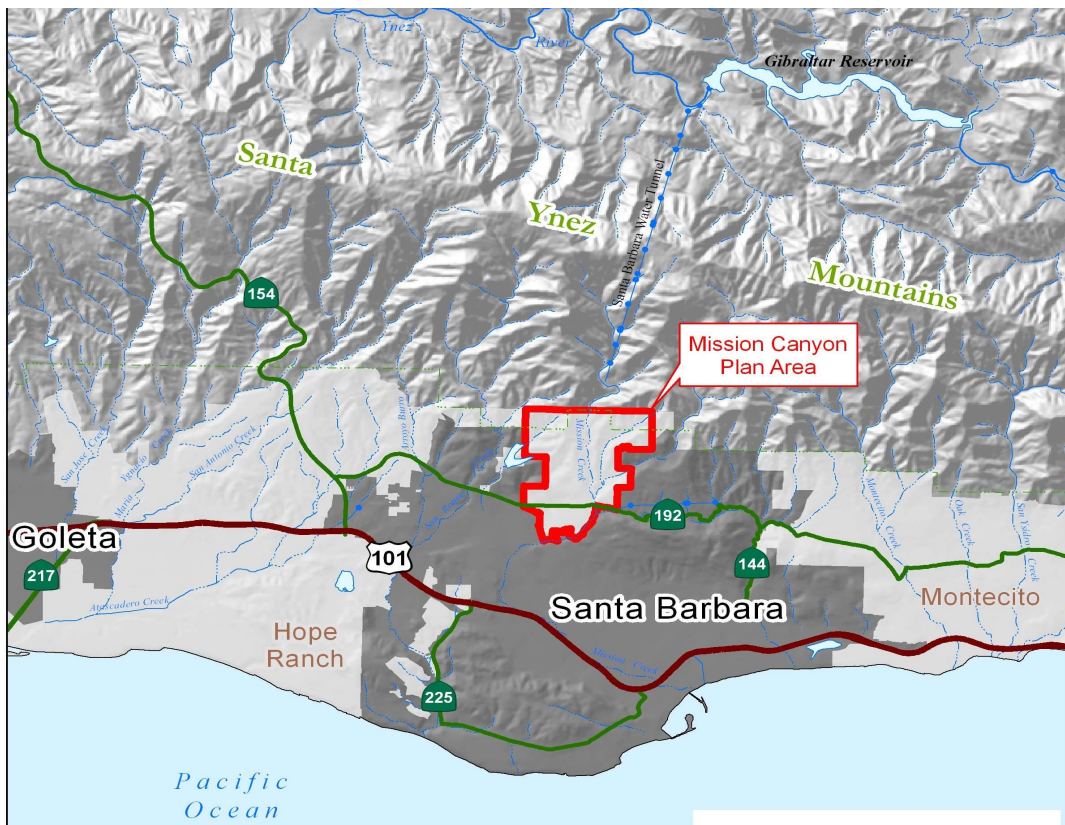
Table 6 summarizes the housing production by household income category in Isla Vista from 2009 through 2023. Of the 215 new units, 79 units, or 37 percent, were affordable to very low- and low-income households; 88 units, or 41 percent, were affordable to moderate-income households; and 48 units, or 22 percent, were affordable to above moderate-income households.

From 2015 through 2023, the County issued 19 building permits for new housing units in Isla Vista. This represents a significant drop in housing production compared to the production that occurred from January 1, 2011, to December 31, 2013. The dissolution of the Isla Vista Redevelopment Agency (IVRDA) and associated funding for housing projects in 2012 likely contributed to this downturn in housing development.

Year	Very Low	Low	Moderate	Above Moderate	Total
2009	0	2	0	0	2
2010	0	0	0	0	0

2011	0	14	57	0	71
2012	1	22	29	29	81
2013	32	7	1	0	40
2014	0	0	0	2	2
2015	0	0	0	0	0
2016	0	0	0	0	0
2017	0	0	0	0	0
2018	0	0	0	0	0
2019	0	0	0	0	0
2020	0	1	0	0	1
2021	0	0	1	2	3
2022	0	0	0	11	11
2023	0	0	0	4	4
Total	33	46	88	48	215

5. Housing Permit Activity in Mission Canyon



The Mission Canyon Plan area encompasses approximately 1,122 acres within the unincorporated areas of Santa Barbara County. The plan area adjoins the City of Santa Barbara and extends north into the foothills of the Santa Ynez Mountains. Development within this urban to semi-rural area consists primarily of one-family residences on relatively small to moderate size lots. No commercial or industrial development exists within the plan area.

The County administers zoning and building permits for new development within the Mission Canyon Plan area. However, the City of Santa Barbara provides municipal water and sewer services in portions of the plan area. As a result, the city approves new water and sewer service connections and monitors development trends and the associated demand for these services.

In April 2014, the Board adopted the Mission Canyon Community Plan. The Mission Canyon Community Plan replaced the Mission Canyon Area Specific Plan (October 1984). The associated land use designations and zoning districts may allow up to an additional 195 one-family dwellings in the plan area. The Board’s motion to adopt the Mission Canyon Community Plan included the following directive: “Direct Planning and Development staff to provide an annual report to the City of Santa Barbara detailing the major housing units that were approved or completed in the Mission Canyon Community Plan Area during the reporting year.” This directive and annual progress report will help the City of Santa Barbara monitor new development within the plan area.

“Major housing units ... approved or completed” means new one-family dwellings and ADUs for which the County has issued land use and building permits and completed a final building inspection. “Major housing units” exclude remodels, additions, accessory structures, and other minor residential development that are associated with existing one-family dwellings or ADUs. As mentioned in Section 4 (Housing Element Activity), above, as of 2022, replacement units do count toward adding new housing units to the county’s housing stock and, therefore, now count toward the County’s RHNA. However, no issued building permits in the Mission Canyon Plan area were rebuild units in 2023.

From January 1 through December 31, 2023, the County issued 4 building permits for ADUs in the plan area. Table 7 summarizes the key information regarding the development allowed pursuant to these land use and building permits (e.g., location, lot size, unit size, and source of water supply and method of wastewater disposal).

Table 7
Mission Canyon Housing Unit Production
Housing Units Constructed (Building Permits Issued)
January 1, 2023 – December 31, 2023

Unit Type	APN	Permit Number	Address	Lot Size (acres)	Unit Size (square feet)	Water	Waste Water	Project	Zone District
ADU	023-221-044	22BDP-00000-00786	2770 GLENDESSAR Y LN, UNIT# 101, SANTA BARBARA, CA 93105	0.62	891	City of Santa Barbara	Mission Canyon	ADU conversion	20-R-1
ADU	023-222-024	23BDP-00434	720 MISSION PARK DR 101, SANTA BARBARA, CA 93105	0.22	352	City of Santa Barbara	Mission Canyon	ADU conversion	10-R-1
ADU	023-180-045	22BDP-00000-01352	936 MISSION CANYON LN, UNIT# 101, SANTA BARBARA, CA 93105	0.71	836	City of Santa Barbara	Mission Canyon	Construction of ADU	20-R-1
ADU	023-113-021	23BDP-00627	2697 MONTROSE PL 101, SANTA BARBARA, CA 93105	0.22	625	City of Santa Barbara	Mission Canyon	Construction of ADU	7-R-1

6. Redevelopment Activity

In 2012, the State dissolved all redevelopment agencies (RDAs) in California, including the IVRDA. This bill also required RDAs to transfer their assets and liabilities to “successor agencies.” On January 10, 2012, the Board directed that the County become the successor agency to the former IVRDA. As a result, the County now controls the former IVRDA's assets and liabilities.

Subsequent State legislation (California Health and Safety Code Section 34176.1(f)) addressed particular provisions and functions relating to former RDAs and new successor agencies. In part, successor agencies must prepare and submit annual reports on the Low and Moderate Income Housing Asset Fund to the State Controller and HCD. In addition, the annual progress report must contain certain successor agency financial information.

The Santa Barbara County Housing and Community Development Division prepares reports to address the reporting requirements. Attachment 2 of this annual progress report contains the most recent report, titled “County of Santa Barbara, Housing Successor Annual Report, Low and Moderate Income Housing Asset Fund, Fiscal Year 2022-2023.”

7. Local Early Action Planning (LEAP) Grant

In early 2021, HCD awarded the County a Local Early Action Planning (LEAP) grant in the amount of \$423,500 to help cover the cost of the 2023-2031 Housing Element Update tasks in FY 2020-2021 through 2022-2023. The LEAP grant is in addition to a Regional Early Action Planning (REAP) grant that the Association of Monterey Bay Area Governments (AMBAG) awarded the County in December 2020, in the amount of \$164,403. The REAP grant covers certain costs associated with preparing the Housing Element Update through FY 2022-2023.

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ATTACHMENT 1

California Department of Housing and Community Development Data Tables³

- Table A: Housing Development Applications Submitted
- Table A2: Annual Building Activity Report Summary – New Construction, Entitled, Permits, and Completed Units
- Table B: Regional Housing Needs Allocation Progress – Permitted Units Issued by Affordability
- Table C: Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law⁴
- Table D: 2015-2023 Housing Element Program Implementation Status pursuant to Government Code Section 65583
- Table E: Commercial Development Bonus Approved pursuant to Government Code Section 65915.7
- Table F: Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code Section 65583.1(c)(2)
- Table F2: Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code Section 6400.2
- Table G: Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of
- Table H: Locally Owned Surplus Sites⁵
- Table J: Student Housing Development for Lower Income Students for Which Was Granted a Density Bonus Pursuant to Subparagraph (F) of Paragraph (1) of Subdivision (b) of Section 65915
- Table K: Tenant Preference Policy Adopted Pursuant to Government Code Section 7061
- Table L: Local Early Action Planning Grant (LEAP)

³ Blank tables are not applicable to the County of Santa Barbara during this planning period.

⁴ On December 5, 2023, the County of Santa Barbara adopted its 2023-2031 Housing Element Update (HEU). On January 22, 2024, State HCD found the HEU in substantial compliance with State housing element law. The HEU analyzed and identified potential rezone sites necessary to accommodate its 2023-2031 Regional Housing Needs Allocation (RHNA). Program 1 of Chapter 5 of the HEU directs the County to adopt final zone sites in early 2024. The County will complete the rezone process in 2024 and, therefore, Table C is blank for this reporting period.

⁵ The County of Santa Barbara does not designate lands as surplus, exempt surplus, or excess. The County defines lands as vacant or non-vacant. Thus, Table H does not apply to the County during this planning period.

Jurisdiction	County	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	02/15/2022 - 02/15/2023

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

**Table A
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20				
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, Z to 4, 5+, ADU, MH)	Tenure R= renter O= owner	Date Application Submitted (see instructions)	Very Low-Income-Deed Restricted	Very Low-Income-Non-Deed Restricted	Low-Income-Deed Restricted	Low-Income-Non-Deed Restricted	Moderate-Income-Deed Restricted	Moderate-Income-Non-Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below																							
	063-150-013	4677 VIA ROBLADA, SANTA BARBARA, CA 93110		23CDH-00007	SFD	O	10/27/2023			6	3	0	1	146	156	87	0	NONE	No	N/A	Pending	Discretionary	
	063-160-012	4629 VIA ROBLADA, SANTA BARBARA, CA 93110		23CDH-00015	SFD	O	8/15/2023							1	1			NONE	No	N/A	Pending	Discretionary	
	065-280-017	VIA VALVEREDA, CA		23CDH-00019	SFD	O	11/3/2023							1	1			NONE	No	N/A	Pending	Discretionary	
	005-210-053	0 VISTA OCEANO LN, SUMMERLAND, CA 93067		23CDP-00016	SFD	O	5/14/2023							1	1			NONE	No	N/A	Pending	Discretionary	
	011-040-042	819 ASHLEY RD, SANTA BARBARA, CA 93108		23LUP-00013	SFD	O	1/18/2023							1	1			NONE	No	N/A	Pending	Discretionary	
	101-191-009	565 WAITE ST, LOS ALAMOS, CA 93440		23LUP-00028	5+	R	2/3/2023							5	5			NONE	No	N/A	Pending	Discretionary	
	007-070-040	0 MARIPOSA LN, SANTA BARBARA, CA 93108		23LUP-00031	SFD	O	1/27/2023							1	1			NONE	No	N/A	Pending	Discretionary	
	143-143-013	3664 PINE, CA		23LUP-00056	SFD	O	2/15/2023							1	1	1		NONE	No	N/A	Approved	Discretionary	
	099-340-011	FLORA RD, LOMPOC, CA 93436		23LUP-00058	SFD	O	2/17/2023							1	1	1		NONE	No	N/A	Approved	Discretionary	
	007-510-008	LEMON RANCH RD, CA		23LUP-00062	SFD	O	2/24/2023							1	1			NONE	No	N/A	Pending	Discretionary	
	155-170-079	210 LINDBERG LN, CARPINTERIA, CA 93013		23LUP-00064	SFD	O	2/24/2023							1	1			NONE	No	N/A	Pending	Discretionary	
	155-250-007	CIMA VISTA, CA 93108		23LUP-00070	SFD	O	3/7/2023							1	1			NONE	No	N/A	Pending	Discretionary	
	011-220-018	504 HODGES LN, SANTA BARBARA, CA 93108		23LUP-00071	SFD	O	4/5/2023							1	1			NONE	No	N/A	Withdrawn	Discretionary	Owner moved and request
	077-030-016	950 LA PATERA LN, GOLETA, CA 93117		23LUP-00094	SFD	O	3/27/2023							1	1			NONE	No	N/A	Pending	Discretionary	
	137-120-034	0 E HWY 246, SOLVANG, CA 93436		23LUP-00104	SFD	O	4/7/2023							1	1			NONE	No	N/A	Pending	Discretionary	
	141-390-022	3903 BLUEBIRD LN, CA		23LUP-00128	SFD	O	4/12/2023							1	1			NONE	No	N/A	Pending	Discretionary	Approved 1/23/24
	049-270-004	LAGUNA BLANCA DR, SANTA BARBARA, CA 93110		23LUP-00144	SFD	O	5/5/2023							1	1			NONE	No	N/A	Pending	Discretionary	
	049-270-003	3981 LAGUNA BLANCA DR, SANTA BARBARA, CA 93110		23LUP-00145	SFD	O	5/1/2023							1	1			NONE	No	N/A	Pending	Discretionary	
	129-151-072	2222 RICHVIEW RD, SANTA MARIA, CA 93455		23LUP-00149	SFD	O	5/3/2023							1	1			NONE	No	N/A	Pending	Discretionary	
	009-030-004	1221 EAST VALLEY RD, SANTA BARBARA, CA 93108		23LUP-00152	SFD	O	5/9/2023							1	1			NONE	No	N/A	Pending	Discretionary	

155-070-008	2500 EAST VALLEY RD, SANTA BARBARA, CA 93108	23LUP-00176	SFD	O	6/6/2023													NONE	No	N/A	Pending	Discretionary	
155-070-008	2500 EAST VALLEY RD, SANTA BARBARA, CA 93108	23LUP-00195	SFD	O	6/20/2023														NONE	No	N/A	Pending	Discretionary
011-171-025	525 HOT SPRINGS RD, SANTA BARBARA, CA 93108	23LUP-00203	SFD	O	6/14/2023														NONE	No	N/A	Pending	Discretionary
011-200-020	580 SANTA ANGELA LN, SANTA BARBARA, CA 93108	23LUP-00214	SFD	O	6/23/2023														NONE	No	N/A	Pending	Discretionary
137-020-061	2023 RANDOM OAKS RD, SOLVANG, CA 93463	23LUP-00228	SFD	O	6/28/2023														NONE	No	N/A	Pending	Discretionary
141-090-034	7300 HAPPY CANYON RD, SANTA YNEZ, CA 93469/9766	23ZCI-00007	SFD	R	2/2/2023														NONE	No	N/A	Pending	Ministerial
101-520-042	1134 FLAX DR, SANTA MARIA, CA 93455	23ZCI-00016	SFD	O	2/22/2023														NONE	No	N/A	Approved	Ministerial
101-520-043	1136 FLAX DR, SANTA MARIA, CA 93455	23ZCI-00017	SFD	O	2/22/2023														NONE	No	N/A	Approved	Ministerial
101-520-044	1142 FLAX DR, SANTA MARIA, CA 93455	23ZCI-00018	SFD	O	2/22/2023														NONE	No	N/A	Approved	Ministerial
101-520-045	1146 FLAX DR, SANTA MARIA, CA 93455	23ZCI-00019	SFD	O	2/22/2023														NONE	No	N/A	Approved	Ministerial
101-520-032	1137 FLAX DR, SANTA MARIA, CA 93455	23ZCI-00020	SFD	O	2/22/2023														NONE	No	N/A	Approved	Ministerial
101-520-033	1133 FLAX DR, SANTA MARIA, CA 93455	23ZCI-00021	SFD	O	2/22/2023														NONE	No	N/A	Approved	Ministerial
101-520-034	1129 FLAX DR, SANTA MARIA, CA 93455	23ZCI-00022	SFD	O	2/22/2023														NONE	No	N/A	Approved	Ministerial
101-520-035	1125 FLAX DR, SANTA MARIA, CA 93455	23ZCI-00023	SFD	O	2/22/2023														NONE	No	N/A	Approved	Ministerial
101-520-038	1118 FLAX DR, SANTA MARIA, CA 93455	23ZCI-00032	SFD	O	3/21/2023														NONE	No	N/A	Approved	Ministerial
101-520-039	1122 FLAX DR, SANTA MARIA, CA 93455	23ZCI-00033	SFD	O	3/21/2023														NONE	No	N/A	Approved	Ministerial
101-520-040	1126 FLAX DR, SANTA MARIA, CA 93455	23ZCI-00034	SFD	O	3/21/2023														NONE	No	N/A	Approved	Ministerial
101-520-041	1130 FLAX DR, SANTA MARIA, CA 93455	23ZCI-00035	SFD	O	3/21/2023														NONE	No	N/A	Approved	Ministerial
101-520-018	1168 GINGER PL, SANTA MARIA, CA 93455	23ZCI-00042	SFD	O	4/20/2023														NONE	No	N/A	Approved	Ministerial
101-520-019	1172 GINGER PL, SANTA MARIA, CA 93455	23ZCI-00043	SFD	O	4/20/2023														NONE	No	N/A	Approved	Ministerial
101-520-006	1163 GINGER PL, SANTA MARIA, CA 93455	23ZCI-00044	SFD	O	4/20/2023														NONE	No	N/A	Approved	Ministerial
101-520-007	1159 GINGER PL, SANTA MARIA, CA 93455	23ZCI-00045	SFD	O	4/20/2023														NONE	No	N/A	Approved	Ministerial
101-520-008	1155 GINGER PL, SANTA MARIA, CA 93455	23ZCI-00053	SFD	O	5/10/2023														NONE	No	N/A	Approved	Ministerial
101-520-009	1151 GINGER PL, SANTA MARIA, CA 93455	23ZCI-00054	SFD	O	5/10/2023														NONE	No	N/A	Approved	Ministerial
101-520-016	1160 GINGER PL, SANTA MARIA, CA 93455	23ZCI-00055	SFD	O	5/10/2023														NONE	No	N/A	Approved	Ministerial
101-520-017	1164 GINGER PL, SANTA MARIA, CA 93455	23ZCI-00056	SFD	O	5/10/2023														NONE	No	N/A	Approved	Ministerial

SFD is intended for use for

005-050-007	2940 TORITO RD, SANTA BARBARA, CA 93108	23CDH-00030	ADU	R		11/15/2023													NONE	No	N/A	Pending	Discretionary
141-121-045	3854 BASELINE AVE, SANTA YNEZ, CA 93469/773	23LUP-00192	SFD	O		6/8/2023													NONE	No	N/A	Approved	Discretionary
131-030-053	8320 HWY 166, SANTA MARIA, CA 93454	23LUP-00382	SFD	O		11/6/2023													NONE	No	N/A	Pending	Discretionary
061-302-008	585 LAS PALMAS DR, SANTA BARBARA, CA 93110	23LUP-00387	SFD	O		11/30/2023													NONE	No	N/A	Pending	Discretionary
061-302-008	585 LAS PALMAS DR, SANTA BARBARA, CA 93110	23LUP-00387	ADU	R		11/30/2023													NONE	No	N/A	Pending	Discretionary
067-430-033	1049 VIA LOS PADRES, SANTA BARBARA, CA 93111	23LUP-00419	SFD	O		12/14/2023													NONE	No	N/A	Pending	Discretionary
011-171-010	1278 EAST VALLEY RD, SANTA BARBARA, CA 93108	23LUP-00420	SFD	O		12/18/2023													NONE	No	N/A	Pending	Discretionary
101-520-036	1121 FLAX DR, SANTA MARIA, CA 93455	23ZCI-00030	SFD	O		3/21/2023													NONE	No	N/A	Approved	Ministerial
101-520-037	1117 FLAX DR, SANTA MARIA, CA 93455	23ZCI-00031	SFD	O		3/21/2023													NONE	No	N/A	Approved	Ministerial
073-090-072	NO ASSIGNED ADDRESS, SANTA BARBARA, CA	19CDP-00000-00034	SFD	O		1/26/2023	6					41		47		47			NONE	Yes	Yes	Approved	Ministerial
005-100-024	450 LAMBERT RD, CARPINTERIA, CA 93013	23CDP-00103	SFD	O		12/22/2023													NONE	No	N/A	Pending	Discretionary
135-330-003	2905 BRAMADERO RD, LOS OLIVOS, CA 93441	23ZCI-00121	MH	R		12/21/2023													NONE	No	N/A	Pending	Ministerial

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									
1					2	3	4								5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units issued Entitlements	
Summary Row: Start Data Entry Below							0	0	49	6	12	0	142		209	
	129-151-070	5554 STILLWELL RD, SANTA MARIA, CA 93455		17BDP-00000-00938	SFD	O									0	
	063-041-003	849 CAMINO MEDIO, UNIT# B, SANTA BARBARA, CA 93110		21BDP-00000-00114	ADU	R									0	
	009-313-017	1307 DANIELSON RD A & B, SANTA BARBARA, CA 93108		21BDP-00000-00150	2 to 4	R									0	
	101-570-037	5602 BOUQUET LN, SANTA MARIA, CA 93455		21BDP-00000-00418	SFD	O									0	
	149-150-035	1664 FOOTHILL RD, CUYAMA, CA 93254		21BDP-00000-00450	MH	O									0	
	011-030-044	1200 HOT SPRINGS LN 1/2, SANTA BARBARA, CA 93108		21BDP-00000-00779	ADU	R									0	
	101-570-030	1455 BLUSH LN, SANTA MARIA, CA 93455		21BDP-00000-00974	SFD	O									0	
	101-520-028	1153 FLAX DR, SANTA MARIA, CA 93455		21BDP-00000-01066	SFD	O						1	2/1/2023	1		
	101-520-029	1149 FLAX DR, SANTA MARIA, CA 93455		21BDP-00000-01067	SFD	O						1	2/1/2023	1		
	101-520-030	1145 FLAX DR, SANTA MARIA, CA 93455		21BDP-00000-01068	SFD	O						1	3/22/2023	1		
	101-520-031	1141 FLAX DR, SANTA MARIA, CA 93455		21BDP-00000-01069	SFD	O						1	3/22/2023	1		
	101-520-032	1137 FLAX DR, SANTA MARIA, CA 93455		21BDP-00000-01070	SFD	O						1	3/14/2023	1		
	101-520-033	1133 FLAX DR, SANTA MARIA, CA 93455		21BDP-00000-01071	SFD	O						1	3/14/2023	1		
	101-520-034	1129 FLAX DR, SANTA MARIA, CA 93455		21BDP-00000-01072	SFD	O						1	3/14/2023	1		
	101-520-035	1125 FLAX DR, SANTA MARIA, CA 93455		21BDP-00000-01073	SFD	O						1	3/14/2023	1		
	101-520-040	1126 FLAX DR, SANTA MARIA, CA 93455		21BDP-00000-01074	SFD	O						1	5/10/2023	1		
	101-520-041	1130 FLAX DR, SANTA MARIA, CA 93455		21BDP-00000-01075	SFD	O						1	5/10/2023	1		
	101-520-042	1134 FLAX DR, SANTA MARIA, CA 93455		21BDP-00000-01076	SFD	O						1	3/14/2023	1		

	101-520-043	1138 FLAX DR, SANTA MARIA, CA 93455		21BDP-00000- 01077	SFD	O						1	3/14/2023	1
	101-520-044	1142 FLAX DR, SANTA MARIA, CA 93455		21BDP-00000- 01078	SFD	O						1	3/14/2023	1
	101-520-045	1146 FLAX DR, SANTA MARIA, CA 93455		21BDP-00000- 01079	SFD	O						1	3/14/2023	1
	101-520-046	1150 FLAX DR, SANTA MARIA, CA 93455		21BDP-00000- 01080	SFD	O						1	2/1/2023	1
	101-520-047	1154 FLAX DR, SANTA MARIA, CA 93455		21BDP-00000- 01081	SFD	O						1	2/1/2023	1
	009-130-019	245 OLIVE MILL RD, SANTA BARBARA, CA 93108		21BDP-00000- 01110	ADU	R								0
	009-360-005	1491 EDGECLIFF LN B, SANTA BARBARA, CA 93108		21BDP-00000- 01312	ADU	R								0
	077-080-032	410 GLEN ANNIE RD, GOLETA, CA 931171419		21BDP-00000- 01386	SFD	O								0
	107-440-053	1167 PARKLAND DR C, SANTA MARIA, CA 93455		21BDP-00000- 01552	ADU	R								0
	007-480-040	1160 FIFE LN, UNIT# B, SANTA BARBARA, CA 93108		21BDP-00000- 01616	ADU	R								0
	005-090-005	209 GREENWELL AVE, SUMMERLAND, CA 93067		22BDP-00000- 00011	SFD	O								0
	069-030-016	5988 CUESTA VERDE, UNIT# C, GOLETA, CA 93117		22BDP-00000- 00065	ADU	R								0
	001-160-008	7225 GOBERNADOR CYN RD, CARPINTERIA, CA 93013		22BDP-00000- 00096	SFD	O						1	1/19/2023	1
	109-023-023	213 E WALLER LN, UNIT# B, SANTA MARIA, CA 93455		22BDP-00000- 00105	ADU	R								0
	137-440-002	1220 DOVE MEADOW RD, SOLVANG, CA 93463		22BDP-00000- 00231	SFD	O								0
	133-170-046	3450 W OAK TRAIL RD, SANTA YNEZ, CA 934609311		22BDP-00000- 00294	SFD	O								0
	139-051-042	2331 JANIN WAY B, SOLVANG, CA 93463		22BDP-00000- 00342	ADU	R								0
	101-560-011	5750 MORNING GLORY DR, SANTA MARIA, CA 93455		22BDP-00000- 00370	SFD	O								0
	101-560-015	5790 MORNING GLORY DR, SANTA MARIA, CA 93455		22BDP-00000- 00374	SFD	O								0
	101-560-071	5791 PASSION VINE WAY, SANTA MARIA, CA 93455		22BDP-00000- 00375	SFD	O								0
	101-560-072	5801 PASSION VINE WAY, SANTA MARIA, CA 93455		22BDP-00000- 00376	SFD	O								0
	101-560-073	5811 PASSION VINE WAY, SANTA MARIA, CA 93455		22BDP-00000- 00377	SFD	O								0

	107-240-040	1331 E FOSTER RD, SANTA MARIA, CA 93455		21ZCI-00000-00232	5+	R			49		12		5/12/2023	61
	004-013-011	1435 SANTA MONICA RD, CARPINTERIA, CA 93013		22CDP-00000-00050	SFD	O						1	4/20/2023	1
	005-080-011	380 ORTEGA RIDGE RD, SANTA BARBARA, CA 93108		22CDP-00000-00068	SFD	O						1	1/5/2023	1
	061-181-024	164 AUHAY, SANTA BARBARA, CA 93110		22LUP-00000-00087	SFD	O						1	5/9/2023	1
	055-070-032	1080 WINTHER WAY, SANTA BARBARA, CA 93110		22LUP-00000-00103	SFD	O						1	1/24/2023	1
	007-161-003	635 ORCHARD AVE, SANTA BARBARA, CA 93108		22LUP-00000-00171	SFD	O						1	5/19/2023	1
	141-211-068	2801 KARA LN, SOLVANG, CA 93463		22LUP-00000-00179	SFD	O						1	3/21/2023	1
	137-710-014	910 BALLARD CANYON RD, SOLVANG, CA 93463		22LUP-00000-00224	SFD	O						1	1/11/2023	1
	135-330-015	3265 ACAMPO RD, LOS OLIVOS, CA 93441		22LUP-00000-00233	SFD	O						1	4/10/2023	1
	137-710-020	CHALK HILL, CA		22LUP-00000-00329	SFD	O						1	5/30/2023	1
	011-180-050	607 STONE MEADOW LN, SANTA BARBARA, CA 93108		22LUP-00000-00353	SFD	O						1	6/29/2023	1
	011-180-050	607 STONE MEADOW LN, SANTA BARBARA, CA 93108		22LUP-00000-00353	ADU	R						1	6/29/2023	1
	141-410-003	2149 EDISON ST, SANTA YNEZ, CA 93460		22LUP-00000-00379	SFD	O						1	3/20/2023	1
	141-050-004	3640 ROBLAR AVE, SANTA YNEZ, CA 93460		22LUP-00000-00486	SFD	O						1	3/22/2023	1
	141-050-004	3640 ROBLAR AVE, SANTA YNEZ, CA 93460		22LUP-00000-00486	ADU	R						1	3/22/2023	1
	101-560-063	5833 MORNING GLORY DR, SANTA MARIA, CA		22ZCI-00000-00136	SFD	O						1	6/14/2023	1
	101-560-063	5823 MORNING GLORY DR, SANTA MARIA, CA		22ZCI-00000-00137	SFD	O						1	6/14/2023	1
	079-100-004	222 WINCHESTER CYN RD, GOLETA, CA 93117		22ZCI-00000-00164	MH	R						2	5/3/2023	2
	099-340-011	FLORA RD, LOMPOC, CA 93436		23LUP-00058	SFD	O						1	4/25/2023	1
	075-193-030	6709 DEL PLAYA DR, UNIT# A, GOLETA, CA 931174909		23CDH-00004	SFD	O						1	6/28/2023	1
	155-240-018	885 TORO CANYON RD, SANTA BARBARA, CA 93108		20LUP-00000-00209	SFD	O						1	10/18/2023	1
	023-031-012	1453 ORANGE GROVE AVE, SANTA BARBARA, CA 93105		21LUP-00000-00541	SFD	O						1	8/15/2023	1
	101-110-032	AUGUSTA ST, LOS ALAMOS, CA 93440		21LUP-00000-00616	SFD	O						1	7/18/2023	1
	005-380-036	3091 PADARO LN, CARPINTERIA, CA 93013		22CDH-00000-00023	SFD	O						1	7/12/2023	1

	065-250-021	1475 ANDERSON LN, SANTA BARBARA, CA 931112904		22CDH-00000-00031	SFD	O						1	8/25/2023	1
	063-234-001	4055 MARIPOSA DR, SANTA BARBARA, CA 93110		22CDP-00000-00148	SFD	O						1	7/26/2023	1
	013-090-026	745 ASHLEY RD, SANTA BARBARA, CA 93108		22LUP-00000-00112	SFD	O						1	10/24/2023	1
	135-122-025	2806 SANTA BARBARA AVE, LOS OLIVOS, CA 93441		22LUP-00000-00150	SFD	O						1	7/28/2023	1
	135-122-025	2806 SANTA BARBARA AVE, LOS OLIVOS, CA 93441		22LUP-00000-00150	ADU	R						1	7/28/2023	1
	133-180-050	4025 E OAK TRAIL RD, SANTA YNEZ, CA 93460		22LUP-00000-00262	SFD	O						1	10/23/2023	1
	011-090-050	700 RIVEN ROCK RD, MONTECITO, CA 931081123		22LUP-00000-00501	SFD	O						1	9/21/2023	1
	063-096-005	1060 MONTE DR, SANTA BARBARA, CA 93110		22LUP-00000-00540	SFD	O						1	8/4/2023	1
	059-290-060	4711 BOULDER RIDGE RD, SANTA BARBARA, CA 93111		22ZCI-00000-00005	SFD	O						1	9/7/2023	1
	007-311-007	190 MIRAMAR AVE, SANTA BARBARA, CA 93108		23CDP-00001	ADU	R						1	10/17/2023	1
	011-180-033	620 STONE MEADOW LN, SANTA BARBARA, CA 93108		23LUP-00006	SFD	O						1	10/30/2023	1
	143-302-015	3610 MONTEBELLO ST, SANTA YNEZ, CA 93460		23LUP-00279	SFD	O						1	10/3/2023	1
	079-100-028	1100 ELLWOOD CANYON RD, GOLETA, CA 93117		23ZCI-00001	MH	R						3	7/12/2023	3
	009-060-094	1455 EAST VALLEY RD, SANTA BARBARA, CA 93108		22LUP-00000-00301	SFD	O						1	7/28/2023	1
	004-098-003	645 SAND POINT RD, CARPINTERIA, CA 93013		21CDH-00000-00045	SFD	O						1	12/5/2023	1
	141-121-045	3854 BASELINE AVE, SANTA YNEZ, CA 934609773		23LUP-00192	SFD	O						1	11/21/2023	1
	073-090-072	NO ASSIGNED ADDRESS, SANTA BARBARA, CA		19CDP-00000-00034	5+	O			6			41	11/6/2023	47
	005-060-022	110 DEERFIELD RD, SANTA BARBARA, CA 93108		22CDP-00000-00014	SFD	O						1	12/20/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name*	7							Building Permits Date Issued	# of Units Issued Building Permits
			Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income		
			0	0	0	68	0	9	165		242
129-151-070	5554 STILLWELL RD, SANTA MARIA, CA 93455								1	3/28/2023	1
063-041-003	849 CAMINO MEDIO, UNIT# B, SANTA BARBARA, CA 93110								1	2/9/2023	1
009-313-017	1307 DANIELSON RD A & B, SANTA BARBARA, CA 93108								2	6/2/2023	2
101-570-037	5602 BOUQUET LN, SANTA MARIA, CA 93455								1	2/21/2023	1
149-150-035	1664 FOOTHILL RD, CUYAMA, CA 93254					1				2/7/2023	1
011-030-044	1200 HOT SPRINGS LN 1/2, SANTA BARBARA, CA 93108								1	3/28/2023	1
101-570-030	1455 BLUSH LN, SANTA MARIA, CA 93455								1	2/21/2023	1
101-520-028	1153 FLAX DR, SANTA MARIA, CA 93455								1	3/8/2023	1
101-520-029	1149 FLAX DR, SANTA MARIA, CA 93455								1	3/8/2023	1
101-520-030	1145 FLAX DR, SANTA MARIA, CA 93455								1	4/26/2023	1
101-520-031	1141 FLAX DR, SANTA MARIA, CA 93455								1	4/26/2023	1
101-520-032	1137 FLAX DR, SANTA MARIA, CA 93455								1	4/26/2023	1
101-520-033	1133 FLAX DR, SANTA MARIA, CA 93455								1	4/26/2023	1

101-520-034	1129 FLAX DR, SANTA MARIA, CA 93455								1	4/26/2023	1
101-520-035	1125 FLAX DR, SANTA MARIA, CA 93455								1	4/26/2023	1
101-520-040	1126 FLAX DR, SANTA MARIA, CA 93455								1	5/25/2023	1
101-520-041	1130 FLAX DR, SANTA MARIA, CA 93455								1	5/25/2023	1
101-520-042	1134 FLAX DR, SANTA MARIA, CA 93455								1	4/26/2023	1
101-520-043	1138 FLAX DR, SANTA MARIA, CA 93455								1	4/26/2023	1
101-520-044	1142 FLAX DR, SANTA MARIA, CA 93455								1	4/26/2023	1
101-520-045	1146 FLAX DR, SANTA MARIA, CA 93455								1	4/26/2023	1
101-520-046	1150 FLAX DR, SANTA MARIA, CA 93455								1	3/22/2023	1
101-520-047	1154 FLAX DR, SANTA MARIA, CA 93455								1	3/22/2023	1
009-130-019	245 OLIVE MILL RD, SANTA BARBARA, CA 93108								1	4/27/2023	1
009-360-005	1491 EDGECLIFF LN B, SANTA BARBARA, CA 93108								1	6/8/2023	1
077-080-032	410 GLEN ANNIE RD, GOLETA, CA 931171419								1	3/14/2023	1
107-440-053	1167 PARKLAND DR C, SANTA MARIA, CA 93455					1				4/12/2023	1
007-480-040	1160 FIFE LN, UNIT# B, SANTA BARBARA, CA 93108								1	3/23/2023	1
005-090-005	209 GREENWELL AVE, SUMMERLAND, CA 93067								1	2/23/2023	1
069-030-016	5988 CUESTA VERDE, UNIT# C, GOLETA, CA 93117								1	6/2/2023	1
001-160-008	7225 GOBERNADOR CYN RD, CARPINTERIA, CA 93013								1	4/28/2023	1

109-023-023	213 E WALLER LN, UNIT# B, SANTA MARIA, CA 93455					1				2/22/2023	1
137-440-002	1220 DOVE MEADOW RD, SOLVANG, CA 93463								1	5/15/2023	1
133-170-046	3450 W OAK TRAIL RD, SANTA YNEZ, CA 934609311								1	5/10/2023	1
139-051-042	2331 JANIN WAY B, SOLVANG, CA 93463								1	2/21/2023	1
101-560-011	5750 MORNING GLORY DR, SANTA MARIA, CA 93455								1	2/23/2023	1
101-560-015	5790 MORNING GLORY DR, SANTA MARIA, CA 93455								1	2/23/2023	1
101-560-071	5791 PASSION VINE WAY, SANTA MARIA, CA 93455								1	6/27/2023	1
101-560-072	5801 PASSION VINE WAY, SANTA MARIA, CA 93455								1	6/27/2023	1
101-560-073	5811 PASSION VINE WAY, SANTA MARIA, CA 93455								1	5/24/2023	1
101-560-074	5821 PASSION VINE WAY, SANTA MARIA, CA 93455								1	5/24/2023	1
101-560-075	5831 PASSION VINE WAY, SANTA MARIA, CA 93455								1	5/24/2023	1
101-520-006	1163 GINGER PL, SANTA MARIA, CA 93455								1	5/25/2023	1
101-520-007	1159 GINGER PL, SANTA MARIA, CA 93455								1	5/25/2023	1
101-520-018	1168 GINGER PL, SANTA MARIA, CA 93455								1	5/25/2023	1
101-520-019	1172 GINGER PL, SANTA MARIA, CA 93455								1	5/25/2023	1
101-520-038	1118 FLAX DR, SANTA MARIA, CA 93455								1	5/25/2023	1
101-520-039	1122 FLAX DR, SANTA MARIA, CA 93455								1	5/25/2023	1

065-193-005	275 MAGNA VISTA ST 101, SANTA BARBARA, CA 93110								1	6/16/2023	1
101-560-016	5800 MORNING GLORY DR, SANTA MARIA, CA 93455								1	4/17/2023	1
101-560-017	5810 MORNING GLORY DR, SANTA MARIA, CA 93455								1	4/17/2023	1
101-560-018	5820 MORNING GLORY DR, SANTA MARIA, CA 93455								1	4/17/2023	1
101-560-019	5830 MORNING GLORY DR, SANTA MARIA, CA 93455								1	4/17/2023	1
101-560-020	5840 MORNING GLORY DR, SANTA MARIA, CA								1	4/17/2023	1
101-560-065	5813 MORNING GLORY DR, SANTA MARIA, CA								1	6/22/2023	1
101-560-066	5793 MORNING GLORY DR, SANTA MARIA, CA								1	6/27/2023	1
101-560-067	5773 MORNING GLORY DR, SANTA MARIA, CA 93455								1	6/27/2023	1
101-560-068	5753 MORNING GLORY DR, SANTA MARIA, CA								1	6/22/2023	1
009-320-017	1437 S JAMESON LN, UNIT# B, MONTECITO, CA 93108								1	5/9/2023	1
009-320-017	1437 S JAMESON LN, MONTECITO, CA 93108								1	5/9/2023	1
013-170-061	2182 SYCAMORE CANYON RD B, SANTA BARBARA, CA 93108								1	1/12/2023	1
143-213-001	1090 EDISON ST, SANTA YNEZ, CA 93460								3	2/23/2023	3
005-210-068	220 MONTECITO RANCH LN, SUMMERLAND, CA 93067								1	5/18/2023	1
007-090-003	1807 E MOUNTAIN DR, SANTA BARBARA, CA 93108								1	2/16/2023	1

007-090-003	1807 E MOUNTAIN DR B, SANTA BARBARA, CA 93108								1	2/16/2023	1
009-640-004	204 OLIVE MILL RD, SANTA BARBARA, CA 93108								1	6/9/2023	1
103-392-012	683 DON PABLO DR 102, SANTA MARIA, CA 93455					1				2/7/2023	1
103-392-012	683 DON PABLO DR 101, SANTA MARIA, CA 93455					1				2/7/2023	1
023-221-044	2770 GLENDESSARY LN, UNIT# 101, SANTA BARBARA, CA 93105								1	1/13/2023	1
107-353-012	875 LARCH AVE, SANTA MARIA, CA 93455					1				5/11/2023	1
111-670-021	4420 BEVERLY CT, SANTA MARIA, CA 93455								1	1/24/2023	1
135-320-013	3288 BUCK CANYON RD, SANTA YNEZ, CA 93460								1	1/25/2023	1
101-570-013	1481 BACCHUS WAY, SANTA MARIA, CA 93455					1				5/5/2023	1
101-570-030	1455 BLUSH LN B, SANTA MARIA, CA 93455					1				2/21/2023	1
009-122-009	262 MIDDLE RD, UNIT# B, SANTA BARBARA, CA 93108								1	2/7/2023	1
005-160-022	2557 WHITNEY AVE, SUMMERLAND, CA 93067								1	2/9/2023	1
013-192-017	722 KNAPP DR, UNIT# B, SANTA BARBARA, CA 93108								1	4/5/2023	1
137-211-002	243 GLENNORA WAY B, BUELLTON, CA 93427							1		1/12/2023	1
111-176-003	1924 TEAKWOOD DR, UNIT# 101, SANTA MARIA, CA 93455					1				2/13/2023	1
075-092-016	6748 PASADO RD, UNIT# 103, GOLETA, CA 93117								1	1/18/2023	1

013-192-043	720 EL RANCHO RD, SANTA BARBARA, CA 93108								1	1/12/2023	1
063-211-030	4154 MARIPOSA DR, UNIT# 101, SANTA BARBARA, CA 93110								1	2/7/2023	1
067-230-004	4830 WINDING WAY 101, GOLETA, CA 93117								1	4/18/2023	1
103-092-023	728 LOMA WAY, UNIT# 101, SANTA MARIA, CA 93455					1				1/5/2023	1
011-180-014	630 HOT SPRINGS RD, SANTA BARBARA, CA 93108								1	2/9/2023	1
141-330-009	1458 REMINGTON DR, SANTA YNEZ, CA 93460								1	3/9/2023	1
057-132-015	589 LA CUMBRE, UNIT# 101, SANTA BARBARA, CA 93110								1	4/14/2023	1
013-070-025	800 COYOTE RD, UNIT# B, MONTECITO, CA 93108								1	3/2/2023	1
111-110-008	148 STUBBS LN, ORCUTT, CA 93455					1				3/1/2023	1
061-240-030	4112 MODOC RD 101, SANTA BARBARA, CA 93110								1	4/12/2023	1
009-130-011	240 OAK RD, UNIT# B, SANTA BARBARA, CA 931082420								1	5/18/2023	1
011-180-020	595 PICACHO LN B, SANTA BARBARA, CA 93108								1	4/13/2023	1
111-120-077	277 MAGGIE LN, UNIT# 101, SANTA MARIA, CA 93455					1				2/1/2023	1
105-114-002	710 UNION AVE, UNIT# 101, ORCUTT, CA 93455					1				2/1/2023	1
105-114-002	710 UNION AVE, UNIT# 102, ORCUTT, CA 93455					1				1/30/2023	1
103-221-008	1279 VIA ALTA 102, SANTA MARIA, CA 93455					1				4/10/2023	1

103-221-008	1279 VIA ALTA 101, SANTA MARIA, CA 93455					1				4/10/2023	1
007-520-006	535 MCLEAN LN, UNIT# B, SANTA BARBARA, CA 93108								1	5/31/2023	1
105-104-007	425 PINAL AVE, UNIT# 101, ORCUTT, CA 93455					1				2/16/2023	1
107-650-008	4054 SILVER LEAF DR, BLDG# 2, SANTA MARIA, CA 93455					1				1/30/2023	1
111-420-007	2025 SHERWOOD DR, UNIT# 2, SANTA MARIA, CA 93455					1				6/9/2023	1
107-121-018	583 POPPY LN 101, SANTA MARIA, CA 93455					1				2/28/2023	1
097-172-008	3848 VIA MONDO, UNIT# B, LOMPOC, CA 93436					1				2/1/2023	1
099-330-003	3371 WILD OAK RD, LOMPOC, CA 93436					1				2/23/2023	1
605-060-076	355 W CLARK AVE 76, ORCUTT, CA 93455							1		3/16/2023	1
143-312-010	3611 OLIVE ST, UNIT# 2, SANTA YNEZ, CA 93460							1		3/2/2023	1
107-110-058	350 PABST LN, UNIT# B, SANTA MARIA, CA 93455					1				4/13/2023	1
559-182-066	333 OLD MILL RD, UNIT# 266, SANTA BARBARA, CA 93110								1	1/5/2023	1
103-033-006	4628 LA VERNE AVE, SANTA MARIA, CA					1				4/20/2023	1
103-332-002	4858 COUGHLIN WAY, UNIT# 101, SANTA MARIA, CA 93455					1				5/16/2023	1
023-180-045	936 MISSION CANYON LN, UNIT# 101, SANTA BARBARA, CA 931052120								1	6/2/2023	1
069-525-007	280 HARVARD LN 101, SANTA BARBARA, CA 93111								1	3/23/2023	1

007-060-025	810 BUENA VISTA DR B, SANTA BARBARA, CA 93108								1	3/7/2023	1
605-060-059	355 W CLARK AVE 59, ORCUTT, CA 93455							1		3/16/2023	1
103-284-006	4845 KENNETH AVE, UNIT# B, SANTA MARIA, CA 93455					1				4/25/2023	1
111-392-061	4374 COUNTRYWOOD DR, UNIT# 101, SANTA MARIA, CA 93455					1				5/12/2023	1
141-201-064	3025 CALLE PICO CT, UNIT# 2, SANTA YNEZ, CA 93460								1	3/22/2023	1
101-350-010	552 LAUGHLIN LN, UNIT# B, LOS ALAMOS, CA 93440								1	5/1/2023	1
107-093-013	3803 ANGELES RD, SUITE# 102, SANTA MARIA, CA 93455					1				5/1/2023	1
101-560-076	5841 PASSION VINE WAY, SANTA MARIA, CA 93455								1	5/24/2023	1
075-102-024	948 CAMINO DEL SUR 101, GOLETA, CA 93117								1	6/15/2023	1
103-121-009	4692 S BRADLEY RD 101, SANTA MARIA, CA 93455					1				6/12/2023	1
103-213-001	1178 VIA ALTA B, SANTA MARIA, CA 93455					1				6/12/2023	1
111-395-010	1123 CLUBHOUSE DR, UNIT# B, SANTA MARIA, CA 93455					1				6/20/2023	1
111-395-010	1123 CLUBHOUSE DR, UNIT# C, SANTA MARIA, CA 93455					1				6/20/2023	1
561-120-046	4025 STATE ST 46, SANTA BARBARA, CA 93110								1	5/31/2023	1
601-130-024	9278 HWY 101 24, LOS ALAMOS, CA 93440								1	4/4/2023	1
505-120-037	2155 ORTEGA HILL RD 37, SUMMERLAND, CA 93067								1	3/9/2023	1

097-035-005	3946 SATURN AVE 201, LOMPOC, CA 93436					1				5/17/2023	1
005-020-024	355 ORTEGA RIDGE RD, UNIT# A, SANTA BARBARA, CA 93108								1	6/15/2023	1
601-130-025	9278 HWY 101 25, LOS ALAMOS, CA 93440							1		4/3/2023	1
065-173-013	749 SAN MARINO DR 101, SANTA BARBARA, CA 93111								1	9/19/2023	1
069-540-017	870 WINDSOR CT 101, SANTA BARBARA, CA 93111								1	7/11/2023	1
063-062-002	4404 VIA ABRIGADA, SANTA BARBARA, CA 93110								1	8/3/2023	1
101-570-023	1452 BLUSH LN, SANTA MARIA, CA 93455								1	8/3/2023	1
101-520-008	1155 GINGER PL, SANTA MARIA, CA 93455								1	8/23/2023	1
101-520-009	1151 GINGER PL, SANTA MARIA, CA 93455								1	8/23/2023	1
101-520-010	1147 GINGER PL, SANTA MARIA, CA 93455								1	10/10/2023	1
101-520-011	1143 GINGER PL, SANTA MARIA, CA 93455								1	10/10/2023	1
101-520-012	1144 GINGER PL, SANTA MARIA, CA 93455								1	10/10/2023	1
101-520-013	1148 GINGER PL, SANTA MARIA, CA 93455								1	10/10/2023	1
101-520-014	1152 GINGER PL, SANTA MARIA, CA 93455								1	10/10/2023	1
101-520-015	1156 GINGER PL, SANTA MARIA, CA 93455								1	10/10/2023	1
101-520-016	1160 GINGER PL, SANTA MARIA, CA 93455								1	8/23/2023	1
101-520-017	1164 GINGER PL, SANTA MARIA, CA 93455								1	8/23/2023	1
101-520-050	1166 FLAX DR, SANTA MARIA, CA 93455								1	10/10/2023	1

101-520-051	1170 FLAX DR, SANTA MARIA, CA 93455								1	10/10/2023	1
005-210-068	222 MONTECITO RANCH LN, SUMMERLAND, CA 93067								1	10/26/2023	1
111-490-028	4337 MUSTANG CT, UNIT# 101, SANTA MARIA, CA 93455					1				8/17/2023	1
103-550-035	370 EL CERRITO, UNIT# 3, SANTA MARIA, CA 93455					1				7/12/2023	1
103-550-035	370 EL CERRITO, UNIT# 2, SANTA MARIA, CA 93455					1				7/12/2023	1
101-570-041	1428 BLACK OAK DR B, SANTA MARIA, CA 93455					1				8/3/2023	1
155-240-003	869 TORO CANYON RD, SANTA BARBARA, CA 93108								1	10/16/2023	1
155-010-043	1240 TORO CANYON RD, SANTA BARBARA, CA 93108								1	8/31/2023	1
135-320-044	2901 SPRING CANYON RD, SANTA YNEZ, CA								1	7/6/2023	1
009-211-023	141 HERMOSILLO RD, UNIT# B, SANTA BARBARA, CA 93108								1	10/27/2023	1
013-167-005	55 CRESTVIEW LN, UNIT# B, SANTA BARBARA, CA 93108								1	10/26/2023	1
011-180-051	560 HOT SPRINGS RD B, SANTA BARBARA, CA 931082014								1	7/5/2023	1
061-301-013	450 VIA DICHOSA, UNIT# 101, SANTA BARBARA, CA 93110								1	10/5/2023	1
007-390-031	2000 SANDY PLACE B, SANTA BARBARA, CA 93108								1	10/13/2023	1
057-071-025	3875 CENTER AVE 101, SANTA BARBARA, CA 93110								1	7/6/2023	1
109-092-012	421 FAIR OAKS DR, UNIT# B, SANTA MARIA, CA 93455					1				7/21/2023	1

107-373-007	4146 GLENVIEW DR, UNIT# 2, SANTA MARIA, CA 93455					1				8/31/2023	1
111-420-029	2002 SHERWOOD DR, UNIT# 2, SANTA MARIA, CA 93455					1				7/6/2023	1
105-082-029	160 N GRAY ST B, ORCUTT, CA 93455					1				8/30/2023	1
111-175-005	1912 IRONWOOD DR, UNIT# 101, SANTA MARIA, CA 93455					1				7/25/2023	1
109-102-004	3267 FAIR OAKS DR, UNIT# 2, SANTA MARIA, CA 93455					1				9/11/2023	1
079-271-002	8460 VEREDA DEL PADRE 101, GOLETA, CA 93117								1	7/5/2023	1
135-122-025	2333 OLIVET AVE, LOS OLIVOS, CA 93441								1	10/10/2023	1
143-312-010	1374 FARADAY ST, SANTA YNEZ, CA 93460							1		10/30/2023	1
109-194-001	610 MILES AVE, UNIT# 2, SANTA MARIA, CA 93455					1				10/13/2023	1
013-170-021	475 BARKER PASS RD B, SANTA BARBARA, CA 93108								1	9/27/2023	1
057-071-010	3868 PUEBLO AVE 101, SANTA BARBARA, CA 931101259								1	8/1/2023	1
004-018-066	4162 VENICE LN, UNIT# A, CARPINTERIA, CA 93013								1	10/2/2023	1
129-133-002	2154 FALLEN LEAF DR B, SANTA MARIA, CA 93455					1				8/17/2023	1
101-070-048	6835 LONG CANYON RD, SANTA MARIA, CA 93454					1				10/6/2023	1
111-680-027	1262 CYNDIE LN, SANTA MARIA, CA 93455					1				8/22/2023	1
137-390-010	2785 QUAIL VALLEY RD, UNIT# B, SOLVANG, CA 93463								1	7/17/2023	1

011-110-016	801 SAN YSIDRO LN B, SANTA BARBARA, CA 93108								1	10/18/2023	1
075-142-012	6753 TRIGO RD 103, GOLETA, CA 93117								1	10/2/2023	1
065-223-009	599 HALKIRK ST, UNIT# 101, SANTA BARBARA, CA 93110								1	9/6/2023	1
009-152-010	161 HERMOSILLO DR, SUITE# B, SANTA BARBARA, CA 93108								1	10/23/2023	1
023-222-024	720 MISSION PARK DR 101, SANTA BARBARA, CA 93105								1	10/4/2023	1
141-360-001	3021 SAMANTHA DR, UNIT# 2, SANTA YNEZ, CA 93460								1	7/12/2023	1
103-373-026	964 VIA FARGO, UNIT# 2, SANTA MARIA, CA 93455					1				7/18/2023	1
011-190-012	1374 EAST VALLEY RD B, CA								1	10/9/2023	1
055-060-023	991 WINTHER WAY 101, SANTA BARBARA, CA 93110								1	10/18/2023	1
065-421-042	5034 SAN JULIO AVE, UNIT# 101, SANTA BARBARA, CA 93111								1	10/16/2023	1
141-410-003	2149 EDISON ST, SANTA YNEZ, CA 93460								1	10/26/2023	1
141-410-003	2159 EDISON ST, SANTA YNEZ, CA 93460							1		10/26/2023	1
107-400-040	891 COUNTRY HILL RD, UNIT# 2, SANTA MARIA, CA 93455					1				8/30/2023	1
107-282-005	4497 DANCER AVE, UNIT# 2, SANTA MARIA, CA 93455					1				9/20/2023	1
107-420-030	1014 LAUREL CT, UNIT# 2, SANTA MARIA, CA 93455					1				8/21/2023	1
103-680-040	1572 RHINESTONE CT, UNIT# 101, SANTA MARIA, CA 93455					1				10/19/2023	1
141-330-055	1447 REMINGTON DR, UNIT# 2, SANTA YNEZ, CA 93460								1	10/19/2023	1

065-270-012	5225 JAMES RD 101, SANTA BARBARA, CA 93111								1	10/18/2023	1
023-113-021	2697 MONTROSE PL 101, SANTA BARBARA, CA 93105								1	9/22/2023	1
105-104-007	425 PINAL AVE, UNIT# 102, ORCUTT, CA 93455					1				10/19/2023	1
137-081-047	2350 ADOBE CANYON RD, SOLVANG, CA 934639755								1	10/26/2023	1
103-122-005	1147 OAK KNOLL RD, UNIT# 2, SANTA MARIA, CA 93455					1				9/21/2023	1
107-355-010	3963 BERRYWOOD DR, UNIT# 2, SANTA MARIA, CA 93455					1				10/13/2023	1
075-134-002	6891 PASADO RD 101, GOLETA, CA 93117								1	10/18/2023	1
007-500-007	255 LAS ENTRADAS DR, SANTA BARBARA, CA 93108								1	10/18/2023	1
505-120-013	2155 ORTEGA HILL RD, UNIT# 13, SUMMERLAND, CA 93067								1	8/10/2023	1
009-312-007	80 VIRGINIA LN B, SANTA BARBARA, CA 93108								1	10/2/2023	1
013-164-004	SYCAMORE CANYON RD 1920 1/2, SANTA BARBARA, CA 93108								1	9/21/2023	1
097-340-006	3910 MESA CIRCLE DR, APT# 119, LOMPOC, CA 93436					1				10/17/2023	1
097-340-006	3910 MESA CIRCLE DR, APT# 219, LOMPOC, CA 93436					1				10/17/2023	1
007-030-016	871 PARK HILL LN, SANTA BARBARA, CA 93108								1	12/7/2023	1
101-520-036	1121 FLAX DR, SANTA MARIA, CA 93455								1	12/5/2023	1

101-520-037	1117 FLAX DR, SANTA MARIA, CA 93455								1	12/5/2023	1
105-133-007	355 DYER ST, SANTA MARIA, CA 93455					1				11/16/2023	1
063-101-002	4691 VIA ROBLADA, SANTA BARBARA, CA 93110								1	11/29/2023	1
129-240-006	1901 CAMBRIDGE WAY, SANTA MARIA, CA 93454					1				11/29/2023	1
103-224-002	1222 VIA DEL CARMEL, SANTA MARIA, CA 93455					1				12/4/2023	1
057-072-004	873 WALNUT RD, SANTA BARBARA, CA 93110								1	12/5/2023	1
011-130-009	669 PICACHO LN, SANTA BARBARA, CA 93108								1	11/2/2023	1
009-372-006	1583 S JAMESON LN, UNIT# B, SANTA BARBARA, CA 93108								1	11/14/2023	1
063-042-012	856 CAMINO MEDIO 101, SANTA BARBARA, CA 93110								1	11/14/2023	1
103-221-012	1293 VIA ALTA, UNIT# 2, SANTA MARIA, CA 93455					1				11/17/2023	1
103-393-017	5579 LORRAINE AVE, UNIT# 2, SANTA MARIA, CA 93455					1				12/8/2023	1
137-070-038	1717 COTTONWOOD ST, SOLVANG, CA 934639781								1	11/2/2023	1
063-231-004	4101 MARIPOSA DR, SANTA BARBARA, CA 93110								1	11/7/2023	1
007-030-016	871 PARK HILL LN B, SANTA BARBARA, CA 93108								1	12/7/2023	1
153-233-005	4564 VIA MARIA 101, SANTA BARBARA, CA 93111								1	12/11/2023	1
103-060-011	4623 GLINES AVE, UNIT# 2, SANTA MARIA, CA 93455					1				12/1/2023	1
103-193-004	158 HIGHLAND DR, UNIT# 2, SANTA MARIA, CA 93455					1				12/4/2023	1

075-052-007	6637 ABREGO RD, APT# 101,201-02, GOLETA, CA 93117								3	2/6/2023	3
059-290-052	4678 BEDROCK CT, SANTA BARBARA, CA 93111								1	4/18/2023	1
101-540-026	5843 LADY BELLS DR, SANTA MARIA, CA 93455								1	6/22/2023	1
005-210-074	2710 MONTECITO RANCH PL, SUMMERLAND, CA 93067								1	3/22/2023	1
009-030-007	1231 EAST VALLEY RD, SANTA BARBARA, CA 93108								1	4/17/2023	1
061-311-008	4066 VIA LAGUNA, SANTA BARBARA, CA 93110								1	3/7/2023	1
007-080-001	895 LILAC DR, SANTA BARBARA, CA 93108								1	4/13/2023	1
009-021-012	1135 CAMINO VIEJO RD, SANTA BARBARA, CA 93108								1	6/5/2023	1
007-080-001	895 LILAC DR, UNIT# B, SANTA BARBARA, CA 93108								1	4/13/2023	1
005-210-062	200 MONTECITO RANCH LN, SUMMERLAND, CA 93067								1	4/12/2023	1
011-100-025	1417 E MOUNTAIN DR, UNIT# B, SANTA BARBARA, CA 93108								1	6/13/2023	1
061-362-010	567 VIA RUEDA, UNIT# B, SANTA BARBARA, CA 93110								1	5/16/2023	1
009-030-011	1255 EAST VALLEY RD, SANTA BARBARA, CA 93108								1	6/20/2023	1
141-150-041	1700 LINDA VISTA DR, SANTA YNEZ, CA 93460								1	5/9/2023	1
103-042-008	4654 HUMMEL DR, SANTA MARIA, CA 93455								1	6/2/2023	1
135-300-004	4301 TIMS RD, SANTA YNEZ, CA 93460								1	5/16/2023	1

069-042-002	5995 CUESTA VERDE, GOLETA, CA 93117									1	4/4/2023	1
103-042-007	4650 HUMMEL DR, SANTA MARIA, CA 93455									1	6/2/2023	1
101-550-007	1499 LAMBS EAR WAY, SANTA MARIA, CA 93455									1	6/22/2023	1
133-100-078	9231 ALISOS CANYON RD, LOS ALAMOS, CA 93454					1					1/25/2023	1
009-203-011	1510 SAN LEANDRO LN, MONTECITO, CA 93108									1	3/15/2023	1
059-290-053	4665 BEDROCK CT, SANTA BARBARA, CA 93111									1	4/18/2023	1
083-700-021	125 HOLLISTER RANCH C, GAVIOTA, CA 93117									1	7/20/2023	1
101-550-039	1502 LAMBS EAR WAY, SANTA MARIA, CA 93455									1	7/3/2023	1
101-550-038	1508 LAMBS EAR WAY, SANTA MARIA, CA 93455									1	7/3/2023	1
097-990-002	280 OAK HILL DR, LOMPOC, CA 93436									1	10/27/2023	1
097-990-003	270 OAK HILL DR, LOMPOC, CA 93436									1	10/27/2023	1
097-990-004	260 OAK HILL DR, LOMPOC, CA 93436									1	10/27/2023	1
011-020-004	1196 E MOUNTAIN DR, SANTA BARBARA, CA 93108									1	10/26/2023	1
141-080-010	1580 ALISOS AVE, SANTA YNEZ, CA 93460									1	9/25/2023	1
097-990-001	290 OAK HILL DR, LOMPOC, CA 93436									1	10/27/2023	1
135-102-010	2934 SAN MARCOS AVE, LOS OLIVOS, CA 93441									1	7/25/2023	1
139-040-050	2275 COYOTE CREEK RD, SOLVANG, CA 93463									1	9/21/2023	1

129-230-021	2357 GLACIER LN, SANTA MARIA, CA 93455									1	7/14/2023	1
007-350-038	127 LOUREYRO ST, SANTA BARBARA, CA 93108									1	8/18/2023	1
011-200-014	515 SANTA ANGELA LN, SANTA BARBARA, CA 93108									1	10/18/2023	1
063-072-002	1045 VIA TRANQUILA, SANTA BARBARA, CA 93110									1	9/19/2023	1
007-120-094	1690 EAST VALLEY RD, SANTA BARBARA, CA 93108									1	8/18/2023	1
141-380-045	890 REFUGIO, BLDG# 1, SANTA YNEZ, CA 93460				60						8/3/2023	60
101-570-029	1461 BLUSH LN, SANTA MARIA, CA 93455									1	8/2/2023	1
101-570-027	1476 BLUSH LN, SANTA MARIA, CA 93455									1	7/5/2023	1
069-194-003	1180 CAMINO MELENO, SANTA BARBARA, CA 93111									1	8/23/2023	1
137-690-007	969 OLD RANCH RD, SOLVANG, CA 934639617									1	8/11/2023	1
139-530-010	2205 HILL HAVEN RD, SOLVANG, CA 93463									1	10/5/2023	1
101-520-023	1173 FLAX DR, SANTA MARIA, CA 93455									1	8/24/2023	1
101-520-052	1174 FLAX DR, SANTA MARIA, CA 93455									1	8/24/2023	1
101-570-024	1458 BLUSH LN, SANTA MARIA, CA 93455									1	7/5/2023	1
101-570-025	1464 BLUSH LN, SANTA MARIA, CA 93455									1	7/5/2023	1
101-570-026	1470 BLUSH LN, SANTA MARIA, CA 93455									1	7/5/2023	1
101-520-024	1169 FLAX DR, SANTA MARIA, CA 93455									1	8/24/2023	1
101-520-025	1165 FLAX DR, SANTA MARIA, CA 93455									1	8/24/2023	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			13	14	15	Housing with Financial Assistance and/or Deed Restrictions		17	Housing without Financial Assistance or Deed Restrictions	18	19	Demolished/Destroyed Units			Density Bonus			
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)		
			0									41						
129-151-070	5554 STILLWELL RD, SANTA MARIA, CA 93455			NONE	Y													
063-041-003	849 CAMINO MEDIO, UNIT# B, SANTA BARBARA, CA 93110			NONE	Y													
009-313-017	1307 DANIELSON RD A & B, SANTA BARBARA, CA 93108			NONE	Y					2	Destroyed	R						
101-570-037	5602 BOUQUET LN, SANTA MARIA, CA 93455			NONE	Y													
149-150-035	1664 FOOTHILL RD, CUYAMA, CA 93254			NONE	N			Average for sale price for a unit of similar size and type in zip code 93254 is affordable to lower income households, assuming a two to three person household.										
011-030-044	1200 HOT SPRINGS LN 1/2, SANTA BARBARA, CA 93108			NONE	N													
101-570-030	1455 BLUSH LN, SANTA MARIA, CA 93455			NONE	Y													
101-520-028	1153 FLAX DR, SANTA MARIA, CA 93455			NONE	Y													
101-520-029	1149 FLAX DR, SANTA MARIA, CA 93455			NONE	Y													
101-520-030	1145 FLAX DR, SANTA MARIA, CA 93455			NONE	Y													
101-520-031	1141 FLAX DR, SANTA MARIA, CA 93455			NONE	Y													
101-520-032	1137 FLAX DR, SANTA MARIA, CA 93455			NONE	Y													
101-520-033	1133 FLAX DR, SANTA MARIA, CA 93455			NONE	Y													
101-520-034	1129 FLAX DR, SANTA MARIA, CA 93455			NONE	Y													
101-520-035	1125 FLAX DR, SANTA MARIA, CA 93455			NONE	Y													
101-520-040	1126 FLAX DR, SANTA MARIA, CA 93455			NONE	Y													
101-520-041	1130 FLAX DR, SANTA MARIA, CA 93455			NONE	Y													
101-520-042	1134 FLAX DR, SANTA MARIA, CA 93455			NONE	Y													
101-520-043	1138 FLAX DR, SANTA MARIA, CA 93455			NONE	Y													
101-520-044	1142 FLAX DR, SANTA MARIA, CA 93455			NONE	Y													
101-520-045	1146 FLAX DR, SANTA MARIA, CA 93455			NONE	Y													
101-520-046	1150 FLAX DR, SANTA MARIA, CA 93455			NONE	Y													
101-520-047	1154 FLAX DR, SANTA MARIA, CA 93455			NONE	Y													
009-130-019	245 OLIVE HILL RD, SANTA BARBARA, CA 93108			NONE	Y													
009-360-005	1491 EDGECLIFF LN B, SANTA BARBARA, CA 93108			NONE	Y					1	Demolished	R						
077-080-032	410 CLEEN ANNIE RD, GOLETA, CA 931171419			NONE	N					1	Demolished	O						

075-092-016	6748 PASADO RD, UNIT# 103, GOLETA, CA 93117			NONE	Y															
013-192-043	720 EL RANCHO RD, SANTA BARBARA, CA 93108			NONE	Y															
063-211-030	4154 MARIPOSA DR, UNIT# 101, SANTA BARBARA, CA 93110			NONE	Y															
067-230-004	4830 WINDING WAY 101, GOLETA, CA 93117			NONE	Y															
103-092-023	728 LOMA WAY, UNIT# 101, SANTA MARIA, CA 93455			NONE	Y															Average rent for a unit of similar size and type in zip code 93455 is \$2,099/month, which is deemed affordable to low-income households (assuming a two person household size).
011-180-014	630 HOT SPRINGS RD, SANTA BARBARA, CA 93108			NONE	Y															
141-330-009	1458 REMINGTON DR, SANTA YNEZ, CA 93460			NONE	Y															
057-132-015	589 LA CUMBRE, UNIT# 101, SANTA BARBARA, CA 93110			NONE	Y															
013-070-025	800 COYOTE RD, UNIT# B, MONTECITO, CA 93108			NONE	Y															
111-110-008	148 STUBBS LN, ORCUTT, CA 93455			NONE	Y															Average rent for a unit of similar size and type in zip code 93455 is \$2,511/month, which is deemed affordable to low-income households (assuming a three person household size).
061-240-030	4112 MODOC RD 101, SANTA BARBARA, CA 93110			NONE	Y															
009-130-011	240 OAK RD, UNIT# B, SANTA BARBARA, CA 93108/429			NONE	Y															
011-180-020	595 PICACHO LN B, SANTA BARBARA, CA 93108			NONE	Y															
111-120-077	277 MAGGIE LN, UNIT# 101, SANTA MARIA, CA 93455			NONE	Y															Average rent for a unit of similar size and type in zip code 93455 is \$2,099/month, which is deemed affordable to low-income households (assuming a two person household size).
105-114-002	710 UNION AVE, UNIT# 101, ORCUTT, CA 93455			NONE	Y															Average rent for a unit of similar size and type in zip code 93455 is \$1,800/month, which is deemed affordable to low-income households (assuming a one or two person household size).
105-114-002	710 UNION AVE, UNIT# 102, ORCUTT, CA 93455			NONE	Y															Average rent for a unit of similar size and type in zip code 93455 is \$2,099/month, which is deemed affordable to low-income households (assuming a two person household size).
103-221-008	1279 VIA ALTA 102, SANTA MARIA, CA 93455			NONE	Y															Average rent for a unit of similar size and type in zip code 93455 is \$2,099/month, which is deemed affordable to low-income households (assuming a two person household size).
103-221-008	1279 VIA ALTA 101, SANTA MARIA, CA 93455			NONE	Y															Average rent for a unit of similar size and type in zip code 93455 is \$1,800/month, which is deemed affordable to low-income households (assuming a one or two person household size).
007-520-006	535 MCLEAN LN, UNIT# B, SANTA BARBARA, CA 93108			NONE	Y															
105-104-007	425 PINAL AVE, UNIT# 101, ORCUTT, CA 93455			NONE	Y															Average rent for a unit of similar size and type in zip code 93455 is \$1,800/month, which is deemed affordable to low-income households (assuming a one or two person household size).
107-650-008	4054 SILVER LEAF DR, BLDG# 2, SANTA MARIA, CA 93455			NONE	Y															Average rent for a unit of similar size and type in zip code 93455 is \$2,099/month, which is deemed affordable to low-income households (assuming a two person household size).
111-420-007	2025 SHERWOOD DR, UNIT# 2, SANTA MARIA, CA 93455			NONE	Y															Average rent for a unit of similar size and type in zip code 93455 is \$1,800/month, which is deemed affordable to low-income households (assuming a one or two person household size).

075-052-007	6635 ABREGO RD, APT# 101.201-02, GOLETA, CA 93117		NONE	Y														
075-052-007	6637 ABREGO RD, APT# 101.201-02, GOLETA, CA 93117		NONE	Y														
059-290-052	4678 BEDROCK CT, SANTA BARBARA, CA 93111		NONE	Y														
101-540-026	5843 LADY BELLS DR, SANTA MARIA, CA 93455		NONE	Y														
005-210-074	2710 MONTECITO RANCH PL, SUMMERLAND, CA 93067		NONE	N														
009-030-007	1231 EAST VALLEY RD, SANTA BARBARA, CA 93108		NONE	Y					1	Destroyed	O							
061-311-008	4086 VIA LAGUNA, SANTA BARBARA, CA 93110		NONE	Y					1	Demolished	O							
007-080-001	895 LILAC DR, SANTA BARBARA, CA 93108		NONE	Y					1	Demolished	O							
009-021-012	1135 CAMINO VIEJO RD, SANTA BARBARA, CA 93108		NONE	Y														
007-080-001	895 LILAC DR, UNIT# B, SANTA BARBARA, CA 93108		NONE	Y														
005-210-062	208 MONTECITO RANCH LN, SUMMERLAND, CA 93067		NONE	N														
011-100-025	1417 E MOUNTAIN DR, UNIT# B, SANTA BARBARA, CA 93108		NONE	Y														
061-362-010	567 VIA RUEDA, UNIT# B, SANTA BARBARA, CA 93110		NONE	Y														
009-030-011	1255 EAST VALLEY RD, SANTA BARBARA, CA 93108		NONE	Y					1	Destroyed	O							
141-150-041	1780 LINDA VISTA DR, SANTA YNEZ, CA 93460		NONE	N														
103-042-008	4654 HUMMEL DR, SANTA MARIA, CA 93455		NONE	Y														
135-300-004	4301 TIMS RD, SANTA YNEZ, CA 93460		NONE	N					1	Demolished	O							
069-042-002	5995 CUESTA VERDE, GOLETA, CA 93117		NONE	N					1	Destroyed	O							
103-042-007	4650 HUMMEL DR, SANTA MARIA, CA 93455		NONE	Y														
101-550-007	1499 LAMBS EAR WAY, SANTA MARIA, CA 93455		NONE	Y														
133-100-078	9231 ALISOS CANYON RD, LOS ALAMOS, CA 93454		NONE	N					1	Demolished	R							
009-203-011	1510 SAN LEANDRO LN, MONTECITO, CA 93108		NONE	Y														
059-290-053	4665 BEDROCK CT, SANTA BARBARA, CA 93111		NONE	Y														
083-700-021	125 HOLLISTER RANCH O, GAVOTA, CA 93117		NONE	N														
101-550-039	1502 LAMBS EAR WAY, SANTA MARIA, CA 93455		NONE	Y														
101-550-038	1508 LAMBS EAR WAY, SANTA MARIA, CA 93455		NONE	Y														
097-990-002	280 OAK HILL DR, LOMPOC, CA 93436		NONE	Y														
097-990-003	270 OAK HILL DR, LOMPOC, CA 93436		NONE	Y														
097-990-004	260 OAK HILL DR, LOMPOC, CA 93436		NONE	Y														
011-020-004	1196 E MOUNTAIN DR, SANTA BARBARA, CA 93108		NONE	Y					1	Destroyed	O							

141-080-010	1580 ALISOS AVE, SANTA YNEZ, CA 93460			NONE	N														
097-990-001	290 OAK HILL DR, LOMPOC, CA 93436			NONE	Y														
135-102-010	2934 SAN MARCOS AVE, LOS OLIVOS, CA 93441			NONE	Y														
139-040-050	2275 COYOTE CREEK RD, SOLVANG, CA 93463			NONE	N														
129-230-021	2357 GLACIER LN, SANTA MARIA, CA 93455			NONE	Y														
007-350-038	127 LOUREYRO ST, SANTA BARBARA, CA 93108			NONE	Y														
011-200-014	515 SANTA ANGELA LN, SANTA BARBARA, CA 93108			NONE	Y														
063-072-002	1045 VIA TRANGULA, SANTA BARBARA, CA 93110			NONE	Y					1	Demolished	O							
007-120-094	1690 EAST VALLEY RD, SANTA BARBARA, CA 93108			NONE	Y														
141-380-045	890 REFUGIO, BLDGF 1, SANTA YNEZ, CA 93460			SB 35 (2017)	Y	CalHOME	INC, Other		55										
101-570-029	1461 BLUSH LN, SANTA MARIA, CA 93455			NONE	Y														
101-570-027	1476 BLUSH LN, SANTA MARIA, CA 93455			NONE	Y														
069-194-003	1189 CAMINO MELENO, SANTA BARBARA, CA 93111			NONE	Y					1	Demolished	O							
137-690-007	989 OLD RANCH RD, SOLVANG, CA 934639617			NONE	Y														
139-530-010	2205 HILL HAVEN RD, SOLVANG, CA 93463			NONE	Y														
101-520-023	1173 FLAX DR, SANTA MARIA, CA 93455			NONE	Y														
101-520-052	1174 FLAX DR, SANTA MARIA, CA 93455			NONE	Y														
101-570-024	1458 BLUSH LN, SANTA MARIA, CA 93455			NONE	Y														
101-570-025	1464 BLUSH LN, SANTA MARIA, CA 93455			NONE	Y														
101-570-026	1470 BLUSH LN, SANTA MARIA, CA 93455			NONE	Y														
101-520-024	1169 FLAX DR, SANTA MARIA, CA 93455			NONE	Y														
101-520-025	1165 FLAX DR, SANTA MARIA, CA 93455			NONE	Y														
101-520-026	1181 FLAX DR, SANTA MARIA, CA 93455			NONE	Y														
101-520-027	1157 FLAX DR, SANTA MARIA, CA 93455			NONE	Y														
101-520-020	1176 GINGER PL, SANTA MARIA, CA 93455			NONE	Y														
101-520-021	1180 GINGER PL, SANTA MARIA, CA 93455			NONE	Y														
101-520-002	1179 GINGER PL, SANTA MARIA, CA 93455			NONE	Y														
101-520-003	1175 GINGER PL, SANTA MARIA, CA 93455			NONE	Y														
101-520-005	1167 GINGER PL, SANTA MARIA, CA 93455			NONE	Y														
143-330-031	3463 SAGUNTO ST, SANTA YNEZ, CA 93460			NONE	Y														
107-900-023	1085 VILLAGE DR 101, SANTA MARIA, CA 93455			NONE	Y														
005-040-020	2985 EAST VALLEY RD, SANTA BARBARA, CA 93108			NONE	Y														

Average rent for a unit of similar size and type (contemporary with extra community amenities) in zip code 93455 is \$2,300/month, which is deemed affordable to moderate-income households (assuming a two-person household size).

101-110-032	AUGUSTA ST, LOS ALAMOS, CA 93440			NONE	Y														
005-380-036	3091 PADARO LN, CARPINTERIA, CA 93013			NONE	N														
065-250-021	1475 ANDERSON LN, SANTA BARBARA, CA 93112904			NONE	Y														
063-234-001	4055 MARIPOSA DR, SANTA BARBARA, CA 93110			NONE	Y				1	Demolished	O								
013-090-026	745 ASHLEY RD, SANTA BARBARA, CA 93108			NONE	Y				1	Demolished	O								
135-122-025	2806 SANTA BARBARA AVE, LOS OLIVOS, CA 93441			NONE	Y														
135-122-025	2806 SANTA BARBARA AVE, LOS OLIVOS, CA 93441			NONE	Y														
133-180-050	4025 E OAK TRAIL RD, SANTA YNEZ, CA 93460			NONE	N														
011-090-050	700 RIVEN ROCK RD, MONTECITO, CA 931081123			NONE	Y														
063-096-005	1060 MONTE DR, SANTA BARBARA, CA 93110			NONE	Y				1	Demolished	O								
059-290-060	4711 BOULDER RIDGE RD, SANTA BARBARA, CA 93111			NONE	Y														
007-311-007	190 MIRAMAR AVE, SANTA BARBARA, CA 93108			NONE	Y														
011-180-033	620 STONE MEADOW LN, SANTA BARBARA, CA 93108			NONE	Y				1	Demolished	O								
143-302-015	3610 MONTEBELLO ST, SANTA YNEZ, CA 93460			NONE	Y														
079-100-028	1100 ELLIWOOD CANYON RD, GOLETA, CA 93117			NONE	Y														
009-060-094	1455 EAST VALLEY RD, SANTA BARBARA, CA 93108			NONE	Y														
004-098-003	645 SAND POINT RD, CARPINTERIA, CA 93013			NONE	Y				1	Demolished	O								
141-121-045	3854 BASELINE AVE, SANTA YNEZ, CA 934609773			NONE	N														
073-090-072	NO ASSIGNED ADDRESS, SANTA BARBARA, CA			NONE	Y														
005-060-022	110 DEERFIELD RD, SANTA BARBARA, CA 93108			NONE	Y														

6 low income dwelling units, 21%
of project base density units, will be
available to households earning
60% of AMI.

Jurisdiction	Santa Barbara County - Unincorporated	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	02/15/2023 - 02/15/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table B															
Regional Housing Needs Allocation Progress															
Permitted Units Issued by Affordability															
		1	2										3	4	
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022- 02/14/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	1,373	-	-	-	-	-	-	-	-	-	-	-	1	1,372
	Non-Deed Restricted		1	-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	1,200	-	-	-	-	-	-	-	-	-	-	-	102	1,098
	Non-Deed Restricted		44	58	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	1,280	-	-	-	-	-	-	-	-	-	-	-	11	1,269
	Non-Deed Restricted		3	8	-	-	-	-	-	-	-	-	-	-	-
Above Moderate		1,811	123	153	-	-	-	-	-	-	-	-	276	1,535	
Total RHNA		5,664													
Total Units			171	219	-	-	-	-	-	-	-	-	390	5,274	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
		5											6	7	
		Extremely low-income Need	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining		
Extremely Low-Income Units*		687	-	-	-	-	-	-	-	-	-	-	687		

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Santa Barbara County - Unincorporated		
Reporting Year	2023	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1.1: Regional Planning	Promote housing opportunities adjacent to employment centers through regional and local planning efforts, including updates to the Regional Growth Forecast, Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS), Regional Housing Needs Allocation (RHNA) Plan, Congestion Management Plan (CMP), and Bicycle Master Plan. This will help ensure that community values are preserved; commute pressures, vehicle trips, and greenhouse gas emissions are reduced; rural areas are protected; fiscal and economic interests are upheld; and adequate housing is provided for households and individuals at all economic levels and needs.	Ongoing	STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In October 2015, the Board of Supervisors (Board) adopted the Eastern Goleta Valley Community Plan (EGVCP). In part, this plan provides new housing opportunities by rezoning five sites to residential densities of 20 units per acre and rezoning a commercial corridor to Mixed Use (MU) (see Program 1.3 for additional details). These sites and the commercial corridor are located within an urban area and along or near a high-quality transit corridor included in the 2040 Regional Transportation Plan and Sustainable Communities Strategy (Santa Barbara County Association of Governments, 2013). Consistent with Program 1.1, the proximity of new housing to public transit will potentially reduce vehicle trips and greenhouse gas emissions.

<p>Program 1.3: Community Plan Rezones</p>	<p>Implement community enhancement and revitalization tools where warranted through the community planning process using strategies that promote affordability by design, such as mixed-use, infill, and adaptive reuse. Currently, one community plan update is underway for Eastern Goleta Valley that includes two categories of rezones for affordable housing and community revitalization. As part of this community plan update, the County shall evaluate and adopt as appropriate one category of rezones that would allow mixed-use development on 55 parcels covering approximately 28 acres within the Hollister Avenue/State Street commercial corridor. The County shall also evaluate and adopt as appropriate a second category of rezones that would allow residential development at a density of 20 units per acre on seven separate sites that range from approximately 1 to 23 acres in size. This category of rezones shall establish housing opportunities on 20 to 30 acres, if such rezones can be found compatible with surrounding development and serviceable by infrastructure capacity.</p>	<p>Summer 2015</p>	<p>STATUS: COMPLETE. The EGVCP went into effect in the Inland Area in November 2015. The Coastal Zone portion of the plan was certified by the California Coastal Commission (CCC) and went into effect in the Coastal Zone in December 2017. The EGVCP allows an additional 2,212 primary residential units (maximum theoretical buildout), including 549 potentially affordable housing units on five sites totaling approximately 27 acres and ranging in size from 1 to 14 acres. These five sites allow a density of 20 units per acre and, therefore, may accommodate housing for very low and low income households [Government Code Section 65583.2(c)(3)(B)]. The EGVCP rezoned the Hollister Avenue - State Street commercial corridor to MU. The MU zone encompasses 56 parcels totaling approximately 30 acres. This rezone added development potential for an additional 163 primary residential units, including live/work units, multiple-family dwellings, mixed-use development, and other housing types that promote affordability by design. It also allows residential densities of 20 units or more per acre.</p>
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<p>Program 1.4: Tools to Incentivize High-Quality Affordable Housing</p>	<p>The County shall evaluate and adopt/apply as appropriate the following land-use tools through the community planning, development review, and/or zoning ordinance amendment processes to provide housing opportunities for all economic segments of the population, including extremely low-income households:</p> <ol style="list-style-type: none"> 1. Policies to encourage the development of unit types that are affordable by design, including residential second units (RSU), farm employee dwellings, infill, and mixed-use development. 2. Permit streamlining efforts overseen by Planning and Development, and priority permit processing for projects with affordable units built on site. 3. Incentives for special types of housing, detailed in Appendix C – Quality Housing Design and Development Incentives. 4. Modifications to setback, parking, yard area, or other applicable zoning standards for new affordable housing projects approved via Development Plans or Conditional Use Permits. 5. Board-approved discretionary reductions of development impact fees for projects with demonstrated public benefits, including the provision of onsite affordable and/or special needs housing. 6. Incentives for construction of RSUs priced affordable to lower-income, moderate workforce, and senior 	<p>Ongoing</p>	<p>STATUS: ONGOING, KEY OBJECTIVE(S) COMPLETED. In 2023, the County worked on two projects aligned with this program, the Housing Bill Implementation Project and ADU ordinance amendments.</p> <p>In early 2021, the County was awarded grant funding totaling \$307,000 through the SB 2 Planning Grants Program. The grant funding covered a portion of the costs for preparing and implementing the Housing Bill Implementation Project and the ADU ordinance amendments in FY 2022-2023 and FY 2023-2024.</p> <p>In spring 2023, staff continued the Housing Bill Implementation Project by drafting zoning ordinance amendments to comply with changes related to By Right Supportive Housing (AB 2162); Low Barrier Navigation Centers (AB 101); State Density Bonus Law (AB 1763, AB 2345, AB 634, SB 728, SB 290, AB 682, AB 1287, AB 2334, AB 323); Multiple-Unit and Mixed-Use Housing Objective Design Standards (applicable to housing developed under various state laws); and Qualifying Housing Streamlined Review (SB 35, AB 831, and AB 168). Staff presented the zoning ordinance amendments to the MPC on December 20, 2023, to the CPC on January 10, 2024, and to the Board for adoption on February 13, 2024.</p> <p>On January 1, 2021, new State ADU and junior ADU (JADU) laws went into effect and caused the County's Inland Area ADU ordinances to become null and void. From early 2020 to early 2021, staff drafted zoning ordinance amendments to comply with the new State laws. On May 18, 2021, the Board adopted the ADU and JADU amendments, which went into effect in the Inland Area of the unincorporated county on June 16, 2021. Staff submitted the Local Coastal Program Amendment (LCPA) for the ADU and JADU Coastal Zoning Ordinance (CZO) amendment to the California Coastal Commission (CCC) for review and certification in August 2021. CCC staff presented questions and requested additional information in order to continue processing the LCPA—particularly with regard to replacement parking requirements for ADUs.</p> <p>Since that time, new State ADU and JADU laws were adopted and became effective on January 1, 2023. To comply with legislation, staff initiated and presented amendments to the MPC on September 15, 2023, and the CPC on October 4, 2023. On November 7, 2023, the Board considered and voted unanimously to adopt the LUDC, MLUDC, and</p>
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<p>Program 1.6: Housing Design</p>	<p>Ensure quality housing design and neighborhood compatibility by continuing to require, where applicable, that projects undergo review by regional Boards of Architectural Review for consistency with applicable design guidelines and findings for Design Review.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. The County has four regional Boards of Architectural Review (BARs) that cover the entire unincorporated area of Santa Barbara County. The BARs include Central County, Montecito, North County, and South County. The BARs encourage development that exemplifies professional design practices so as to enhance the visual quality of the environment, benefit surrounding property values, and prevent poor quality of design. The County has adopted design guidelines for some communities.</p> <p>The CCC certified the Eastern Goleta Valley Residential Design Guidelines in December 2017, which are now in effect in the Coastal Zone. In 2017 and 2018, staff also implemented a limited update of the Montecito Architectural Guidelines and Development Standards (Guidelines). The update proposed zoning ordinance and Guidelines amendments that limit the size and number of detached accessory buildings in Montecito. The Board adopted the proposed amendments in February 2018, and staff submitted the adopted Guidelines and CZO amendments to the CCC for review and certification in September 2018. The CCC certified the amendments in November 2018. The amendments are now in effect in both the Inland Area and Coastal Zone portions of the county.</p>
<p>Program 1.7 Isla Vista Master Plan</p>	<p>The County shall revise, readopt, and resubmit the Isla Vista Master Plan (IVMP) to the California Coastal Commission for certification. The IVMP will promote workforce housing and contribute to the diversity and affordability of the housing stock in the county, adjacent to the county's largest employer, University of California Santa Barbara.</p>	<p>Summer 2015</p>	<p>STATUS: COMPLETE. The Board adopted the IVMP in August 2007, which encourages mixed-use development, implements a form-based code, and allows residential housing at densities up to 45 units per acre. Isla Vista is located in the Coastal Zone and, therefore, the CCC must certify the IVMP before it can go into effect. In November 2007, the County submitted the IVMP to the CCC. However, CCC staff never deemed the submittal complete. In part, CCC staff raised concerns about coastal access parking.</p> <p>Staff worked with community stakeholders and CCC staff and completed a revised IVMP in late 2015. In March 2016, the Board conducted a public hearing and passed a motion to take no action on the revised IVMP. Some supervisors felt the proposed form-based code and residential housing densities no longer reflected the community's long-term vision. Some were also concerned about the impact that the IVCSA could have on parking programs and other aspects of the IVMP.</p> <p>The Board has not allocated funding for further revisions to the IVMP. Therefore, no additional work has occurred on the IVMP, and new development in Isla Vista remains subject to existing County plans and zoning ordinances (e.g., Goleta Community Plan, Coastal Land Use Plan, and the CZO).</p>

<p>Program 1.8 Permit Streamlining for Energy Efficiency</p>	<p>Continue to support and expand the use of the County's Smart Build Santa Barbara Program (SB2) to streamline the permit process for projects meeting energy efficiency requirements. The existing SB2 is a free, voluntary program which provides incentives to applicants to incorporate energy-efficient and green building techniques in their building plans.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. On May 30, 2017, the SB2 committee approved one residential project in Carpinteria, which received streamlined permit review. The project went beyond the requirements of Title 24 by 15.4% and received 50 energy points (energy-efficient items outside the purview of Title 24).</p> <p>In 2023, staff initiated updates to the SB2 Program guidelines and application checklist to reflect Title 24 changes. The proposed changes need further development by staff and future approval by the Board of Supervisors.</p>
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<p>Program 1.9: Energy Efficiency Policy and Financing</p>	<p>Seek opportunities to finance and support energy efficiency and renewable energy improvements for the market rate and affordable housing stock in the county. Examples to be considered as part of this program include (1) adopting an Energy and Climate Action Plan, (2) pursuing a feasibility study to establish a Community Choice Aggregation partnership with cities and counties in the region, and (3) prioritizing the expenditure of County affordable housing funds for projects that encourage energy efficiency improvements.</p> <p>Continue to support emPower, a program developed by Santa Barbara County to help homeowners countywide overcome obstacles to making energy-saving improvements to their homes. emPower provides a variety of services to homeowners, including rebates, low-interest, and unsecured financing.</p>	<p>ECAP - Ongoing</p> <p>Community Choice Aggregation - Ongoing</p> <p>3C-REN - Ongoing</p>	<p>STATUS: ONGOING, KEY OBJECTIVE(S) COMPLETED.</p> <p>Staff has completed a draft of the 2030 Climate Action Plan (CAP) and presented the draft to the Board of Supervisors for input. The final draft of the 2030 CAP will be presented to the Board for adoption in Q1 2024</p> <p>In advance of the adoption of the CAP, the Board directed staff to pursue early climate actions. One of the actions is developing an ordinance to restrict natural gas infrastructure in new construction.</p> <p>In 2019, the County joined Central Coast Community Energy (CCCE), a community choice energy (CCE) program. CCE's purchase electricity on behalf of their member agencies, typically at a lower rate and a cleaner energy mix. CCCE has committed to sourcing 100% 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.</p> <p>The emPower program closed as of December 31st, 2018 due to a lack of funding and lower than expected uptake.</p> <p>The Counties of Santa Barbara, Ventura, and San Luis Obispo, have formed the Tri-County Regional Energy Network (3C-REN). 3C-REN was established to deliver energy-saving programs to residents and industry trainings that help reduce energy use, strengthen local job markets, and support efforts to achieve climate goals. 3C-REN offers three unique programs including; a Workforce, Education and Training program for contractors, architects, and other building professionals; a Codes and Standards Program that provides training and onsite mentoring to encourage contractors and building departments to comply with and enforce codes and; Single and Multi-family Residential programs that provide technical assistance and incentives to encourage building owners to install energy efficiency upgrades that reduce energy use and greenhouse gas emissions. These programs specifically target hard-to-reach customers (e.g. renters, rural, non-English speakers). The CPUC has approved 3C-</p>
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<p>Program 1.10: State Density Bonus Law</p>	<p>Amend applicable County regulations to comply with the provisions of State Density Bonus Law (SDBL), which is intended to increase the economic feasibility of affordable housing development for extremely low, very low, and low-income households. Specifically, amend Article II (Coastal Zoning Ordinance) to allow up to a 35 percent density bonus for applicable projects. The current Article II regulations only allow a 25 percent density bonus.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. The County expanded the scope of Program 1.10 to include the State Density Bonus Law (SDBL) Update. Specifically, this project will update zoning ordinance provisions related to density bonuses for eligible affordable housing projects. Thus, the SDBL Update will further implement Program 1.10 and expand opportunities for the development of affordable housing in unincorporated Santa Barbara County.</p> <p>From 2016 to 2023, the State amended certain sections of the Government Code related to planning and housing. In spring 2019, the County began analyzing the bills and drafting zoning ordinance amendments for the Housing Bill Implementation Project. In 2023, staff continued work on the Housing Bill Implementation Project, to amend County ordinances related to By Right Supportive Housing (AB 2162); Low Barrier Navigation Centers (AB 101); State Density Bonus Law (AB 1763, AB 2345, AB 634, SB 728, SB 290, AB 682, AB 1287, AB 2334, AB 323); Multiple-Unit and Mixed-Use Housing Objective Design Standards (applicable to housing developed under various state laws including AB 2162, SB 35, and HAA); and Qualifying Housing Streamlined Review (SB 35, AB 831, and AB 168).</p> <p>On January 11, 2023, ordinance amendments to the County Land Use and Development Code (LUDC) were presented to the County Planning Commission to implement a State-mandated streamlined, ministerial permit review process for certain affordable housing projects; and provide objective design standards for multiple-unit and mixed-use housing projects to be consistent with the requirements of the Housing Accountability Act, SB 330, SB 35, and AB 2162. At that time, the proposed objective design standards only applied within the inland area, outside the Montecito Community Plan Area and Coastal Zone. The recommended ordinance amendments were adopted by the Board on January 24, 2023. Staff revised and proposed incorporation of these amendments into the Montecito and Coastal zoning ordinances in late 2023.</p> <p>Staff presented the zoning ordinance amendments to the MPC on December 20, 2023 and CPC on January 10, 2024. Staff plans to present the zoning ordinance amendments to the Board for adoption in February 2024 and subsequently submit them to the CCC for certification.</p>
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<p>Program 1.12: Affordable and Quality Housing Development Incentives</p>	<p>The County shall continue, and where feasible expand, its partnership with nonprofit housing providers, such as the Housing Authorities (Santa Barbara County and City of Santa Barbara), Peoples Self-Help Housing, and Good Samaritan Shelter. These partnerships should be specifically leveraged to provide additional housing opportunities that are affordable at extremely low to low-income levels. Opportunities such as the use of State Density Bonus Law, County development incentives (Appendix C), and County Inclusionary Housing Ordinance (IHO) in lieu fees should be utilized to encourage the development of such affordable housing. The County shall also evaluate and use as appropriate funds from HOME Investment Partnerships (HOME), Permanent Local Housing Allocation (PLHA), or similar funding sources to increase affordable housing opportunities for very low and low-income households and individuals.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING, KEY OBJECTIVE(S) COMPLETED. The County Housing and Community Development Division (County HCD) evaluates applications and awards IHO, HOME, and other funds for affordable housing opportunities on an ongoing basis. The 2020-2024 Consolidated Plan included increased support of housing opportunities for very low- and low-income households and individuals, with "Expand Affordable Housing" as the number one goal.</p> <p>In 2021, the Housing Authority of the County of Santa Barbara's Harry's House project (60 units for low-income seniors) was funded with \$450,000 in HOME funds. The Project has been completed and is now fully-occupied in September 2023. West Cox Cottages was funded using \$450,000 in County In-Lieu funds (30 units) and also received \$1,350,000 in state Homeless Emergency Assistance Program (HEAP), funds; this project was completed in November 2021 and is fully-occupied.</p> <p>On May 27, 2021, the County contributed \$1,170,000 Low Moderate-Income Housing Asset Funds (successor Redevelopment Agency funding), towards the substantial rehabilitation of Peoples Self Help Housing's 56-unit Isla Vista Apartments; this development was completed in February 2023 and is fully occupied.</p> <p>Santa Barbara County contributed \$1.1 million in General Funds to the Housing Authority of the City of Santa Barbara for the acquisition and rehab of a City of Santa Barbara triplex to be occupied by three formerly homeless families.</p> <p>In 2022 the County leveraged \$1.5 million in American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds (SLFRF), and \$2,030,383 in HOME ARP County HOME Consortium funding to support the development of the Buena Tierra Apartments, a Homekey Project in the City of Goleta. Buena Tierra will convert a former 65-room motel into permanent supportive housing, and provide 59 studio apartment units, for at-risk and formerly homeless households; this project is currently under construction and scheduled for completion in early 2024.</p> <p>Additionally, in 2022 the Board of Supervisors directed staff to review a short list of County-owned sites for feasibility in developing as interim housing sites. To this end, the County has identified at least four (4) county-owned sites to provide housing</p>
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<p>Program 1.15 Mixed Use Zone</p>	<p>The County shall evaluate and adopt as appropriate zoning ordinance amendments to create a mixed-use zone that allows a mix of residential, commercial retail, services, and office uses within a designated urban area to facilitate affordable, special needs, senior, and workforce housing near job centers. The mixed-use zone could include a variable residential density incentive that rewards appropriate design through the provision of additional units at higher densities and smaller unit sizes. Options could also include form based building standards, such as zero lot lines and minimum mass requirements.</p>	<p>Summer 2015</p>	<p>STATUS: COMPLETE. The County adopted the EGVCP on October 20, 2015. As part of this community planning process, the County also adopted a new county-wide MU zone. The County applied the zone to 56 parcels within the EGVCP plan area (see Program 1.3 for additional details). The County could apply the MU zone to other plan areas in the future.</p>
<p>Program 1.16: Design Residential (DR) Zone Modifications</p>	<p>The County shall evaluate and adopt as appropriate zoning ordinance amendments to increase the maximum site coverage (percent) for structures, and/or reduce the minimum net site area (percent) reserved for common and/or public open space in the Design Residential (DR) zone for affordable, special needs, and senior housing development consistent with the surrounding setting and Comprehensive Plan. The zoning ordinance amendments may also reduce parking standards and allow hard surfaced walkways and similar hard surfaces not currently included as open space to be included as open space.</p>	<p>Winter 2015/2016</p>	<p>STATUS: COMPLETE. In 2016, staff presented proposed zoning ordinance amendments to the County Planning Commission (CPC) and Board. The amendments provide the following incentives for new affordable, special needs, and senior housing projects: (1) increase the height limit for qualifying projects from 35 feet to 40 feet, (2) reduce the minimum open space requirement for qualifying projects from 40 percent to 30 percent, (3) reduce the parking requirements for qualifying projects, and (4) increase the maximum site coverage requirement for qualifying projects from 30 percent to 40 percent.</p> <p>On September 20, 2016, the Board adopted the proposed zoning ordinance amendments, which went into effect in the Inland Area upon adoption. The County submitted the amendments to the CCC for review and certification in December 2016, and received certification in November 2017. The amendments are now in effect in the Coastal Zone.</p>

<p>Program 2.1: Applicant Consultations</p>	<p>Provide housing consultation services to help applicants understand the regulatory environment, applicable state laws and incentives, and local policies and incentives affecting the development of special needs housing, including the County's Reasonable Accommodation Policy in Appendix A of this Housing Element.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. P&D staff provide general over-the-counter information to property owners and developers regarding County and state regulations, laws, and incentives for new special needs housing. In addition, property owners and developers may apply for a Planner Consultation or Pre-Application Assessment. In these cases, a planner answers detailed questions about the planning process and applicable regulations (Planner Consultation) or provides an initial review of a proposed project before the applicant submits a formal application (Pre-Application Assessment).</p> <p>In 2023, 21 potential projects received a formal County housing Planner Consultation service.</p>
<p>Program 2.3 Farmworker Employee Housing Law Consistency Amendments</p>	<p>The County shall amend the County Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Coastal Zoning Ordinance (CZO) to be consistent with Health and Safety Code Sections 17021.5 and 17021.6 regarding farm worker housing developed by state-licensed agricultural operators. Section 17021.5 requires that any employee housing providing accommodations for six or fewer employees be deemed a single family structure, while Section 17021.6 requires that employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family or household be deemed an agricultural use. As such, no conditional use permit, zoning variance, zoning clearance or business taxes, local registration fees, use permit fees, or other fees shall be applied to these housing types which are not typically subject to uses of the same type in the same zone.</p>	<p>Winter 2016/2017</p>	<p>STATUS: COMPLETE. In November 2015, the Board amended the County's three zoning ordinances to implement Program 2.3. The amendments made the zoning ordinances consistent with the California Health and Safety Code regarding the permitting of farmworker housing. The amendments to the County Land Use and Development Code (LUDC) and Montecito Land Use and Development Code (MLUDC) went into effect in December 2015. The County submitted the CZO amendment to the CCC in December 2015, and the CCC certified the amendment in December 2016. Thus, the CZO amendment is now in effect in the Coastal Zone.</p>

<p>Program 2.4: Farmworker Housing</p>	<p>The County shall continue to evaluate and approve as appropriate applications from agricultural operators, housing authorities, non-profit organizations, and other housing developers for funds to supplement funds from federal, state, and local funding sources for farm worker housing projects. Past and/or potential funding sources for farmworker housing projects include County Housing Trust Funds (in-lieu fees collected through the County Inclusionary Housing Ordinance), County Successor Agency repayments from past loans by the former County of Santa Barbara Redevelopment Agency in Isla Vista), and HOME Investment Partnerships (U.S. Department of Housing and Urban Development, administered by the County of Santa Barbara, Community Services Department, HCD Division).</p> <p>In addition, the County shall continue to evaluate and revise as appropriate permit process procedures which streamline the permit process for farm worker housing. The County shall also provide opportunities for stakeholder input from growers, ranch owners, and other agricultural operators regarding the need and opportunities for additional farm worker housing.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETE. County HCD evaluates applications and awards IHO, HOME, and other funds for affordable housing opportunities on an ongoing basis, including those projects intended for farm workers and their families.</p> <p>From March to December 2018, staff developed zoning ordinance amendments to streamline the permit process for AEDs in the AG-I and AG-II zones in the unincorporated areas of the county. Specifically, these amendments (1) allow certain AEDs with a Zoning Clearance in the Inland Area and Coastal Development Permit in the Coastal Zone, (2) increase the number of employees allowed to occupy AEDs at each permit level, and (3) modify the AED employment/location requirements within certain zones and permit levels. The proposed amendments also clarify that AEDs may include certain mobile homes, manufactured homes, and park trailers that comply with State law.</p> <p>In December 2018, the Board adopted zoning ordinance amendments to streamline the permit process for AEDs in the Agricultural I (AG-I) and Agricultural II (AG-II) zones in the unincorporated areas of Santa Barbara County. These amendments (1) allow certain AEDs with a Zoning Clearance in the Inland Area and Coastal Development Permit (CDP) in the Coastal Zone, (2) increased the number of employees allowed to occupy AEDs at each permit level, and (3) modified the AED employment/location requirements within certain zones and permit levels. The amendments also clarified that AEDs may include mobile homes, manufactured homes, and park trailers that comply with State law. The LUDC amendment went into effect in the Inland Area in January 2019, and Coastal Zone in May 2021.</p>
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<p>Program 2.5: Fair and Safe Special Needs Housing</p>	<p>The County shall evaluate and revise as appropriate its existing “Reasonable Accommodation Policy” (Appendix A, 2015-2023 Housing Element) to ensure the policy is fully consistent with Chapter 671, Statutes of 2001 (SB 520), which amended Government Code section 65583(c)(3).</p> <p>To increase the effectiveness of the policy, the County shall incorporate the revised Reasonable Accommodations Policy into the Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Coastal Zoning Ordinance (CZO). The policy will provide flexibility in the application of County zoning ordinances that pose barriers to housing projects that accommodate the needs of persons with disabilities and their families. As a result, the Reasonable Accommodations Policy will facilitate compliance with federal and state fair housing laws and promote housing opportunities for persons with disabilities.</p>	<p>Winter 2016/2017</p>	<p>STATUS: COMPLETE. In November 2015, the Board amended the County's three zoning ordinances to implement Program 2.5. In compliance with state law, the County replaced Appendix A of the 2015-2023 Housing Element Update (Reasonable Accommodation Policy) with a new process that allows the County to reduce zoning regulations (e.g., setbacks, lot coverage, floor area, fences) to provide individuals with disabilities an equal opportunity to housing. These amendments added this process to each zoning ordinance. The amendments to the LUDC and MLUDC went into effect in the Inland Area in December 2015. The County submitted the CZO amendment to the CCC in December 2015. The CCC conducted a public hearing and certified the amendment in December 2016.</p>
<p>Program 2.7: Definition of Family</p>	<p>The County shall evaluate and clarify as appropriate the definition of “family” included in the zoning ordinances. The current definition of “family” may exclude “group use” of a single-family dwelling for boarding or lodging. The amended definition in the zoning ordinances would clarify that the County does not exclude “group use” of a single-family dwelling as allowed by state housing laws regarding supportive housing, transitional housing, and farm employee housing.</p>	<p>Winter 2016/2017</p>	<p>STATUS: COMPLETE. In November 2015, the Board amended the zoning ordinances to implement Program 2.7. The amendments revised the definition of “family” to clarify that the use of a single-family dwelling by people living in group homes is an allowed use. The LUDC and MLUDC amendments went into effect for the Inland Area in December 2015. The County submitted the CZO amendment to the CCC in December 2015. The CCC conducted a public hearing and certified the amendment in December 2016.</p>

<p>Program 2.8: Transitional and Supportive Housing</p>	<p>The County shall evaluate and amend as appropriate the County Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Coastal Zoning Ordinance (CZO) to be consistent with Government Code sections 65582 and 65583(a)(5), Senate Bill 745, and Senate Bill 2 regarding transitional and supportive housing. In particular, the County will amend the zoning ordinances to include definitions of transitional and supportive housing, consider transitional and supportive housing to be a residential use, and explicitly permit transitional and supportive housing subject only to those zoning regulations that apply to other residential dwellings of the same type in the same zone.</p>	<p>Winter 2016/2017</p>	<p>STATUS: COMPLETE. Staff initiated work on Program 2.8 in mid-2016. Staff researched regulatory options for permitting transitional and supportive housing, consulted with state housing agencies, and began preparing draft ordinance amendments. In June 2017, the Board voted unanimously to adopt the proposed amendments. Staff submitted the CZO amendments to the CCC in September 2017 and received certification in December 2017. The amendments are now in effect in both the Inland Area and Coastal Zone.</p> <p>In 2023, as part of the Housing Bill Implementation Project, staff worked on updating the transitional and supportive housing ordinances per AB 2162 updates in all three of the County's zoning ordinances. Staff removed Transitional and Supportive Housing from Section 35.42.090 Community Care Facilities in the LUDC and created a new Section, Section 35.42.265 Transitional and Supportive Housing. Staff initiated the same changes in the MLUDC and CZO to create new sections. The definition of transitional and supportive housing did not align with the intent of the Community Care Facilities, resulting in the creation of these new Sections and the revision of the existing definition for "Special Care Home" in each of the zoning ordinances. In compliance with AB 2162, staff proposed amendments to permit supportive housing ministerially in zones where multifamily and mixed-uses are permitted if certain criteria are followed. These ministerially approved supportive housing projects are subject to objective development standards.</p> <p>Staff presented the zoning ordinance amendments to the MPC on December 20, 2023 and CPC on January 10, 2024. Staff plans to present the zoning ordinance amendments to the Board for adoption in February 2024 and subsequently submit them to the CCC for certification.</p>
<p>Program 3.1: Fair Housing Legal Services</p>	<p>Continue implementing existing programs that provide a referral process and/or contracts with public services and legal services for fair housing issues. The County contracts with the Legal Aid Foundation of Santa Barbara County, to provide active fair housing legal services countywide.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. The County continues to contribute General Fund resources to the Legal Aid Foundation of Santa Barbara County for fair housing services. Legal Aid provides information (in Spanish and English) on tenant/landlord rights and responsibilities (per federal, state, and municipal codes), supports fair housing community needs, and provides staff consultations and other outreach services at its Legal Aid offices in Santa Maria, Lompoc, and Santa Barbara.</p> <p>In 2022, the County awarded Legal Aid \$285,000 in State Housing and Disability Advocacy Program (HDAP) funding administered by the CSD/HCD Homeless Program. This program will provide disability benefits advocacy services including legal services for homeless persons in achieving long term housing stability and self-sufficiency.</p>

<p>Program 4.1: Government Funding Continuum</p>	<p>Continue to access HOME Investment Partnerships (HOME), CDBG program, PLHA, and other resources provided by federal, state, or regional entities to increase the efficiency of locally generated Inclusionary Housing Ordinance (IHO) in-lieu fees collected to construct new and conserve and improve existing affordable housing stock.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING, KEY OBJECTIVE(S) COMPLETED. The County receives an annual allocation of HOME, CDBG, PLHA, and Continuum of Care (CoC) funding and awards those funds through Notices of Funding Availability (NOFA) and in the case of federal CoC funding, through the Santa Maria/Santa Barbara CoC. County HCD accepts applications for funding of affordable housing development year-round.</p> <p>In 2023, County HCD received \$1.3 million in HOME funding, \$1.2 million in CDBG, and \$974,603 (2021 funding round). The County receives a similar amount of CDBG and HOME annually. In terms of state PLHA resources, the annual allocations fluctuate depending on real estate document transaction fees generated. These funds also support the development of affordable housing for low-income residents and other activities. In-lieu fees are also collected as developers propose projects and elect to pay the fees in-lieu of constructing the required number of affordable units.</p> <p>In regard to CDBG and HOME, and the future PLHA, the county has a loan portfolio of developments whereby, as the projects begin to cash-flow, the county receives annual loan repayments. These “program-income” resources are reallocated to new projects through the annual NOFA. In 2020, the County received \$2.28 million in HUD Homeless Continuum of Care (CoC) funding and \$312,096 in State ESG. In addition, \$7.1M in ESG-Coronavirus funds have been awarded and are being used to shelter, house, and provide services as part of COVID response and recovery.</p> <p>In 2021, the County’s allocation under the PLHA Consortium was \$277,761 for the funding of Supportive Services. Homekey Studios, Depot Street, and West Cox Cottages are examples of homeless housing projects that received supportive services funds from the PLHA program. Beginning in 2024, PLHA funds may also provide supportive services for Emergency Housing Voucher holders to ensure housing retention and other service needs are met.</p> <p>In addition to the continuing to fund Supportive Services provided to the residents of West Cox Cottages, HomeKey studios, and the Residences at Depot Street, our County’s PLHA Consortium has also provided funding for the Workforce Homebuyer Down Payment Assistance Loan Program and Closing Cost grants provided through the Housing Trust Fund of Santa Barbara County, and Habitat for Humanity’s Minor</p>
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<p>Program 4.2: Avoid Conversion of Affordable Housing to Market Rate</p>	<p>The County will monitor affordable rental developments with expiring use restrictions for properties that received funding from the Community Services Department, Housing and Community Development Division (County HCD) and work with owners to ensure maintained affordability. County HCD will continue to manage a database that tracks the expiration dates of affordable housing covenants and restrictions. Prior to the expiration of these affordability restrictions, County HCD shall explore all opportunities to maintain this affordability. Such opportunities include but are not limited to providing rehabilitation funding to the property owner contingent upon an extension of the affordability restrictions, assisting non-profit housing agencies or any other entities seeking to acquire and maintain government-assisted housing developments at risk of converting to market-rate housing, or acquiring the housing units with available local financing.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING, KEY OBJECTIVE(S) COMPLETED. To the extent that the County has an existing deed restriction, covenant, or other regulatory agreement, County HCD monitors the term of the affordability restrictions.</p> <p>In terms of the existing portfolio of county-funded projects in need of rehabilitation and preservation, as noted, County HCD has provided \$1,170,000 in affordable housing funds to a local non-profit housing developer to rehabilitate and improve a 56-unit affordable housing apartment development in unincorporated south Santa Barbara County.</p> <p>The project has received a bond allocation from the California Debt Limit Advisory Committee and 4% low-income housing tax credits from the State of California Tax Credit Allocation Committee. This extends the project period of affordability. As with actions associated with private-activity bond financing, the County worked with its Debt Advisory Committee, and the county Board of Supervisors in facilitating this process and conducting required TEFRA hearings.</p> <p>Regionally, Santa Barbara County facilitated financial assistance and financial restructuring for acquisition, rehabilitation, and improvement work to the Heath House, a project in the city of Santa Barbara that provides affordable housing for victims of domestic violence and vulnerable female populations who have either been homeless or at-risk of becoming homeless. The project was at risk of loss, and these efforts will ensure its ongoing viability and availability as a critical community resource.</p> <p>The county continues to evaluate projects within the unincorporated county and our regional jurisdictions to provide support and to collaborate resources for preservation and maintenance of the project's long-term affordability and asset management, with particular focus on tax-credit-funded developments nearing the end of the 15-year compliance period, and exit of the Limited Partner investor, for potential re-syndication and continued long-term feasibility and affordability</p> <p>Through its annual Notice of Funding Availability process as well as on an identified as-needed basis, the County makes efforts to provide financial support with financing and/or financial restructuring of affordable developments under restrictive covenants</p>
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<p>Program 4.3 Improve and Rehabilitate Existing Housing Stock</p>	<p>The County shall continue to provide technical, administrative, and governmental support to the Housing Authority of the County of Santa Barbara and other affordable housing providers to conserve, improve, and rehabilitate existing affordable housing stock through the approval of revenue bonds and other federal and state funding programs.</p> <p>The County shall continue to annually process and consider applications for CDBG Urban County Partnership and the HOME Consortium grant funds to maintain, upgrade, and/or rehabilitate existing low-income affordable housing stock, including single-family and multifamily units. The County shall also take proactive steps that encourage affordable housing providers to apply for grants to rehabilitate affordable housing stock, such as assisting affordable housing providers with the grant application process and sending housing providers the annual Notice of Funding Availability (NOFA), and inviting proposals for rehabilitation programs.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING, KEY OBJECTIVE(S) COMPLETED. See the annual update above for Program 4.1: Government Funding Continuum. In addition to this program, the County assists applicants for private activity bonds and convenes the County's approval boards, such as the Debt Advisory Committee (DAC) and the Board of Supervisors.</p> <p>In 2020, through the use of the State of California Housing & Community Development's Permanent Local Housing Allocation (PLHA) funds, the County of Santa Barbara's PLHA Consortium has elected to fund the rehabilitation and preservation of Affordable ownership housing that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas through the Habitat for Humanity's Home Preservation Program. Habitat's Program offers home repair services to homeowners so they can continue to live in safe, decent homes for years to come.</p> <p>Santa Barbara County continues to provide ongoing administrative guidance, technical support, and funding to Habitat for Humanity for implementation of a Low-Income Homeowner Minor Home Repair program. The county has provided CDBG and PLHA funds to support this program and has worked with Habitat to develop program policies and procedures; it is currently being implemented and will assist with improving existing single-family housing inventory.</p> <p>The County provided \$1,170,000 in Low Moderate-Income Housing Asset Funds to People's Self-Help Housing for rehabilitation of a 56-unit affordable multi-family housing development in this unincorporated area of south Santa Barbara County. The project received an allocation of state tax credits and construction is complete. These now-occupied, renovated apartments will improve, preserve, and maintain critical existing affordable housing in this high-cost South Coast housing market area.</p> <p>Santa Barbara County's Energy and Sustainability Division has provided \$200,000 in funding under the Tri-County Regional Energy Program (3C-REN), to leverage \$2 million in incentives through the Low-Income Weatherization Program (LIWP), which is implemented by the Association for Energy Affordability (AEA) and administered by the California Department of Community Services and Development. These funds</p>
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<p>Program 4.4: Soft Second Mortgages</p>	<p>Explore opportunities to support and secure funding for County, public, and non-government organization programs that provide soft second mortgage loans or other financial tools to assist first-time moderate and low-income homebuyers who cannot afford to buy a home without financial assistance.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. County HCD worked with Habitat for Humanity of Santa Barbara County to develop three single-family affordable units in the city of Carpinteria for low-income homebuyers. The properties were completed and occupied in 2019.</p> <p>The non-profit Housing Trust Fund (HTF) of the County of Santa Barbara, a Community Development Financial Institution (CDFI), recently started a program in Santa Barbara County to offer soft second mortgages for income-qualified homebuyers. In 2020, the County's PLHA Consortium invested PLHA funds for use as "soft mortgage" financing for employees working in Santa Barbara County, as funding becomes available.</p> <p>In 2021, the Housing Trust Fund of Santa Barbara County 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 February 2022, the Board of Supervisors approved a Subrecipient Agreement between the County and the Housing Trust Fund so that PLHA funding may be awarded for this eligible activity. In August of 2022, the County of Santa Barbara amended our Agreement with the Housing Trust Fund to increase funding and expand the Workforce Homebuyer Program's eligible geographic area to include Southern Santa Barbara County.</p> <p>In consideration of escalating home prices (and rents), particularly in south county, but also relatively in north county, Santa Barbara County has presently issued a Request for Proposals for qualified consultants to identify and address potential opportunities for homeownership and affordable rental housing. This may include utilizing surplus public land and/or public-private partnerships to provide price- and income-restricted housing models affordable to the County's workforce.</p>
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<p>Program 4.5: Code Enforcement</p>	<p>The County shall continue to administer a building code enforcement program that responds to complaints regarding dangerous buildings and building code violations. This program helps ensure property owners maintain existing housing stock through the enforcement of applicable building codes and laws. The applicable building codes include the County of Santa Barbara Building Code and 1997 Uniform Code for the Abatement of Dangerous Buildings. The applicable laws include the California Health and Safe Code, such as Health and Safety Code Section 17980(c)(C)(2) which requires that code enforcement agencies consider needs expressed in the housing element when deciding whether to require vacation or repair of property.</p> <p>The County shall continue to annually process and consider applications for CDBG Urban County Partnership and the HOME Consortium grant funds for code enforcement activities. These funds may be used for new or existing programs in unincorporated areas and incorporated cities throughout Santa Barbara County.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING, KEY OBJECTIVE(S) COMPLETED. In 2019, County HCD continued to provide enforcement oversight of County Ordinance 4444, which prevents the illegal eviction of tenants in buildings of four or more rental units due to the demolition, alteration, or substantial rehabilitation of the units. County HCD also continued to administer an extensive affordable housing monitoring program and reviewed a sample of affordable units under covenant with the County, based on risk factors, to determine their compliance with Housing Quality Standards (HQS).</p> <p>In 2020, the County of Santa Barbara Board of Supervisors passed an Urgency Ordinance that amends Chapter 44 of the County code. This chapter prohibited evictions until the Santa Barbara County local health emergency proclamation was terminated, for any tenant who can demonstrate that they received a notice of eviction for failure to pay rent and that such failure is related to a substantial loss of income or substantial out-of-pocket medical expenses resulting from the 2020 novel coronavirus pandemic or any local, state, or federal government response to the pandemic.</p> <p>In June 2023, in response to private-market multi-family apartment acquisitions and mass eviction of existing tenants to conduct property renovations, and conceivable post-renovation rent increases above and beyond the 10% allowable annual ceiling in accordance with state law, the County amended Chapter 44 provisions to: 1) provide for a 90-day notice to tenants pursuant to this; 2) require a right of first refusal for displaced tenants to return to the unit post-renovation (albeit at the new rent structure); and 3) require a one-year lease, absent tenant agreement otherwise. The “renoviction” issue is occurring in housing markets statewide.</p> <p>Rehabilitation of the Isla Vista Apartments (56 units) was in part initiated in response to a need for seismic upgrade and retrofitting. The county has provided \$1.1 million in funding to this project. The seismic retrofitting of each building is part of the project scope of work as well as additional site improvements related to ADA path-of travel and other accessibility improvements. Building systems were also addressed in the project scope of work ensuring that the project is brought up to prevailing building code standards to the greatest extent feasible in the context of an older building, this included asbestos removal. Residents were also provided relocation benefits and assistance under the federal Uniform Relocation Act (URA) during course of</p>
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<p>Program 5.1: Cooperative Partnerships</p>	<p>Work cooperatively and form partnerships with federal, state, and regional agencies, as well as private and non-profit entities to apply for public funding to support projects demonstrating creative strategies to address affordable housing needs.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING, KEY OBJECTIVE(S) COMPLETED. County HCD worked with a variety of community partners, including homeless service providers and advocates, affordable housing developers, and community stakeholders to develop partnerships to apply for funding to address affordable housing needs. The results include the following:</p> <ul style="list-style-type: none"> (1) Millions (2020-24) in federal CoC Homeless funds; (2) Over a Million dollars (2020-24) in State ESG funding for rapid re-housing and emergency services; (3) Under \$10 Million in State of CA Homeless Emergency Aid Program (2019-2021) which funded the development of new units as well as services and rental assistance; (4) Over \$16 Million in Homeless, Housing Assistance and Prevention Program for rapid re-housing, services, and outreach; (5) the leverage of State HEAP (\$1.35m) and non-competitive No Place Like Home (NPLH) (\$1.5m) funding for the development of West Cox Apts (30 units of special needs housing); (6) Acquisition of El Colegio Hedges House of Hope (\$7m in State Homekey funds) to be utilized as a 22-unit non-congregate shelter with on-site supportive services; (7) In October of 2021, The County Board of Supervisors authorized HCD staff to issue a Request for Proposals to engage a consulting firm to conduct a Workforce Housing Study. Responses to the Request for Proposal are Due in November 2023. (8) Worked with other jurisdictions to distribute CoC and County funding (HHAP, ARPA SLFRF, and PLHA) to provide funding for supportive services for those moving from Interim Housing to Public Housing Authority properties and scattered sites. (9) Secured competitive federal and state funds for targeted populations such as Youth, Disabled, and Encampments <p>In 2022, the County leveraged \$1.5m in State Public Safety Realignment funding with State and private funding to develop the Sanctuary Centers Hollister II Apartments in downtown Santa Barbara. State funding sources awarded include Community Care Expansion (CCE), State Behavioral Wellness CIP grant, and State No Place Like Home (Competitive and Non-Competitive awards). State CCE funds will enable the development of a new Integrated Care Clinic that will provide medical, dental, and behavioral/mental healthcare resources for low-income residents.</p>
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<p>Program 5.2: Regional Housing Programs Participation</p>	<p>Participate in regional planning and housing programs with the incorporated cities; public and private housing agencies such as the Housing Authority of Santa Barbara County, Housing Authority of the City of Santa Barbara, and Habitat for Humanity; and other stakeholders as appropriate. As part of this effort, the County shall pursue collaborative partnerships, such as the Central Coast Collaborative on Homelessness.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. County HCD regularly collaborates with partner cities on regional planning and housing programs. In part, collaboration occurs through the Joint Cities-County Affordable Housing Task Group, County HOME Consortium, CDBG Urban County programs, and the regional Elected Leaders Forum to Address Homelessness. The efforts of the Central Coast Collaborative on Homelessness (C3H) which is no longer in existence since 2016, were initially continued through efforts by the Northern Santa Barbara County United Way's Home For Good, and have since been expanded by the County's and CoC's investments in street outreach teams focused on connections with services and pathways to permanent housing. The County HCD also collaborates with homeless regional planning bodies, such as the United Way of Santa Barbara County and the Santa Maria/Santa Barbara CoC. In 2019, the County's CoC received approximately \$1.9 million in federal funding to help address homelessness.</p> <p>Community Services formed an Elected Leaders Forum to address homelessness to provide input on strategic planning to address homelessness in 2019. It meets quarterly to address implementation of the strategic plan and has representation from municipalities and other local elected leaders.</p> <p>County HCD created a Permanent Local Housing Allocation Consortium including the County of Santa Barbara, and the Cities of Goleta and Santa Maria to develop a 5-year plan which will designate the County as the administrating jurisdiction of the County and cities' PLHA funds being allocated by the Permanent Local Housing Allocation Noncompetitive award from the State of California, Department of Housing and Community Development.</p>
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<p>Program 5.3: Housing Programs Outreach</p>	<p>Facilitate public outreach regarding the County's housing programs and housing opportunities, such as residential second units, farm employee dwellings, and permit streamlining. In addition, the County shall provide information on its website and provide literature detailing the opportunities to develop housing which is affordable by design or with price restrictions.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED.</p> <p>In 2020, County HCD's Local Inclusionary Housing Program held Affordable Homeownership seminars in Santa Barbara and Goleta. The seminars were designed to educate County employees who may be future homebuyers on the available affordable units under County-restrictive covenants. 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 to the local workforce. County HCD has been an active participant and sponsor (2020- 2023) in the Annual Housing Santa Barbara Day where the local constituents were provided opportunities to learn about the workforce and subsidized housing. Santa Barbara County has continued its participation in the Annual Housing Santa Barbara Day event. In 2023 Housing Santa Barbara Day was held in the City of Santa Barbara in November. The County's Housing and Community Development Division staffed an information table and provided resources on homebuyer assistance, affordable housing, and supportive services. The event brings non-profit and public sector agencies to the table to provide an opportunity to learn about the housing-related various programs, services, and resources that are available throughout the community.</p> <p>The County also issues an annual Notice of Funding Availability (NOFA) to affordable housing stakeholders and developers on the availability of local, state, and federal funding available for affordable housing development.</p> <p>Santa Barbara County also participates in quarterly Affordable Housing Working Group meetings in which elected leaders, non-profit developers, and interested community groups discuss affordable housing policies, developments, and financing, as well as trends in the local housing market and efforts to maintain and increase opportunities for low-income renters and residents interested in potential homeownership opportunities.</p>
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<p>Program 5.4: Use Technology to Monitor Programs</p>	<p>Continue to utilize new technology and data to monitor and assess housing development and the affordability of housing. The County shall continue to develop more efficient housing tracking options in its Accela permit tracking system.</p> <p>The County will also provide support to federal, state, and regional authorities to successfully implement the 2020 U.S. Census, which will provide valuable information regarding population and housing for the 2023-2032 Housing Element.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING. In addition to the Homeless Management Information System (HMIS), County HCD uses the Integrated Disbursement and Information System (IDIS) nationwide monitoring software platform to provide the federal Department of Housing and Urban Development (HUD) with current information regarding current program activities in the county. In 2018, in compliance with a federal HUD mandate for all CoC grant recipient communities, County HCD implemented a regional Coordinated Entry System (CES) to prioritize scarce homeless housing resources, such as permanent supportive housing (PSH) to the most vulnerable homeless community members. Locally, P&D uses a permit database called ACCELA to track development progress in the county. County HCD also works in partnership with P&D on planning for census tabulations, which ultimately assist the County in planning and enhancing eligibility for a variety of funding opportunities.</p> <p>In 2020, County HCD relied upon the use of our designated Box.com account to allow Affordable Housing applicants to securely provide applications and supporting documents to County Staff electronically and without contact to facilitate the processing of Homeownership and Rental applications for local constituents.</p> <p>In 2021 the County transitioned its affordable housing, CDBG capital, public services, and human services grant applications to a Neighborly software platform. The new online platform will host documents for applicants and staff to rank and run reports from. Neighborly software will also be utilized for ongoing monitoring of funded projects.</p> <p>New or enhanced utilization of technology in 2022 included the use of Fulcrum software, to map locations of homeless encampments throughout the County, which assisted in deploying California Encampment Resolution Funding (CERF). Staff also provided access and reporting functions to the County's Homeless Management Information System (HMIS) via a dashboard on the County's webpage for real time information on homeless demographics and services being utilized. County CSD/HCD has also worked on the County's first Community Well-being Dashboard. This tool will collectively track metrics on the impacts of the County's human service programs, which include persons receiving emergency rental housing assistance, rapid re-housing, and other housing interventions designed to return households to housing and enhance housing retention.</p>
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Jurisdiction	Santa Barbara County -	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	02/15/2023 - 02/15/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

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

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	County - Unincorporated	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	02/15/2023 - 02/15/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese).
Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Barbara County - Unincorporated	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$500,000	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Work Plan, Project and Grant Management	\$97,625.00	\$97,625.00	Completed	REAP	
2015-2023 Housing Element Update Analysis	\$10,567.00	\$10,567.00	Completed	REAP	
Housing Conditions Analysis	\$23,673.00	\$23,673.00	Completed	REAP	
Sites Inventory	\$245,797.00	\$245,797.00	Completed	REAP	
Constraints Analysis	\$90,475.00	\$90,475.00	Completed	REAP	
Special Housing and At-Risk Unit Analysis	\$12,757.00	\$12,757.00	Completed	REAP	
Public Participation	\$110,384.00	\$110,384.00	Completed	Local General Fund	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	49
	Non-Deed Restricted	6
Moderate	Deed Restricted	12
	Non-Deed Restricted	0
Above Moderate		142
Total Units		209

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	68
Moderate	Deed Restricted	0
	Non-Deed Restricted	9
Above Moderate		165
Total Units		242

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0

Low	Deed Restricted	60
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	28
Above Moderate		82
Total Units		171

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ATTACHMENT 2

Housing Successor Annual Report
Low and Moderate Income Housing Asset Fund
Fiscal Year 2022-2023

**COUNTY OF SANTA BARBARA
HOUSING SUCCESSOR ANNUAL REPORT
LOW AND MODERATE INCOME HOUSING ASSET FUND
FISCAL YEAR 2022-2023**

This Housing Successor Annual Report (Report) for the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the County of Santa Barbara acting as the Housing Successor of the former Redevelopment Agency of the County of Santa Barbara under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (the Dissolution Law) for the period July 1, 2022 to June 30, 2023 (Fiscal Year).

The financial portion of the Report is based on the independent financial audit of the Low and Moderate Income Housing Asset Fund for Fiscal Year 2022-2023 as prepared by Brown Armstrong Accountancy as part of the audit for the County of Santa Barbara. The following Report conforms to Sections 1 through 13, of Section 34176.1(f) of the Dissolution Law:

- 1) **Amount Received:** Amount the county received pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.

The County of Santa Barbara received no monies.

- 2) **Amount Deposited into LMIHAF:** Total amount of funds deposited into the LMIHAF during the previous fiscal year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.

Amount Deposited in LMIHAF	
Loan Payment Principal	11,416
Loan Payment Interest	5,027
Other Revenue	35,689
Sub-Total Revenue	52,132
Deposits Received for the Payment of ROPS Enforceable Obligations	-
Total LMIHAF Deposits 07/01/22 to 06/30/23	52,132

- 3) **Ending Balance of LMIHAF:** Statement of the balance in the LMIHAF as of the close of the fiscal year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.

Fund Balance	
Fund Balance 06/30/2023	2,331,846
Funds Reserved for ROPS Obligations	-
Total Fund Balance 06/30/23	2,331,846

- 4) **Statutory Value of Assets Owned by Housing Successor:** The statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

Under the Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the former redevelopment agency prior to 2/1/2012 as listed on the housing asset transfer schedule approved by the Department of Finance (DOF) and the purchase price of properties purchased by the Housing Successor after 2/1/2012.

The Successor Agency, as of June 30, 2023, has no property held.

- 5) **Description of Expenditures from LMIHAF:** Description of the expenditures made from the LMIHAF during the fiscal year by category.

Expenditures	
Monitoring/Preserving Existing Affordable Housing & Administration	20,283
Total LMIHAF Expenditures 07/01/22 to 06/30/23	20,283
Cap on Administration Expenditures (2% of Statutory Value of Assets or \$200,000 whichever is greater)	254,222

- 6) **Description of Transfers:** Description of transfers, if any, to another housing successor agency made in previous fiscal year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used.

The Housing Successor did not make any LMIHAF transfers to other housing successor(s) under Section 34176.1(c)(2) during the fiscal year.

- 7) **Project Descriptions:** Description of any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.

During the fiscal year, the Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c) (2). Therefore, no project descriptions are provided.

- 8) **Status of Compliance with Section 33334.16:** For real property acquired by the former redevelopment agency prior to February 1, 2012, a status on compliance dates for the intended purpose for which it was acquired within 5 years after the DOF approved the property on the housing asset transfer list. For real property acquired on or after February 1, 2012, this section provides a status update on the project.

Address	Date Acquired	DOF Transfer Approved	Deadline to Initiate Activity	Status
761 Camino Pescadero	9/15/10	8/29/12	9/15/10	Property sold on 11/27/13
Properties Acquired after 2/1/12				
None				

All properties acquired prior to February 1, 2012 have been transferred and are in compliance with the deadlines pursuant Section 33334.16. No new properties have been acquired after February 1, 2012.

- 9) **Description of Outstanding Obligations under Section 33413:** Describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012, along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor plans to meet unmet obligations, if any.

Replacement Housing: There are no other replacement housing obligations.

Inclusionary/Production: As stated in the 2010-2014 Implementation Plan, all inclusionary/production housing obligations were met prior to the establishment of the Housing Successor.

- 10) **Income Targeting:** Description of LMIHAF expenditures by income restriction for a five year period, beginning January 1, 2014 and whether the statutory thresholds have been met.

Development of housing funded by the LMIHAF must be affordable to and occupied by households earning 80% or less of the Area Median Income (AMI). Therefore, no expenditure descriptions are provided.

- 11) **Senior Housing:** Percentage of deed-restricted senior rental housing units assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of all deed-restricted rental housing assisted within the same time period cannot exceed 50%.

No deed-restricted Senior Housing Units were assisted by the former redevelopment agency, the County of Santa Barbara or the Housing Successor within the last ten years.

- 12) **Excess Surplus:** This section provides the amount of excess surplus in the LMIHAF, if any, the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

As reported in the September 27, 2012 independent financial audit of the Low and Moderate Income Housing Asset Fund as prepared by Brown Armstrong Accountancy, all excess surpluses were sent to the County and distributed to the original taxing entities.

- 13) **Inventory of Homeownership Units:** An inventory of homeownership units assisted by the former redevelopment agency, the County of Santa Barbara or the Housing Successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of monies from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3.

No Homeownership Units were assisted by the former redevelopment agency, the County of Santa Barbara or the Housing Successor.

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