

Attachment A

County of Santa Barbara 2022 Comprehensive Plan Annual Progress Report



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County of Santa Barbara 2022 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 2015-2023 Housing Element Update and the County’s progress in implementing the plan from January 1 through December 31, 2022. 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 Montecito Planning Commission (MPC) and CPC conducted public hearings to review and receive public comments on this report on February 15 and February 22, 2023, respectively. The Board received and filed the report at a public hearing on March 14, 2023, where the public had an additional opportunity to comment on the report.

The MPC, 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 12 elements (seven 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) 2021-2022 and 2022-2023 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 work plans for them (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 second-year budget of FY 2021-2022 and the first half of the third-year budget of 2022-2023.

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 2021-2022 and the first half of the current (FY 2022-2023) (i.e., January, 2022 through December, 2022).

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	In Progress	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	2015
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	N/A	2014 – Inland 2016 – Coastal
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 three decades. State law provides the minimum requirements for the eight 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 2009-2014 Housing Element by February 15, 2015. The County met this deadline; the Board adopted the 2015-2023 Housing Element Update on February 3, 2015. LRP staff is currently working on the update to the 2015-2023 Housing Element for the next eight-year housing cycle that will begin 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 2022

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 2022, 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

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 2022, 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 (AED). In 2019, the County initiated the implementation of this program through the Housing Bill Implementation Project and ADU ordinance amendments.

From 2016 to 2022, 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. Phase I of the project includes zoning ordinance amendments to comply with the Housing Accountability Act (HAA) (housing development project protections), State Density Bonus Law (SDBL) (density bonuses for affordable housing), and Assembly Bill (AB) 101 (streamlined low barrier navigation centers approvals). Staff plans to finish drafting the amendments and conduct public hearings starting in fall 2023.

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. The proposed objective design standards will only apply within the inland area, outside the Montecito Community Plan Area and Coastal Zone, until they are incorporated in these areas in the future. The recommended ordinance amendments were approved and adopted by the Board of Supervisors on January 24, 2023.

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 has presented questions and requested additional information in order to continue processing the LCPA—particularly with regard to parking requirements for ADUs.

Since that time, new State ADU and JADU laws were adopted and became effective on January 1, 2023. Program 10 of the County’s Draft 2023-2031 Housing Element Update requires that the County amend its ADU and JADU ordinances to comply with these new laws.

In early 2021, the County was awarded grant funding totaling \$307,000 through the SB 2 Planning Grants Program. LRP will use this grant funding to cover a portion of the costs for preparing and implementing the Housing Bill Implementation Project in FY 2022-2023 and FY 2023-2024. In addition, the Santa Barbara County Association of Governments (SBCAG) awarded the City of Lompoc a grant totaling \$450,000 to expedite the permitting process and reduce pre-construction fees for housing (“Permit Ready Accessory Dwelling Unit Program”). The State must review and ultimately approve SBCAG’s grant award; provided that the State approves SBCAG’s grant award, the City of Lompoc will be inviting the County and other cities to participate in, and capitalize on, the program. Staff will be presenting this potential ADU and JADU ordinance amendment work to the Board for consideration of incorporation in the FY 2023-2024 Long Range Planning Division Work Program.

- 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 2022. Please see page 16 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 2022, 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 consist of a working group of County department representatives who strategize and advise on County programs to reduce homelessness.

2023-2031 Housing Element Update

In December 2019, the Santa Barbara County Association of Governments (SBCAG) initiated a process to allocate Santa Barbara County’s 6th cycle RHNA (June 30, 2022, to February 15, 2031) among the eight incorporated cities and the unincorporated County. HCD approved SBCAG’s *Regional Housing Needs Allocation Plan 6th Cycle 2023-2031* (RHNA Plan) in February 2021 and SBCAG adopted the RHNA Plan in July 2021. The RHNA Plan assigned to the County a total RHNA of 5,664 units, of which 4,142 units must be located within the South Coast subregion and 1,522 units must be located within the North County subregion.

The County is now proceeding with updating the *2015-2023 Housing Element Update* in order to accommodate the new RHNA and comply with State housing element law. The County must adopt the new *2023-2031 Housing Element Update* (HEU) by February 15, 2023, and submit the HEU to HCD for approval within 90 days of adoption. As part of this effort, from early 2021 through September 2022, staff prepared a sites inventory that shows the number and location of sites available to accommodate its RHNA for lower and moderate-income levels in the South Coast and North County. The initial results

of the sites inventory showed that the County does not have sufficient land zoned to accommodate its lower and moderate-income RHNA. The North County falls short by 553 lower-income level units, and the South Coast falls short by 1,783 lower-income and 981 moderate-income level units. As a result, the County is identifying potential sites for rezoning to meet its RHNA.

From fall 2021 through early 2023, staff worked with a consultant to collect data and draft analyses for the HEU and analyzed governmental constraints to the development of housing. In fall 2022, staff also initiated public outreach and began conducting environmental review. Staff will release the Draft HEU to the public for review in January 2023 and will submit to State HCD for initial review in March 2023. Staff will present the Draft HEU to decision-makers for adoption in late summer 2023 and submit to State HCD for certification shortly thereafter. Lastly, staff will present the HEU-related rezones to decision-makers for adoption in early 2024.

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

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. Sustainability Division staff expects to present the 2030 CAP to the Board for adoption in spring 2023.

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. Sustainability Division staff will present the Comprehensive Plan amendments to the Board for consideration along with the 2030 CAP.

Agricultural Enterprise Ordinance Amendments

The Agricultural Enterprise Ordinance (AEO) Amendments would amend the LUDC and CZO to eliminate or streamline the permit requirements for compatible, small-scale uses that support local agricultural operations. The project will evaluate and relax certain permit procedures that were developed and approved as a part of the Gaviota Coast Plan (GCP) and determine whether those permit procedures would be appropriate for rural agricultural lands (zoned Agricultural II (AG-II)) throughout the county. 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 GCP area.

Environmental review commenced in November 2021 with issuance of a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) and environmental scoping document. In response to comments on the project description set forth in the NOP, staff revised the project description and published a second NOP in March 2022. A third NOP was published in May 2022 to revise the project description to include farmstays as a proposed AEO use. A draft EIR will be released for public review and comment in spring/summer 2023, and decision-maker hearings are anticipated to occur in fall 2023.

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, an environmental document in October 2022, and currently anticipates that the SBCAG Board will consider adopting the ALUCPs in early 2023. LRP staff coordinated with SBCAG and local jurisdictions on the draft ALUCPs and IS/ND throughout 2022. The 2023 – 2024 LRP Annual Work Program includes a proposed project to update the County LUDC and CZO for consistency with the adopted ALUCPs. Pursuant to Government Code Section 65302.3, the County must amend its Comprehensive Plan to be consistent with the ALUCPs or adopt findings to overrule the ALUCPs within 180 days of SBCAG Board’s adoption of the ALUCPs.

Cannabis Ordinance Amendments

In September 2021, the Board directed staff to amend the permitting requirements for all outdoor commercial cannabis cultivation in the Agricultural and Industrial zones located within the Inland Area of the County. Specifically, the Board requested staff to prepare LUDC ordinance amendments that would require a Conditional Use Permit (CUP), rather than a Land Use Permit (LUP), for all indoor and outdoor commercial cannabis cultivation in the AG-II zone, and a CUP for outdoor cultivation in the Industrial Research Park, Light Industry, and General Industry zones. Staff presented the amendments to the CPC on May 11, 2022. On May 24, 2022, the Board considered the CPC’s recommendations regarding amendments to change the permitting requirements for commercial cannabis cultivation. The Board continued the hearing to August 16, 2022, at which the Board approved and adopted the proposed LUDC ordinance amendments to become operative on January 31, 2023. Therefore this project is complete.

Childcare Facilities Zoning Ordinances Amendments Package

In 2021, the Board directed P&D to prepare zoning ordinance amendments that include provisions and incentives for the development of childcare facilities. Pursuant to the Board’s direction, staff 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.

Staff presented these amendments to the MPC on October 19, 2022, and the CPC on November 2, 2022. On November 29, 2022, 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 30, 2022. Staff anticipates scheduling an administrative Board agenda item to obtain the Board's authorization to submit the Board-adopted CZO amendments to the CCC to begin the certification process in winter 2023. Staff anticipates CCC certification to be completed during Fiscal Year 2023-2024.

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. In 2023, staff is in the process of completing the draft ATP. Staff expects to present the ATP to the Board for consideration in spring/summer 2023.

The 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 update would update 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 also would address new State mandates and contemporary transportation issues, such as complete streets, transportation demand management, active transportation, and VMTs. LRP staff will present to the Board for consideration, budgetary recommendations to fund the updates started in FY 2023-2024.

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 2023-2024 (starting on July 1, 2023).

Disadvantaged Unincorporated Communities Update

Government Code Section 65302.10(c) requires the County to review, and, if necessary, update the Disadvantaged Unincorporated Communities (DUCs) sections within its Land Use Element on or before the due date for each revision of its Housing Element. Staff determined that the same seven DUCs identified and incorporated into the Land Use Element in 2015 continue to meet the definition of a “DUC.” Staff did not identify any new DUCs. Staff updated the analyses of water, wastewater, stormwater, and structural fire protection needs and deficiencies within each DUC: Casmalia, Cuyama, Garey, Los Alamos, New Cuyama, Sisquoc, and Ventucopa. Staff also researched current grant programs and financing alternatives available for infrastructure projects in DUCs. On December 13, 2022, the Board adopted text amendments to the DUCs sections of the Land Use Element, which included the updated DUC policies, “DUC” definition, and DUC appendix.

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.

The County must adopt the environmental justice element upon the next concurrent amendment of two or more elements of the Comprehensive Plan. Therefore, staff began this project so that the Board can adopt the environmental justice element along with the Housing Element Update and corresponding amendments to the Land Use Element in November 2023.

P&D staff completed background research, reviewed existing policies, and initiated public outreach and engagement for the environmental justice element in 2022. P&D staff worked with community leaders in the Promotores Network to administer a survey within each disadvantaged community to understand resident’s needs as they relate to environmental justice. By fall 2023, staff will develop new or proposed changes to existing policies and programs to address the environmental justice-related needs of the disadvantaged communities and present to the Board for consideration adoption.

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 will commence in 2023 and preparation of the plan and hearing are scheduled for fall of 2024. The Project Team will use the results of the Adaptation Plan to inform policy updates in the Safety Element.

The Project Team has been working 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 will also include adoption of the updated 2022 Multi-Jurisdictional Hazard Mitigation Plan into the Safety Element by reference consistent with AB 2142. The Project Team anticipates taking these amendments to the Planning Commissions in March of 2023 and to the Board of Supervisors for adoption in spring/summer 2023.

The Project Team 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. 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 spring 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 FY 2022-2024.

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 and, consequently, may contact qualified consultants to encourage them to submit proposals, republish the RFP, and/or reassign at least some consultant tasks to County staff to complete, depending on staffing and work program priorities starting in spring 2023.

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. Next steps include (1) conducting public outreach and drafting the amendments by winter 2023/2024, (2) preparing the PEIR

by winter 2024/2025, (3) conducting decision-maker hearings during spring/summer 2025, and (4) submitting the amendments to the Local Coastal Program to begin the Coastal Commission certification process during fall 2025.

4. Housing Element Activity

2015-2023 Housing Element Update

Government Code Section 65585 mandates that the County periodically update the Housing Element of the Comprehensive Plan. The most recent update (2015-2023) was due to HCD by February 15, 2015. The County met this statutory deadline by adopting the 2015-2023 Housing Element Update on February 3, 2015. It then submitted the update to HCD for review. In a letter dated April 29, 2015, HCD stated, “[HCD] ... is pleased to find the adopted housing element in full compliance with State housing element law ([Government Code], Article 10.6).” Upon meeting the February 15, 2015, statutory deadline, the County shifted from a five-year to an eight-year housing element planning period/update cycle.

The 2015-2023 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. Table D of Attachment 1 of this annual progress report summarizes the status of each program. 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 2022 to implement several of these programs.

Regional Housing Needs Allocation (RHNA)

In June 2013, the Board of Directors of SBCAG adopted the *Regional Housing Needs Allocation (RHNA) Plan 2014-2022*. The RHNA plan addresses the fifth housing element cycle, which covers an 8.75-year RHNA projection period (January 1, 2014, to September 30, 2022) and an eight-year planning period (February 15, 2015, to February 15, 2023).

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., 2015-2023 Housing Element Update). The allocation for the unincorporated areas of Santa Barbara County for the 2014-2022 RHNA projection period was 661 housing units. Table 2 shows how the RHNA plan distributed these units into household income categories.

Appendix B (Land Inventory) of the 2015-2023 Housing Element Update demonstrates that the County has adequate sites zoned and suitable for residential development to meet its RHNA for the fifth housing element cycle. As summarized in Table 2, the land inventory demonstrates a total capacity of 5,153 units,

exceeding the overall RHNA of 661 units. The land inventory also exceeds the specific RHNA for each income category. As a result, the County did not need to rezone any sites concurrent with adoption of the 2015-2023 Housing Element Update.

Income Category	RHNA (units)	Land Inventory (units)
Very Low/Low	265	853
Moderate	112	581
Above Moderate	284	3,719
Total	661	5,153

Source: 2015-2023 Housing Element Update (County of Santa Barbara, 2015)

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 2022. 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 2022, the County AMI was \$70,050 for a household of one, \$80,100 for a household of two, \$90,100 for a household of three, \$100,100 for a household of four, and \$108,100 for a household of five.

Income Level	Number of Persons in Household				
	1	2	3	4	5
Very Low-Income	48,900	55,900	62,900	69,850	75,450
Low-Income	78,350	89,550	100,750	111,900	120,900
Moderate-Income	84,050	96,100	108,100	120,100	129,700

Source: State Income Limits for 2022 (California Department of Housing and Community Development, 2022)

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.

2022 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 county for calendar years (January 1 to December 31) 2014 through 2022. The final row of the table also lists the County’s 2014-2022 RHNA. Table 4 shows that the County has exceeded its RHNA for the low, moderate, and above moderate-income categories. However, it has only met 46 percent of its RHNA for the very low-income category.

Housing production decreased in 2022. The County issued building permits for 272 units in 2022 compared to 390 units in 2021. These building permits included 1 manufactured home, 9 agricultural employee dwellings, 158 ADUs, 13 multi-family dwellings, and 91 one-family dwellings. Of the 272 units, 152 were located in North County and 120 in South County.

Of the total 272 units:

- 5 units or approximately 2 percent, qualified as affordable to very low-income households;
- 68 units, or approximately 25 percent, qualified as affordable to low-income households;
- 8 units, or approximately 3 percent, qualified as affordable to moderate-income households; and
- 191 units, or approximately 70 percent, qualified as affordable to above moderate-income households.

Table 4					
2014 to 2022 RHNA Projection Period					
Residential Units by Income Category					
(Issued Building Permits)					
Year	Very Low	Low	Moderate	Above Moderate	Total
2014	0	0	59	80	139
2015	49	41	44	94	228
2016	0	7	13	31	51
2017	8	1	54	145	208
2018	1	14	82	231	328
2019	0	26	21	195	242
2020	0	30	60	115	205
2021	10	79	72	229	390
2022	5	68	8	191	272
Total	339 (73 Very Low + 266 Low)		413	1,311	2,063
RHNA	265 (159 Very Low + 106 Low)		112	284	661

The issued building permits between the years of 2014 to 2021 in the data in Table 4 (above) and the HCD data tables (Attachment 1) do not include building permits issued for reconstructed housing units, including those lost and rebuilt due to disasters. At the time, these replacement units were not considered to add to the net-new units of the County’s housing stock and, therefore, did not count toward the County’s RHNA. 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 2022, the County issued two building permits for reconstructed housing units lost during the Thomas Fire and resulting debris flow event in January, 2018. The County issued an additional eight building permits to replace demolished single family dwellings. These 10 issued building permits for reconstructed housing units are included in the total for the year 2022 reflected in Table 4 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.

On June 25, 2019, HCD determined that, based upon data from the *2018 Comprehensive Plan Annual Progress Report*, the County had not met its pro-rata share of very low- and low-income housing thus far in its 2014 to 2022 RHNA projection period. As a result, the County became subject to the streamlining provisions for proposed developments with at least 50 percent affordability [Government Code Section 65913.4(a)(4)(B)(ii)]. As of June 2022, the County remained subject to the streamlining provisions based upon data from the *2021 Comprehensive Plan Annual Progress Report*. In 2022, the County received two new applications and approved one for very low- and low-income housing projects.

In order to plan for qualifying housing developments and facilitate increased housing production for very low- and low-income categories, staff applied for and was awarded grant funding in order to process zoning ordinance amendments to create objective design standards for qualifying projects during Fiscal Years 2021-2023.

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...”

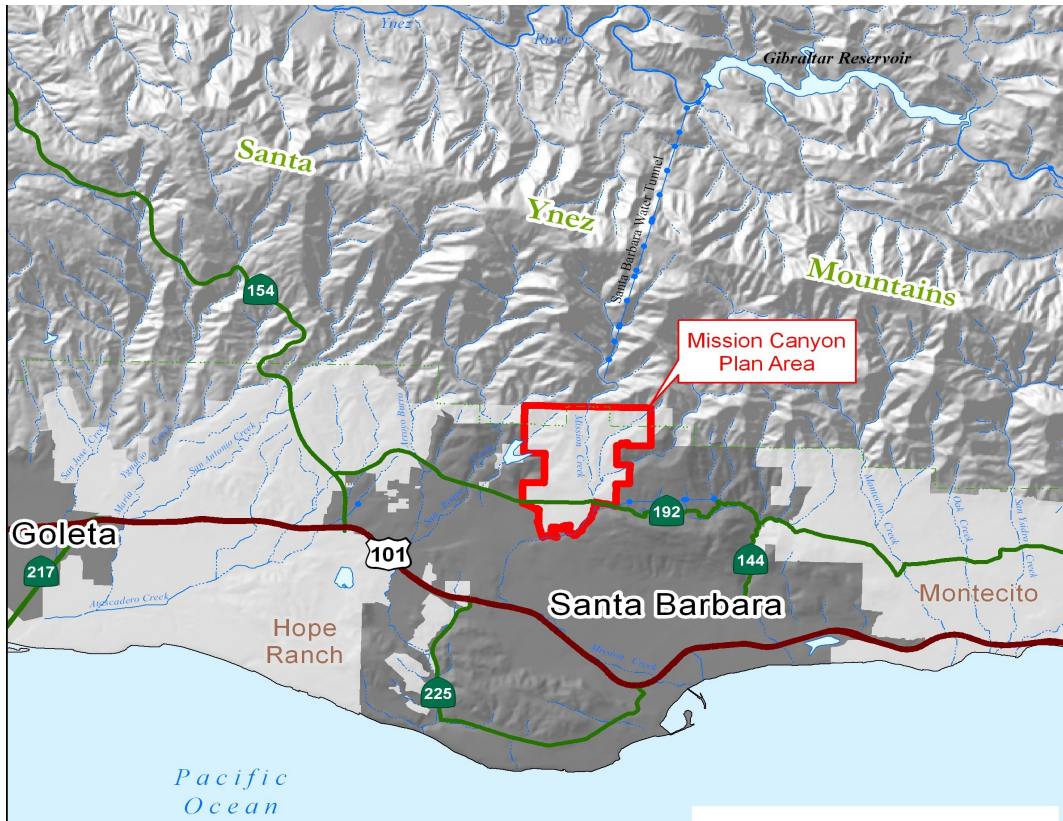
LRP staff worked with community stakeholders and CCC staff to complete the revised IVMP in late 2015. In March 2016, the Board conducted a public hearing and passed a motion to take no action on the IVMP. No additional work has occurred on the IVMP, and new development in Isla Vista remains subject to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

Table 5 summarizes the housing production by household income category in Isla Vista from 2009 through 2022. Of the 211 new units, 79 units, or 37 percent, were affordable to very low- and low-income households; 88 units, or 42 percent, were affordable to moderate-income households; and 44 units, or 21 percent, were affordable to above moderate-income households.

From 2015 through 2022, the County issued 15 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
Total	33	46	88	44	211

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.

From January 1 through December 31, 2022, the County issued 10 building permits, and conducted one final inspection of, ADUs and SFDs in the plan area. 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. No issued building permits in the Mission Canyon Plan area were rebuild units in 2022. However, the single family dwelling that received a final inspection was a disaster rebuild unit from the Jesusita Fire. Table 6 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 6
Mission Canyon Housing Unit Production
Housing Units Constructed (Building Permits Issued and Finalized)
January 1, 2022 – December 31, 2022

Unit Type	APN	Permit Number	Address	Lot Size (acres)	Unit Size (square feet)	Water	Waste Water	Project	Zone District
ADU	023-164-006	21BDP-00000-00106	2866 FOOTHILL RD, UNIT# C, SANTA BARBARA, CA 93105	0.31	459	City of Santa Barbara	Mission Canyon	ADU conversion	7-R-1
ADU	023-222-023	21BDP-00000-00184	732 MISSION PARK DR, UNIT# B, SANTA BARBARA, CA 93105	0.14	385	City of Santa Barbara	Mission Canyon	ADU conversion	10-R-1
ADU	023-171-038	21BDP-00000-01195	812 CHELTENHAM RD, UNIT# B, SANTA BARBARA, CA 93105	0.14	333	City of Santa Barbara	Mission Canyon	ADU conversion	7-R-1
ADU	023-162-013	21BDP-00000-00838	2945 GLEN ALBYN DR, UNIT# B, SANTA BARBARA, CA 93105	0.19	515	City of Santa Barbara	Mission Canyon	ADU conversion	7-R-1
ADU	023-222-051	21BDP-00000-00509	2648 TODOS SANTOS LN, SANTA BARBARA, CA 93105	0.84	737	City of Santa Barbara	Mission Canyon	Construction of ADU	20-R-1

Table 6
Mission Canyon Housing Unit Production
Housing Units Constructed (Building Permits Issued and Finalized)
January 1, 2022 – December 31, 2022

Unit Type	APN	Permit Number	Address	Lot Size (acres)	Unit Size (square feet)	Water	Waste Water	Project	Zone District
ADU	023-261-013	22BDP-00000-00170	2636 PUESTA DEL SOL, UNIT# 101, SANTA BARBARA, CA 93105	0.31	678	City of Santa Barbara	Mission Canyon	Construction of ADU	1-E-1
ADU	023-123-008	22BDP-00000-00591	2632 DORKING PL, UNIT# 101, SANTA BARBARA, CA 93105	0.19	390	City of Santa Barbara	Mission Canyon	ADU conversion	7-R-1
ADU	023-161-020	22BDP-00000-00777	2984 GLEN ALBYN DR, UNIT# 101, SANTA BARBARA, CA 93105	0.29	566	City of Santa Barbara	Mission Canyon	ADU conversion	7-R-1
ADU	023-162-011	21BDP-00000-01368	2937 GLEN ALBYN DR C, SANTA BARBARA, CA 93105	0.16	484	City of Santa Barbara	Mission Canyon	Junior ADU conversion	7-R-1
SFD	023-261-013	22BDP-00000-00167	2636 PUESTA DEL SOL, SANTA BARBARA, CA 93105	0.31	1668	City of Santa Barbara	Mission Canyon	Construction of SFD	1-E-1

Table 6
Mission Canyon Housing Unit Production
Housing Units Constructed (Building Permits Issued and Finalized)
January 1, 2022 – December 31, 2022

Unit Type	APN	Permit Number	Address	Lot Size (acres)	Unit Size (square feet)	Water	Waste Water	Project	Zone District
SFD	023-330-001	14BDP-00000-01017	2805 SPYGLASS RIDGE RD, SANTA BARBARA, CA 93105	2.75	3167	City of Santa Barbara	Mission Canyon	Jesusita Fire Rebuild of SFD	RR-5

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 2021-2022.”

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 2024-2032 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 Law
- 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 Sites⁴
- Table I: Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB 9)
- 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: Local Early Action Planning Grant (LEAP)

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

⁴ 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	2022 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 02/15/2015 - 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	Notes			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19				
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+ ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddl 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.	Notes*
Summary Row: Start Data Entry Below																						
	155-240-003	875 TORO		18LUP-00000-	SFD	O	7/17/2019								1	1		No	No	N/A	Approved	
	023-070-017	2243 LAS CANOAS		20LUP-00000-	SFD	O	3/17/2020								1	1		No	No	N/A	Approved	
	061-292-006	609 VIA		20LUP-00000-	SFD	O	3/26/2020								1	1		No	No	N/A	Approved	
	067-270-016	978 VIA LOS		20LUP-00000-	SFD	O	7/30/2020								1	1		No	No	N/A	Approved	
	083-410-007	7200 HIGHWAY 1,		202CI-00000-00052	SFD	R	4/20/2020								1	1		No	No	N/A	Approved	
	155-170-091	1937 MONTE		21CDP-00000-	SFD	O	3/10/2021								1	1		No	No	N/A	Approved	
	075-223-024	6515 DEL PLAYA		21CDP-00000-	ADU	R	11/19/2021								1	1		No	No	N/A	Approved	
	075-223-023	6517 DEL PLAYA		21CDP-00000-	ADU	R	11/19/2021								1	1		No	No	N/A	Approved	
	011-040-019	1071 E MOUNTAIN		21LUP-00000-	ADU	R	2/1/2021								1	1		No	No	N/A	Approved	
	137-020-054	2000 RANDOM		21LUP-00000-	SFD	O	3/17/2021								1	1		No	No	N/A	Approved	
	141-250-036	6050 HAPPY CANYON RD, SANTA YNEZ, CA 93460		21LUP-00000-00271	SFD	O	5/19/2021								1	1		No	No	N/A	Approved	
	141-420-009	1385 BASELINE AVE, SANTA YNEZ, CA 93460		21LUP-00000-00272	ADU	R	5/19/2021								1	1		No	No	N/A	Approved	
	011-020-005	1186 E MOUNTAIN DR, SANTA BARBARA, CA 93108		21LUP-00000-00280	SFD	R	5/26/2021								1	1		No	No	N/A	Approved	
	023-261-013	2636 PUESTA DEL SOL, SANTA BARBARA, CA 93105		21LUP-00000-00353	SFD	O	7/8/2021								1	1		No	No	N/A	Approved	
	135-280-042	3385 BRINKERHOFF AVE, SANTA YNEZ, CA 93460		21LUP-00000-00385	SFD	O	7/26/2021								1	1		No	No	N/A	Approved	
	137-440-002	1220 DOVE MEADOW RD, SOLVANG, CA 93463		21LUP-00000-00515	SFD	O	10/18/2021								1	1		No	No	N/A	Approved	
	129-290-030	CHANCELLOR ST, ORCLUTT, CA 93455		21LUP-00000-00543	SFD	O	10/28/2021								1	1		No	No	N/A	Approved	
	143-143-014	PINE ST, SANTA YNEZ, CA 93460		21LUP-00000-00612	SFD	O	12/13/2021								1	1		No	No	N/A	Approved	
	007-030-016	871 PARK HILL LN, SANTA BARBARA, CA 93108		212CI-00000-00116	SFD	O	5/11/2021								1	1		No	No	N/A	Approved	
	141-250-036	6050 HAPPY CANYON RD, SANTA YNEZ, CA 93460		212CI-00000-00129	SFD	R	5/20/2021				1				1	1		No	No	N/A	Approved	
	155-010-043	TORO CANYON, CA		212CI-00000-00264	SFD	O	12/20/2021								1	1		No	No	N/A	Approved	
	005-160-058	2556 WHITNEY AVE, SUMMERLAND, CA 93067		22CDP-00000-00006	ADU	R	1/12/2022								1	1		No	No	N/A	Pending	
	005-060-022	110 DEERFIELD RD, SANTA BARBARA, CA 93108		22CDP-00000-00014	SFD	O	1/26/2022								1	1		No	No	N/A	Pending	
	005-131-005	2202 CALLE CULEBRA, SUMMERLAND, CA 93067		22CDP-00000-00030	SFD	O	3/9/2022								1	1		No	No	N/A	Pending	
	004-013-011	1435 SANTA MONICA RD, CARPINTERIA, CA 93015		22CDP-00000-00050	SFD	O	4/7/2022								1	1		No	No	N/A	Pending	
	005-210-036	110 MONTECITO RANCH LN, SUMMERLAND, CA 93067		22CDP-00000-00057	SFD	O	4/25/2022								1	1		No	No	N/A	Pending	
	005-080-011	380 ORTEGA RIDGE RD, SANTA BARBARA, CA 93109		22CDP-00000-00068	SFD	O	5/26/2022								1	1		No	No	N/A	Pending	
	005-030-036	395 ASEGRA RD, SUMMERLAND, CA 93067		22CDP-00000-00078	SFD	O	6/27/2022								1	1		No	No	N/A	Pending	
	067-430-033	1040 VIA LOS PADRES, SANTA BARBARA, CA 93111		22LUP-00000-00011	SFD	O	1/5/2022								1	1		No	No	N/A	Pending	
	135-330-003	2905 BRAMADERO RD, LOS OLIVOS, CA 93441		22LUP-00000-00039	SFD	O	1/20/2022								1	1		No	No	N/A	Pending	

111-670-021	4420 BEVERLY CT, SANTA MARIA, CA 93455	22LUP-00000-00040	SFD	O		1/20/2022										1	1	No	No	N/A	Approved
135-280-044	3160 LIVE OAK RD, SANTA YNEZ, CA 93460	22LUP-00000-00041	SFD	O		1/20/2022										1	1	No	No	N/A	Approved
105-380-015	4628 QUARTER HORSE TRL, SANTA MARIA, CA 93455	22LUP-00000-00073	SFD	O		2/11/2022										1	1	No	No	N/A	Approved
061-181-024	184 ALHAY, SANTA BARBARA, CA 93110	22LUP-00000-00087	SFD	O		2/23/2022										1	1	No	No	N/A	Pending
055-070-032	1680 WINTHER WAY, SANTA BARBARA, CA 93110	22LUP-00000-00103	SFD	O		3/2/2022										1	1	No	No	N/A	Pending
021-010-064	1990 LAS CANOAS RIDGE WAY, SANTA BARBARA, CA 931052378	22LUP-00000-00122	SFD	O		3/17/2022										1	1	No	No	N/A	Pending
013-090-031	ASHLEY RD, CA	22LUP-00000-00136	SFD	O		3/25/2022										1	1	No	No	N/A	Pending
135-122-025	2808 SANTA BARBARA AVE, LOS OLIVOS, CA 93441	22LUP-00000-00150	ADU	R		4/5/2022										1	1	No	No	N/A	Pending
105-190-054	OAK HILL DR, SANTA MARIA, CA	22LUP-00000-00169	SFD	O		4/8/2022										1	1	No	No	N/A	Approved
023-112-027	1181 EDGE MOUND DR, SANTA BARBARA, CA 93105	22LUP-00000-00183	SFD	O		4/21/2022										1	1	No	No	N/A	Pending
023-112-001	1189 EDGE MOUND DR, SANTA BARBARA, CA 93105	22LUP-00000-00186	SFD	O		4/22/2022										1	1	No	No	N/A	Pending
139-040-039	2413 COYOTE CREEK RD, SOLVANG, CA 93463	22LUP-00000-00213	SFD	O		5/6/2022										1	1	No	No	N/A	Pending
137-710-014	910 BALLARD CANYON RD, SOLVANG, CA 93463	22LUP-00000-00224	SFD	O		5/11/2022										1	1	No	No	N/A	Pending
135-330-015	3265 ACAMPO RD, LOS OLIVOS, CA 93441	22LUP-00000-00233	SFD	O		5/16/2022										11	11	No	No	N/A	Pending
155-230-004	780 TORO CANYON RD, CARPINTERIA, CA 93013	22LUP-00000-00248	SFD	O		5/26/2022										1	1	No	No	N/A	Pending
133-180-050	4025 E OAK TRAIL RD, SANTA YNEZ, CA 93460	22LUP-00000-00262	SFD	O		6/9/2022										1	1	No	No	N/A	Pending
059-290-056	4720 BOULDER RIDGE RD, SANTA BARBARA, CA 93111	222CI-00000-00004	SFD	O		1/18/2022										1	1	No	No	N/A	Approved
059-290-060	4711 BOULDER RIDGE RD, SANTA BARBARA, CA 93111	222CI-00000-00005	SFD	O		1/18/2022										1	1	No	No	N/A	Pending
101-520-022	1177 FLAX DR, SANTA MARIA, CA 93455	222CI-00000-00026	SFD	O		3/7/2022										1	1	No	No	N/A	Approved
101-520-023	1173 FLAX DR, SANTA MARIA, CA 93455	222CI-00000-00027	SFD	O		3/7/2022										1	1	No	No	N/A	Approved
101-520-052	1174 FLAX DR, SANTA MARIA, CA 93455	222CI-00000-00028	SFD	O		3/7/2022										1	1	No	No	N/A	Approved
101-520-053	1176 FLAX DR, SANTA MARIA, CA 93455	222CI-00000-00029	SFD	O		3/7/2022										1	1	No	No	N/A	Approved
101-560-011	5750 MORNING GLORY DR, SANTA MARIA, CA 93455	222CI-00000-00077	SFD	O		5/4/2022										1	1	No	No	N/A	Pending
101-560-012	5760 MORNING GLORY DR, SANTA MARIA, CA 93455	222CI-00000-00078	SFD	O		5/4/2022										1	1	No	No	N/A	Pending
101-560-013	5770 MORNING GLORY DR, SANTA MARIA, CA 93455	222CI-00000-00079	SFD	O		5/4/2022										1	1	No	No	N/A	Pending
101-560-014	5780 MORNING GLORY DR, SANTA MARIA, CA 93455	222CI-00000-00080	SFD	O		5/4/2022										1	1	No	No	N/A	Pending
101-560-015	5790 MORNING GLORY DR, SANTA MARIA, CA 93455	222CI-00000-00081	SFD	O		5/4/2022										1	1	No	No	N/A	Pending
101-520-024	1169 FLAX DR, SANTA MARIA, CA 93455	222CI-00000-00082	SFD	O		5/5/2022										1	1	No	No	N/A	Approved
101-520-025	1165 FLAX DR, SANTA MARIA, CA 93455	222CI-00000-00083	SFD	O		5/5/2022										1	1	No	No	N/A	Approved
101-520-026	1161 FLAX DR, SANTA MARIA, CA 93455	222CI-00000-00084	SFD	O		5/5/2022										1	1	No	No	N/A	Approved
101-520-027	1157 FLAX DR, SANTA MARIA, CA 93455	222CI-00000-00085	SFD	O		5/5/2022										1	1	No	No	N/A	Approved
101-560-017	5810 MORNING GLORY DR, SANTA MARIA, CA 93455	222CI-00000-00089	SFD	O		5/17/2022										1	1	No	No	N/A	Pending
101-560-018	5820 MORNING GLORY DR, SANTA MARIA, CA 93455	222CI-00000-00090	SFD	O		5/17/2022										1	1	No	No	N/A	Pending
101-560-019	5830 MORNING GLORY DR, SANTA MARIA, CA 93455	222CI-00000-00091	SFD	O		5/17/2022										1	1	No	No	N/A	Pending

101-560-020	5840 MORNING GLORY DR. SANTA MARIA, CA	222CI-00000-00092	SFD	O	5/17/2022							1	1			No	No	N/A	Pending
101-560-047	440 TANBARK OAK CT. SANTA MARIA, CA	222CI-00000-00093	SFD	O	5/17/2022							1	1			No	No	N/A	Pending
101-201-001	210 SHAW ST. LOS ALAMOS, CA 93440	222CI-00000-00094	SFD	O	5/18/2022							1	1			No	No	N/A	Pending
101-201-001	210 SHAW ST. LOS ALAMOS, CA 93440	222CI-00000-00095	SFD	O	5/18/2022							1	1			No	No	N/A	Pending
101-201-001	210 SHAW ST. LOS ALAMOS, CA 93440	222CI-00000-00096	SFD	O	5/18/2022							1	1			No	No	N/A	Pending
101-201-001	210 SHAW ST. LOS ALAMOS, CA 93440	222CI-00000-00097	SFD	O	5/18/2022							1	1			No	No	N/A	Pending
101-201-001	210 SHAW ST. LOS ALAMOS, CA 93440	222CI-00000-00098	SFD	O	5/18/2022							1	1			No	No	N/A	Pending
101-520-020	1176 GINGER PL. SANTA MARIA, CA 93455	222CI-00000-00100	SFD	O	5/20/2022							1	1			No	No	N/A	Approved
101-520-021	1180 GINGER PL. SANTA MARIA, CA 93455	222CI-00000-00101	SFD	O	5/20/2022							1	1			No	No	N/A	Approved
101-520-002	1179 GINGER PL. SANTA MARIA, CA 93455	222CI-00000-00102	SFD	O	5/20/2022							1	1			No	No	N/A	Approved
101-520-003	1175 GINGER PL. SANTA MARIA, CA 93455	222CI-00000-00103	SFD	O	5/20/2022							1	1			No	No	N/A	Approved
101-520-004	1171 GINGER PL. SANTA MARIA, CA 93455	222CI-00000-00104	SFD	O	5/20/2022							1	1			No	No	N/A	Approved
101-520-005	1167 GINGER PL. SANTA MARIA, CA 93455	222CI-00000-00105	SFD	O	5/20/2022							1	1			No	No	N/A	Approved
101-560-049	420 TANBARK OAK CT. SANTA MARIA, CA	222CI-00000-00108	SFD	O	5/25/2022							1	1			No	No	N/A	Pending
101-560-050	410 TANBARK OAK CT. SANTA MARIA, CA	222CI-00000-00109	SFD	O	5/25/2022							1	1			No	No	N/A	Pending
101-560-051	400 TANBARK OAK CT. SANTA MARIA, CA 93455	222CI-00000-00110	SFD	O	5/25/2022							1	1			No	No	N/A	Pending
101-560-065	5813 MORNING GLORY DR. SANTA MARIA, CA 93455	222CI-00000-00111	SFD	O	5/25/2022							1	1			No	No	N/A	Pending
101-560-016	5800 MORNING GLORY DR. SANTA MARIA, CA 93455	222CI-00000-00116	SFD	O	5/31/2022							1	1			No	No	N/A	Pending
101-560-066	5793 MORNING GLORY DR. SANTA MARIA, CA 93455	222CI-00000-00117	SFD	O	5/31/2022							1	1			No	No	N/A	Pending
101-560-067	5773 MORNING GLORY DR. SANTA MARIA, CA 93455	222CI-00000-00118	SFD	O	5/31/2022							1	1			No	No	N/A	Pending
101-560-068	5753 MORNING GLORY DR. SANTA MARIA, CA 93455	222CI-00000-00119	SFD	O	5/31/2022							1	1			No	No	N/A	Pending
101-560-069	5733 MORNING GLORY DR. SANTA MARIA, CA 93455	222CI-00000-00120	SFD	O	5/31/2022							1	1			No	No	N/A	Pending
101-560-052	380 TANBARK OAK CT. SANTA MARIA, CA	222CI-00000-00125	SFD	O	6/7/2022							1	1			No	No	N/A	Pending
101-560-053	380 TANBARK OAK CT. SANTA MARIA, CA	222CI-00000-00126	SFD	O	6/7/2022							1	1			No	No	N/A	Pending
101-560-054	370 TANBARK OAK CT. SANTA MARIA, CA	222CI-00000-00127	SFD	O	6/7/2022							1	1			No	No	N/A	Pending
101-560-076	5841 PASSION VINE WAY. SANTA MARIA, CA	222CI-00000-00128	SFD	O	6/7/2022							1	1			No	No	N/A	Pending
101-560-077	5851 PASSION VINE WAY. SANTA MARIA, CA	222CI-00000-00129	SFD	O	6/7/2022							1	1			No	No	N/A	Pending
101-560-059	5810 CORNUS CT. SANTA MARIA, CA	222CI-00000-00133	SFD	O	6/23/2022							1	1			No	No	N/A	Pending
101-560-061	411 TANBARK OAK CT. SANTA MARIA, CA	222CI-00000-00134	SFD	O	6/23/2022							1	1			No	No	N/A	Pending
101-560-062	421 TANBARK OAK CT. SANTA MARIA, CA	222CI-00000-00135	SFD	O	6/23/2022							1	1			No	No	N/A	Pending
101-560-063	5833 MORNING GLORY DR. SANTA MARIA, CA	222CI-00000-00136	SFD	O	6/23/2022							1	1			No	No	N/A	Pending
101-560-063	5823 MORNING GLORY DR. SANTA MARIA, CA	222CI-00000-00137	SFD	O	6/23/2022							1	1			No	No	N/A	Pending
005-121-006	2173 ORTEGA HILL RD. SUMMERLAND, CA 93067	22CDP-00000-00037		2 to 4	R	3/23/2022						2	2			No	No	N/A	Pending
141-211-068	2801 KARA LN. SOLVANG, CA 93463	22LUP-00000-00179	SFD	O	4/18/2022							1	1			No	No	N/A	Pending
141-211-068	2801 KARA LN. SOLVANG, CA 93463	22LUP-00000-00179	ADU	R	4/18/2022							1	1			No	No	N/A	Pending

005-173-001	108 PIERPONT AVE, SUMMERLAND, CA 93067	21CDP-00000-00081	2 to 4	R		6/24/2021													No	No	N/A	Approved
105-105-002	520 E CLARK AVE, ORCUTT, CA 93455	21LUP-00000-00045	2 to 4	R		1/26/2021			4										No	No	N/A	Approved
009-640-004	204 OLIVE MILL RD, SANTA BARBARA, CA 93108	20LUP-00000-00281	SFD	O		8/18/2020													No	No	N/A	Disapproved
063-062-002	4404 VIA ABRIGADA, SANTA BARBARA, CA 93110	20LUP-00000-00447	SFD	O		12/1/2020													No	No	N/A	Approved
079-272-015	244 VEREDA GALERIA, COLETA, CA 93117	21CDP-00000-00110	ADU	R		9/29/2021													No	No	N/A	Approved
149-150-035	FOOTHILL RD, CUYAMA, CA 93294	21LUP-00000-00105	MH	O		2/26/2021													No	No	N/A	Approved
007-090-003	1807 E MOUNTAIN DR, SANTA BARBARA, CA 93108	21LUP-00000-00222	SFD	O		4/19/2021													No	No	N/A	Approved
143-111-031	3336 PINE ST, SANTA YNEZ, CA 93460	21LUP-00000-00403	SFD	O		7/30/2021													No	No	N/A	Approved
007-530-025	415 MEADOWBROOK DR, SANTA BARBARA, CA 93108	21LUP-00000-00571	SFD	O		11/15/2021													No	No	N/A	Approved
133-180-051	E OAK TRAIL, SANTA YNEZ, CA 93460	21LUP-00000-00623	SFD	O		12/20/2021													No	No	N/A	Approved
101-400-008	1434 BLUSH LN, SANTA MARIA, CA 93455	212CI-00000-00077	SFD	O		3/29/2021													No	No	N/A	Approved
101-400-008	1440 BLUSH LN, SANTA MARIA, CA 93455	212CI-00000-00078	SFD	O		3/29/2021													No	No	N/A	Approved
101-400-008	1446 BLUSH LN, SANTA MARIA, CA 93455	212CI-00000-00079	SFD	O		3/29/2021													No	No	N/A	Approved
101-560-001	5650 MORNING GLORY DR, SANTA MARIA, CA 93455	212CI-00000-00133	SFD	O		6/3/2021													No	No	N/A	Approved
005-380-036	3091 PADARO LN, CARPINTERIA, CA 93013	22CDH-00000-00023	SFD	O		8/9/2022													No	No	N/A	Approved
063-211-009	1475 CANTERA AVE, SANTA BARBARA, CA 93110	22CDP-00000-00122	ADU	R		10/3/2022													No	No	N/A	Pending
005-080-021	201 OLIVE ST, SUMMERLAND, CA 93067	22CDP-00000-00123	SFD	O		10/3/2022													No	No	N/A	Pending
141-250-017	HAPPY CANYON RD, SANTA YNEZ, CA 93460	22LUP-00000-00306	SFD	O		7/15/2022													No	No	N/A	Pending
013-192-019	818 KNAPP DR, SANTA BARBARA, CA 93108	22LUP-00000-00309	ADU	R		7/18/2022													No	No	N/A	Pending
137-710-020	CHALK HILL, CA	22LUP-00000-00329	SFD	O		8/3/2022													No	No	N/A	Pending
011-180-050	607 STONE MEADOW LN, SANTA BARBARA, CA 93108	22LUP-00000-00353	ADU	R		8/16/2022													No	No	N/A	Pending
141-410-003	2149 EDISON ST, SANTA YNEZ, CA 93460	22LUP-00000-00379	SFD	O		9/2/2022													No	No	N/A	Pending
129-300-032	1648 TUSCAN WAY, SANTA MARIA, CA 93455	22LUP-00000-00392	SFD	O		9/16/2022													No	No	N/A	Pending
013-030-002	288 E MOUNTAIN DR, SANTA BARBARA, CA 93108	22LUP-00000-00402	SFD	O		9/23/2022													No	No	N/A	Pending
155-230-018	805 TORO CANYON RD, SANTA BARBARA, CA 93108	22LUP-00000-00405	SFD	O		9/26/2022													No	No	N/A	Pending
135-290-029	LONG VALLEY RD, CA	22LUP-00000-00415	SFD	O		9/28/2022													No	No	N/A	Pending
059-290-018	1168 SAN ANTONIO CRK RD, SANTA BARBARA, CA 93111	22LUP-00000-00437	SFD	O		10/11/2022													No	No	N/A	Pending
101-120-039	730 MY RD, LOS ALAMOS, CA 93440	22LUP-00000-00485	SFD	O		11/9/2022													No	No	N/A	Pending
141-050-004	3640 ROSLAR AVE, SANTA YNEZ, CA 93460	22LUP-00000-00486	ADU	R		11/9/2022													No	No	N/A	Pending
011-090-050	700 RIVEN ROCK RD, MONTECITO, CA 931081123	22LUP-00000-00501	SFD	O		11/20/2022													No	No	N/A	Pending
101-570-024	1458 BLUSH LN, SANTA MARIA, CA 93455	222CI-00000-00045	SFD	O		4/13/2022													No	No	N/A	Approved
101-400-008	1464 BLUSH LN, SANTA MARIA, CA 93455	222CI-00000-00046	SFD	O		4/13/2022													No	No	N/A	Approved
101-560-002	5660 MORNING GLORY DR, SANTA MARIA, CA 93455	222CI-00000-00080	SFD	O		4/20/2022													No	No	N/A	Approved

101-560-003	5670 MORNING GLORY DR. SANTA MARIA, CA 93455	222CI-00000-00061	SFD	O	4/20/2022															No	No	N/A	Approved				
101-560-004	5680 MORNING GLORY DR. SANTA MARIA, CA 93455	222CI-00000-00062	SFD	O	4/20/2022																No	No	N/A	Approved			
101-560-005	5690 MORNING GLORY DR. SANTA MARIA, CA 93455	222CI-00000-00063	SFD	O	4/20/2022																No	No	N/A	Approved			
101-560-006	5700 MORNING GLORY DR. SANTA MARIA, CA 93455	222CI-00000-00066	SFD	O	4/27/2022																No	No	N/A	Approved			
101-560-007	5710 MORNING GLORY DR. SANTA MARIA, CA 93455	222CI-00000-00067	SFD	O	4/27/2022																No	No	N/A	Approved			
101-560-008	5720 MORNING GLORY DR. SANTA MARIA, CA 93455	222CI-00000-00068	SFD	O	4/27/2022																No	No	N/A	Approved			
101-560-009	5730 MORNING GLORY DR. SANTA MARIA, CA 93455	222CI-00000-00069	SFD	O	4/27/2022																No	No	N/A	Approved			
101-560-010	5740 MORNING GLORY DR. SANTA MARIA, CA 93455	222CI-00000-00070	SFD	O	4/27/2022																No	No	N/A	Approved			
101-560-011	5750 MORNING GLORY DR. SANTA MARIA, CA 93455	222CI-00000-00077	SFD	O	5/4/2022																No	No	N/A	Approved			
101-560-012	5760 MORNING GLORY DR. SANTA MARIA, CA 93455	222CI-00000-00078	SFD	O	5/4/2022																No	No	N/A	Approved			
101-560-013	5770 MORNING GLORY DR. SANTA MARIA, CA 93455	222CI-00000-00079	SFD	O	5/4/2022																No	No	N/A	Approved			
101-560-014	5780 MORNING GLORY DR. SANTA MARIA, CA 93455	222CI-00000-00080	SFD	O	5/4/2022																No	No	N/A	Approved			
101-560-015	5790 MORNING GLORY DR. SANTA MARIA, CA 93455	222CI-00000-00081	SFD	O	5/4/2022																No	No	N/A	Approved			
101-560-055	5829 CORNUS CT. SANTA MARIA, CA 93455	222CI-00000-00145	SFD	O	7/18/2022																No	No	N/A	Pending			
101-560-056	5819 CORNUS CT. SANTA MARIA, CA 93455	222CI-00000-00146	SFD	O	7/18/2022																No	No	N/A	Pending			
101-560-057	5809 CORNUS CT. SANTA MARIA, CA 93455	222CI-00000-00147	SFD	O	7/18/2022																No	No	N/A	Pending			
101-560-058	5799 CORNUS CT. SANTA MARIA, CA 93455	222CI-00000-00148	SFD	O	7/18/2022																No	No	N/A	Pending			
101-560-060	5820 CORNUS CT. SANTA MARIA, CA 93455	222CI-00000-00149	SFD	O	7/18/2022																No	No	N/A	Pending			
101-520-048	1158 FLAX DR. SANTA MARIA, CA 93455	222CI-00000-00188	SFD	O	8/9/2022																No	No	N/A	Approved			
101-520-049	1162 FLAX DR. SANTA MARIA, CA 93455	222CI-00000-00189	SFD	O	8/9/2022																No	No	N/A	Approved			
129-300-032	1648 TUSCAN WAY, SANTA MARIA, CA 93455	222CI-00000-00215	SFD	O	10/25/2022																No	No	N/A	Pending			
143-213-001	1100 EDISON ST. SANTA YNEZ, CA 93460	212CI-00000-00258	2 to 4	R	12/9/2021																No	No	N/A	Approved			
101-260-006	742 BELL ST. LOS ALAMOS, CA 93440	11LUP-00000-00149	5+	R	4/21/2011																No	No	N/A	Approved			
149-051-001	0 PERKINS RD. NEW CUYAMA, CA 93460	22CUP-00000-00023	5+	R	12/1/2022	16															32			No	Yes	N/A	Pending
097-111-007	BURTON MESA BLVD. SANTA BARBARA, CA 93107	222CI-00000-00087	5+	R	5/10/2022																49			No	Yes	Yes	Approved
005-560-014	2150 ORTEGA RANCH LN. SUMMERLAND, CA 93067	22CDP-00000-00152	ADU	R	12/14/2022																1			No	No	N/A	Pending
141-300-032	235 WHITE OAK RD. SANTA YNEZ, CA 93460	22LUP-00000-00546	SFD	O	12/21/2022																1			No	No	N/A	Pending
141-300-033	Santa Ynez Valley	22LUP-00000-00547	SFD	O	12/21/2022																1			No	No	N/A	Pending
101-520-046	1150 FLAX DR. SANTA MARIA, CA 93455	222CI-00000-00230	SFD	O	12/13/2022																1			No	No	N/A	Pending
101-520-047	1154 FLAX DR. SANTA MARIA, CA 93455	222CI-00000-00231	SFD	O	12/13/2022																1			No	No	N/A	Pending
101-520-028	1153 FLAX DR. SANTA MARIA, CA 93455	222CI-00000-00232	SFD	O	12/13/2022																1			No	No	N/A	Pending
101-520-029	1149 FLAX DR. SANTA MARIA, CA 93455	222CI-00000-00233	SFD	O	12/13/2022																1			No	No	N/A	Pending
101-520-030	1145 FLAX DR. SANTA MARIA, CA 93455	222CI-00000-00234	SFD	O	12/13/2022																1			No	No	N/A	Pending
101-520-031	1141 FLAX DR. SANTA MARIA, CA 93455	222CI-00000-00235	SFD	O	12/13/2022																1			No	No	N/A	Pending
009-294-007	77 OLIVE MILL RD. SANTA BARBARA, CA 93108	22CDP-00000-00156	2 to 4	R	12/15/2022																2			No	No	N/A	Pending

011-160-047	430 ALCALA LN, UNIT# B, SANTA BARBARA, CA 93108		22BDP-00000- 00184	ADU	R													0
097-424-006	3917 AGENA WAY 101, LOMPOC, CA 93436		22BDP-00000- 00189	ADU	R													0
065-386-008	129 WALNUT LN 101, SANTA BARBARA, CA 93111		22BDP-00000- 00208	ADU	R													0
011-080-016	1180 GARDEN LN, UNIT# B, SANTA BARBARA, CA 93108		22BDP-00000- 00225	ADU	R													0
011-180-012	615 HOT SPRINGS RD 1/2, SANTA BARBARA, CA 93108		22BDP-00000- 00236	ADU	R													0
009-170-018	145 OLIVE MILL LN B, SANTA BARBARA, CA 93108		22BDP-00000- 00239	ADU	R													0
059-030-023	1107 SAN ANTONIO CRK RD 101, SANTA BARBARA, CA 93111		22BDP-00000- 00262	ADU	R													0
105-210-015	6015 QUAIL CT B, SANTA MARIA, CA 93455		22BDP-00000- 00267	ADU	R													0
101-560-006	5700 MORNING GLORY DR, SANTA MARIA, CA 93455		22BDP-00000- 00324	SFD	O									1		8/17/2022		1
101-560-007	5710 MORNING GLORY DR, SANTA MARIA, CA 93455		22BDP-00000- 00325	SFD	O									1		8/17/2022		1
101-560-008	5720 MORNING GLORY DR, SANTA MARIA, CA 93455		22BDP-00000- 00326	SFD	O									1		8/17/2022		1
101-560-009	5730 MORNING GLORY DR, SANTA MARIA, CA 93455		22BDP-00000- 00327	SFD	O									1		8/17/2022		1
101-560-001	5650 MORNING GLORY DR, SANTA MARIA, CA 93455		22BDP-00000- 00328	SFD	O													0
101-560-002	5660 MORNING GLORY DR, SANTA MARIA, CA 93455		22BDP-00000- 00329	SFD	O									1		8/23/2022		1
101-560-012	5760 MORNING GLORY DR, SANTA MARIA, CA 93455		22BDP-00000- 00371	SFD	O									1		9/14/2022		1
101-560-013	5770 MORNING GLORY DR, SANTA MARIA, CA 93455		22BDP-00000- 00372	SFD	O									1		9/14/2022		1
101-560-014	5780 MORNING GLORY DR, SANTA MARIA, CA 93455		22BDP-00000- 00373	SFD	O									1		9/19/2022		1
075-223-024	6515 DEL PLAYA DR, UNIT# C, GOLETA, CA 93117		22BDP-00000- 00402	ADU	R									1		4/12/2022		1
075-223-023	6517 DEL PLAYA DR, UNIT# C, GOLETA, CA 93117		22BDP-00000- 00403	ADU	R									1		4/12/2022		1
101-570-001	1466 CLARET LN, SANTA MARIA, CA 93455		22BDP-00000- 00405	SFD	O													0
101-520-002	1179 GINGER PL, SANTA MARIA, CA 93455		22BDP-00000- 00445	SFD	O									1		6/14/2022		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	5	0	68	0	8	191		272
005-173-001	108 PIERPONT AVE, UNIT# A, B, C, SUMMERLAND, CA 93067								3	3/8/2022	3
075-052-007	6635 ABREGO RD, APT# 101,201-02, GOLETA, CA 93117								3	7/15/2022	3
075-052-007	6637 ABREGO RD, APT# 101,201-02, GOLETA, CA 93117								3	7/15/2022	3
001-040-008	1938 CATE MESA RD, UNIT# A&B, CARPINTERIA, CA 93013								2	9/1/2022	2
133-120-063	5100 FIGUEROA MOUNTAIN RD, LOS OLIVOS, CA 934414585								2	1/18/2022	2
105-030-017	699 STANSBURY DR, SANTA MARIA, CA 93455					1				5/31/2022	1
133-100-075	9010 ALISOS CANYON RD, LOS ALAMOS, CA 93440							1		6/16/2022	1
141-121-042	1549 MEADOWVALE RD, SANTA YNEZ, CA 934609660								1	5/20/2022	1
141-042-016	4200 ROBLAR AVE, SANTA YNEZ, CA 93460								1	6/1/2022	1
129-300-023	1601 TUSCAN WAY, SANTA MARIA, CA 93455								1	1/14/2022	1
129-300-024	1607 TUSCAN WAY, SANTA MARIA, CA 93455								1	1/14/2022	1

129-300-025	1613 TUSCAN WAY, SANTA MARIA, CA 93455								1	1/14/2022	1
129-300-026	1619 TUSCAN WAY, SANTA MARIA, CA 93455								1	1/14/2022	1
129-300-027	1625 TUSCAN WAY, SANTA MARIA, CA 93455								1	1/14/2022	1
129-300-028	1631 TUSCAN WAY, SANTA MARIA, CA 93455								1	1/14/2022	1
129-300-029	1637 TUSCAN WAY, SANTA MARIA, CA 93455								1	1/14/2022	1
129-300-030	1643 TUSCAN WAY, SANTA MARIA, CA 93455								1	1/14/2022	1
137-030-004	2124 STILL MEADOW RD, SOLVANG, CA 934639775								1	3/7/2022	1
065-143-007	606 SAN MARINO DR, UNIT# C, SANTA BARBARA, CA 93111								1	4/12/2022	1
011-200-007	1422 EAST VALLEY RD, UNIT# B, SANTA BARBARA, CA 93108								1	4/25/2022	1
063-233-021	4045 MARINA DR, UNIT# B, SANTA BARBARA, CA 93110								1	5/19/2022	1
009-163-007	1153 HIGH RD, UNIT# B, SANTA BARBARA, CA 93108								1	4/21/2022	1
099-360-004	2425 CEBADA CANYON RD B, LOMPOC, CA 93436					1				5/19/2022	1
023-164-006	2866 FOOTHILL RD, UNIT# C, SANTA BARBARA, CA 93105							1		6/14/2022	1
023-222-023	732 MISSION PARK DR, UNIT# B, SANTA BARBARA, CA 93105							1		3/15/2022	1
005-310-008	3882 FOOTHILL RD, CARPINTERIA, CA 93013								1	4/7/2022	1
007-312-011	1544 SAN LEANDRO LN, UNIT# B, SANTA BARBARA, CA 931082655								1	5/11/2022	1

137-030-004	2124 STILL MEADOW RD B, SOLVANG, CA 934639775							1		3/7/2022	1
101-400-000	STUBBLEFIELD RD, SANTA MARIA, CA 93455								1	3/22/2022	1
101-400-008	0 STUBBLEFIELD RD, SANTA MARIA, CA 93455								1	3/22/2022	1
101-400-008	1 STUBBLEFIELD RD, SANTA MARIA, CA 93455								1	3/22/2022	1
101-400-008	2 STUBBLEFIELD RD, SANTA MARIA, CA 93455								1	3/22/2022	1
101-400-008	3 STUBBLEFIELD RD, SANTA MARIA, CA 93455					1				3/22/2022	1
075-102-010	6625 SUENO RD, UNIT# 201, GOLETA, CA 93117								1	3/15/2022	1
007-500-022	1970 SAN LEANDRO LN, SUITE# B, SANTA BARBARA, CA 93108								1	4/26/2022	1
141-190-053	3050 GLENGARY RD, SANTA YNEZ, CA 93460								1	2/14/2022	1
105-075-001	126 N FIRST AVE, ORCUTT, CA 93455					1				6/29/2022	1
009-560-003	89 BUTTERFLY LN, SUITE# B, SANTA BARBARA, CA 93108								1	5/31/2022	1
139-510-004	2721 MESA VERDE RD, SANTA YNEZ, CA 934609373								1	4/29/2022	1
007-110-019	691 OAK GROVE DR, UNIT# B, SANTA BARBARA, CA 93108								1	1/28/2022	1
007-080-036	817 ROMERO CANYON RD, MONTECITO, CA 93108								1	2/16/2022	1
007-350-038	127 LOUREYRO ST, SANTA BARBARA, CA 93108								1	2/22/2022	1
135-102-010	2934 SAN MARCOS AVE, LOS OLIVOS, CA 93441								1	3/15/2022	1

067-270-016	978 VIA LOS PADRES, SANTA BARBARA, CA 93111									1	5/20/2022	1
135-320-069	3155 LONG CANYON RD, SANTA YNEZ, CA 934609349									1	4/15/2022	1
109-134-008	3354 DRAKE DR B, SANTA MARIA, CA 93455					1					2/16/2022	1
153-233-003	4555 VIA CLARICE, UNIT# B, SANTA BARBARA, CA 93111									1	3/17/2022	1
009-203-011	1510 SAN LEANDRO LN, MONTECITO, CA 93108									1	1/18/2022	1
009-203-011	1510 SAN LEANDRO LN, UNIT# B, MONTECITO, CA 93108									1	1/18/2022	1
007-400-014	499 CROCKER SPERRY DR, UNIT# B, SANTA BARBARA, CA 93108									1	2/17/2022	1
135-300-026	4220 LONG VALLEY RD, SANTA YNEZ, CA 93460									1	2/17/2022	1
005-390-051	3240 BEACH CLUB RD, CARPINTERIA, CA 93013									1	3/10/2022	1
105-210-058	6015 OAK VALLEY CT, SANTA MARIA, CA 934556001					1					3/1/2022	1
153-370-009	1426 LA VISTA RD, SANTA BARBARA, CA 93110									1	3/15/2022	1
001-110-031	7392 SHEPARD MESA RD, CARPINTERIA, CA 93013									1	6/21/2022	1
083-170-016	7254 SANTA ROSA RD, BUELLTON, CA 93427									1	6/21/2022	1
069-580-003	1055 MAY CT, UNIT# C, SANTA BARBARA, CA 93111									1	3/28/2022	1

069-521-016	370 HARVARD LN, UNIT# C, SANTA BARBARA, CA 93111								1	2/15/2022	1
097-582-035	2945 CHANDLER DR B, LOMPOC, CA 93436				1					1/24/2022	1
103-373-006	955 RICE RANCH RD B, SANTA MARIA, CA 93455				1					4/13/2022	1
137-690-007	969 OLD RANCH RD, SOLVANG, CA 934639617								1	3/4/2022	1
081-260-008	315 CALLE LIPPIZANA, GOLETA, CA 93117								1	4/25/2022	1
023-171-038	812 CHELTENHAM RD, UNIT# B, SANTA BARBARA, CA 93105						1			4/26/2022	1
059-150-024	4395 CATHEDRAL OAKS RD, SUITE# B, SANTA BARBARA, CA 93110								1	6/15/2022	1
059-440-024	1210 SAN ANTONIO CREEK RD, SANTA BARBARA, CA 93111								1	5/20/2022	1
103-122-004	1155 OAK KNOLL RD B, SANTA MARIA, CA 93455				1					4/20/2022	1
009-170-019	137 OLIVE MILL RD, SANTA BARBARA, CA 93108								1	3/17/2022	1
013-180-015	636 COWLES RD 1/2, SANTA BARBARA, CA 93108								1	5/5/2022	1
111-185-003	3448 PINWOOD RD B, SANTA MARIA, CA 93455				1					6/17/2022	1
155-170-035	3580 TORO CANYON PARK RD, SANTA BARBARA, CA 93108								1	2/25/2022	1
155-170-035	3582 TORO CANYON PARK RD, SANTA BARBARA, CA 93108								1	4/21/2022	1
021-010-017	2500 MOUNT CALVARY RD, SANTA BARBARA, CA 93105								1	5/16/2022	1

011-150-036	670 HODGES LN, UNIT# B, SANTA BARBARA, CA 93108									1	4/12/2022	1
063-240-004	4612 VIA ROBLADA, UNIT# B, SANTA BARBARA, CA 93110									1	6/8/2022	1
111-420-078	2024 ALDERBERRY DR B, SANTA MARIA, CA 93455					1					4/19/2022	1
069-172-005	459 HARVARD LN, UNIT# C, SANTA BARBARA, CA 93111									1	3/10/2022	1
023-162-011	2937 GLEN ALBYN DR C, SANTA BARBARA, CA 93105							1			1/14/2022	1
065-503-011	5115 RHOADS AVE, UNIT# B, SANTA BARBARA, CA 93111									1	6/30/2022	1
143-380-007	3377 CIMARRON DR B, SANTA YNEZ, CA 93460									1	1/20/2022	1
097-082-001	545 SUNBEAM RD C, LOMPOC, CA 93436					1					1/24/2022	1
109-031-003	3029 LANCASTER DR B, SANTA MARIA, CA 93455					1					3/1/2022	1
111-300-008	4531 COACHMAN WAY B, SANTA MARIA, CA 93455					1					6/3/2022	1
103-312-016	478 JULLIEN DR B, SANTA MARIA, CA 93455					1					6/1/2022	1
143-143-014	3656 PINE ST, SANTA YNEZ, CA 93460									1	4/19/2022	1
111-163-009	2037 GREENWOOD RD B, SANTA MARIA, CA 93455					1					4/1/2022	1
141-250-036	6050 HAPPY CANYON RD, SANTA YNEZ, CA 93460									1	6/24/2022	1
141-250-036	6150 HAPPY CANYON RD, SANTA YNEZ, CA 93460									1	6/24/2022	1
107-730-050	1497 BATHURST DR B, SANTA MARIA, CA 93455					1					3/24/2022	1

021-020-008	2700 GIBRALTAR RD, UNIT# B, SANTA BARBARA, CA 93105									1	5/11/2022	1
075-222-009	6518 DEL PLAYA DR, UNIT# 102, GOLETA, CA 93117									1	6/24/2022	1
105-105-002	520 E CLARK AVE 1, ORCUTT, CA 93455			1							6/21/2022	1
105-105-002	520 E CLARK AVE 2, ORCUTT, CA 93455			1							6/21/2022	1
105-105-002	520 E CLARK AVE 3, ORCUTT, CA 93455			1							6/21/2022	1
105-105-002	520 E CLARK AVE 4, ORCUTT, CA 93455			1							6/21/2022	1
141-111-045	1571 CALZADA AVE, BLDG# 2, SANTA YNEZ, CA 93460									1	6/9/2022	1
103-530-037	4657 SWEETBRIAR CT B, SANTA MARIA, CA 93455					1					3/2/2022	1
103-443-001	717 GLENCAIRON DR B, SANTA MARIA, CA 93455					1					3/1/2022	1
007-350-038	127 LOUREYRO ST, UNIT# B, SANTA BARBARA, CA 93108									1	2/22/2022	1
013-210-037	308 CALLE HERMOSO, UNIT# B, SANTA BARBARA, CA 93108									1	4/12/2022	1
061-081-016	4511 AUHAY DR, UNIT# A, SANTA BARBARA, CA 93110									1	4/14/2022	1
103-241-002	1115 MIRA FLORES DR B, SANTA MARIA, CA 93455					1					4/19/2022	1
013-180-014	640 COWLES RD, UNIT# B, SANTA BARBARA, CA 93108									1	4/11/2022	1
109-131-005	685 MAJESTIC DR B, SANTA MARIA, CA 93455					1					4/7/2022	1
111-490-037	4329 BEVERLY DR B, SANTA MARIA, CA 93455					1					5/4/2022	1
111-162-035	3429 LOCKWOOD LN B, SANTA MARIA, CA 93455					1					6/29/2022	1

111-211-016	1885 SANDALWOOD DR B, SANTA MARIA, CA 93455					1				6/10/2022	1
109-181-003	3535 HADLEY WAY B, SANTA MARIA, CA 93455					1				6/1/2022	1
109-132-003	680 MAJESTIC DR B, SANTA MARIA, CA 93455					1				6/16/2022	1
011-150-001	788 SAN YSIDRO LN, SUITE# B, SANTA BARBARA, CA 93108								1	6/24/2022	1
067-373-009	5250 UNIVERSITY DR, UNIT# C, SANTA BARBARA, CA 93111								1	5/27/2022	1
107-283-010	4524 SUNVIEW DR, SANTA MARIA, CA 93455					1				6/16/2022	1
007-130-061	652 PARK LN, UNIT# B, SANTA BARBARA, CA 93108								1	6/24/2022	1
109-032-006	3047 COURTNEY DR B, SANTA MARIA, CA 93455					1				6/7/2022	1
109-061-014	512 WILSHIRE LN 101, SANTA MARIA, CA 93455					1				6/1/2022	1
109-181-003	3535 HADLEY WAY C, SANTA MARIA, CA 93455					1				6/1/2022	1
107-390-014	1060 WOODMERE RD B, SANTA MARIA, CA 93455					1				6/14/2022	1
107-261-011	293 MOONCREST LN B, SANTA MARIA, CA 93455					1				6/7/2022	1
061-070-035	4546 AUHAY DR, UNIT# C, SANTA BARBARA, CA 93110								1	6/15/2022	1
007-110-039	970 LILAC DR, UNIT# B, SANTA BARBARA, CA 93108								1	3/8/2022	1
023-162-013	2945 GLEN ALBYN DR, UNIT# B, SANTA BARBARA, CA 93105								1	2/16/2022	1
009-060-065	491 PIMIENTO LN, UNIT# B, SANTA BARBARA, CA 93108								1	2/17/2022	1
105-113-023	755 A UNION AVE C, ORCUTT, CA 93455					1				5/13/2022	1

133-100-075	9000 ALISOS CANYON RD B, LOS ALAMOS, CA 93440							1		10/14/2022	1
141-160-023	1519 MONARCH DR, SANTA YNEZ, CA 93460								1	9/1/2022	1
097-990-005	250 OAK HILL DR, LOMPOC, CA 93436								1	8/24/2022	1
061-292-019	652 VIA TREPADORA, SANTA BARBARA, CA 93110								1	11/9/2022	1
097-990-006	240 OAK HILL DR, LOMPOC, CA 93436								1	8/24/2022	1
097-990-007	230 OAK HILL DR, LOMPOC, CA 93436								1	10/14/2022	1
005-050-069	549 TORO CANYON RD, SANTA BARBARA, CA 93108								1	9/9/2022	1
093-111-049	270 SAN PASQUAL RD, LOMPOC, CA 93436						1			12/9/2022	1
093-111-049	280 SAN PASQUAL RD, LOMPOC, CA 93436						1			12/9/2022	1
155-050-014	2222 FEATHERHILL RD, UNIT# B, SANTA BARBARA, CA 93108								1	12/8/2022	1
101-570-020	1434 BLUSH LN, SANTA MARIA, CA 93455								1	7/29/2022	1
101-570-021	1440 BLUSH LN, SANTA MARIA, CA 93455								1	7/29/2022	1
101-570-022	1446 BLUSH LN, SANTA MARIA, CA 93455								1	7/29/2022	1
103-103-027	760 DAVID RD, SANTA MARIA, CA 93455						1			7/14/2022	1
063-041-005	915 CAMINO MEDIO, UNIT# 101, SANTA BARBARA, CA 93110								1	11/10/2022	1
023-222-051	2648 TODOS SANTOS LN, SANTA BARBARA, CA 93105								1	8/17/2022	1

081-210-046	193 REFUGIO RD, UNIT# B, GOLETA, CA 931178731									1	11/18/2022	1
067-130-017	4760 SIERRA MADRE RD 101, SANTA BARBARA, CA 93110									1	8/26/2022	1
075-201-017	6621 SABADO TARDE RD, UNIT# 102, GOLETA, CA 93117									1	9/14/2022	1
061-301-053	520 VIA SINUOSA, UNIT# B, SANTA BARBARA, CA 93110									1	7/5/2022	1
141-323-002	1123 DEER TRAIL LN B, SOLVANG, CA 93463									1	9/13/2022	1
143-111-031	3336 PINE ST, SANTA YNEZ, CA 93460									1	9/29/2022	1
143-111-031	3341 CAMINO ARROYO ST, SANTA YNEZ, CA 93460									1	9/29/2022	1
057-102-002	3832 STERRETT AVE, UNIT# C, SANTA BARBARA, CA 93110									1	7/14/2022	1
101-570-024	1458 BLUSH LN, SANTA MARIA, CA 93455									1	8/26/2022	1
101-570-025	1464 BLUSH LN, SANTA MARIA, CA 93455									1	8/26/2022	1
101-570-026	1470 BLUSH LN, SANTA MARIA, CA 93455									1	8/26/2022	1
101-570-027	1476 BLUSH LN, SANTA MARIA, CA 93455									1	8/25/2022	1
101-570-029	1461 BLUSH LN, SANTA MARIA, CA 93455									1	11/11/2022	1
137-020-054	2000 RANDOM OAKS RD, SOLVANG, CA 93463									1	8/8/2022	1
101-520-022	1177 FLAX DR, SANTA MARIA, CA 93455									1	7/15/2022	1
101-520-053	1178 FLAX DR, SANTA MARIA, CA 93455									1	7/15/2022	1
101-520-023	1173 FLAX DR, SANTA MARIA, CA 93455									1	7/15/2022	1
101-520-024	1169 FLAX DR, SANTA MARIA, CA 93455									1	7/15/2022	1

101-520-025	1165 FLAX DR, SANTA MARIA, CA 93455									1	7/15/2022	1
101-520-026	1161 FLAX DR, SANTA MARIA, CA 93455									1	7/15/2022	1
101-520-027	1157 FLAX DR, SANTA MARIA, CA 93455									1	7/15/2022	1
101-520-048	1158 FLAX DR, SANTA MARIA, CA 93455									1	10/5/2022	1
101-520-049	1162 FLAX DR, SANTA MARIA, CA 93455									1	10/5/2022	1
101-520-052	1174 FLAX DR, SANTA MARIA, CA 93455									1	7/15/2022	1
011-150-020	655 JUAN CRESPI LN, UNIT# B, SANTA BARBARA, CA 93108									1	12/5/2022	1
009-060-074	1344 SCHOOL HOUSE RD, UNIT# B, SANTA BARBARA, CA 93108									1	7/11/2022	1
011-070-002	1516 EAST MOUNTAIN DR, SANTA BARBARA, CA 93108									1	7/29/2022	1
155-170-091	1937 MONTE ALEGRE DR, CARPINTERIA, CA 93013									1	9/2/2022	1
065-481-005	169 SAN FEDERICO AVE, UNIT# B, SANTA BARBARA, CA 93111									1	9/27/2022	1
111-670-012	4450 BEVERLY DR, SANTA MARIA, CA 93455					1					10/31/2022	1
097-153-022	3349 VIA FELIZ 101, LOMPOC, CA 93436					1					10/5/2022	1
109-134-009	3372 DRAKE DR B, SANTA MARIA, CA 93455					1					10/13/2022	1
011-180-036	614 HOT SPRINGS RD, UNIT# B, SANTA BARBARA, CA 93108									1	7/12/2022	1
129-290-030	1715 CHANCELLOR ST, SANTA MARIA, CA 93455									1	11/28/2022	1
107-011-018	3658 ORCUTT RD, SANTA MARIA, CA 93455					1					12/6/2022	1

105-190-029	5630 OAKHILL CT B, SANTA MARIA, CA 93455					1					11/29/2022	1
141-250-036	6070 HAPPY CANYON RD, SANTA YNEZ, CA 93460									1	9/15/2022	1
139-530-010	2205 HILL HAVEN RD, SOLVANG, CA 93463									1	7/7/2022	1
063-220-030	4305 MARINA DR, UNIT# B, SANTA BARBARA, CA 93110									1	11/7/2022	1
107-430-005	4151 SHADYGLADE DR 101, SANTA MARIA, CA 93455					1					7/27/2022	1
001-090-037	6339 CASITAS PASS RD, CARPINTERIA, CA 93013									1	12/8/2022	1
061-232-014	149 DEL CANTO LN, UNIT# C, SANTA BARBARA, CA 93110									1	10/3/2022	1
103-334-012	966 DAVID RD 102, SANTA MARIA, CA 93455					1					11/29/2022	1
103-334-012	966 DAVID RD 101, SANTA MARIA, CA 93455					1					11/29/2022	1
055-010-018	1034 VIA PRADERA, UNIT# B, SANTA BARBARA, CA 93110									1	11/16/2022	1
055-070-004	3916 FOOTHILL RD, UNIT# B, SANTA BARBARA, CA 93110									1	8/11/2022	1
011-120-054	2775 SYCAMORE CANYON RD B, SANTA BARBARA, CA 93108									1	11/18/2022	1
065-512-005	479 S SAN MARCOS RD, UNIT# C, SANTA BARBARA, CA 93111									1	7/12/2022	1
103-312-003	446 CORY CT 102, SANTA MARIA, CA 93455					1					10/19/2022	1
103-312-003	446 CORY CT 101, SANTA MARIA, CA 93455					1					10/19/2022	1
023-261-013	2636 PUESTA DEL SOL, SANTA BARBARA, CA 93105									1	10/4/2022	1

023-261-013	2636 PUESTA DEL SOL, UNIT# 101, SANTA BARBARA, CA 93105									1	10/4/2022	1
061-291-034	4500 VIA VISTOSA, SANTA BARBARA, CA 93110									1	9/1/2022	1
011-160-047	430 ALCALA LN, UNIT# B, SANTA BARBARA, CA 93108									1	7/11/2022	1
097-424-006	3917 AGENA WAY 101, LOMPOC, CA 93436					1					11/17/2022	1
065-386-008	129 WALNUT LN 101, SANTA BARBARA, CA 93111									1	8/17/2022	1
011-080-016	1180 GARDEN LN, UNIT# B, SANTA BARBARA, CA 93108									1	10/4/2022	1
011-180-012	615 HOT SPRINGS RD 1/2, SANTA BARBARA, CA 93108									1	10/4/2022	1
009-170-018	145 OLIVE MILL LN B, SANTA BARBARA, CA 93108									1	10/4/2022	1
059-030-023	1107 SAN ANTONIO CRK RD 101, SANTA BARBARA, CA 93111									1	9/9/2022	1
105-210-015	6015 QUAIL CT B, SANTA MARIA, CA 93455					1					7/25/2022	1
101-560-006	5700 MORNING GLORY DR, SANTA MARIA, CA 93455									1	8/19/2022	1
101-560-007	5710 MORNING GLORY DR, SANTA MARIA, CA 93455									1	8/19/2022	1
101-560-008	5720 MORNING GLORY DR, SANTA MARIA, CA 93455									1	8/19/2022	1
101-560-009	5730 MORNING GLORY DR, SANTA MARIA, CA 93455									1	8/19/2022	1
101-560-001	5650 MORNING GLORY DR, SANTA MARIA, CA 93455									1	9/7/2022	1

101-560-002	5660 MORNING GLORY DR, SANTA MARIA, CA 93455									1	9/7/2022	1
101-560-012	5760 MORNING GLORY DR, SANTA MARIA, CA 93455									1	10/3/2022	1
101-560-013	5770 MORNING GLORY DR, SANTA MARIA, CA 93455									1	10/3/2022	1
101-560-014	5780 MORNING GLORY DR, SANTA MARIA, CA 93455									1	10/3/2022	1
075-223-024	6515 DEL PLAYA DR, UNIT# C, GOLETA, CA 93117									1	8/8/2022	1
075-223-023	6517 DEL PLAYA DR, UNIT# C, GOLETA, CA 93117									1	8/8/2022	1
101-570-001	1466 CLARET LN, SANTA MARIA, CA 93455									1	9/16/2022	1
101-520-002	1179 GINGER PL, SANTA MARIA, CA 93455									1	7/31/2022	1
101-520-003	1175 GINGER PL, SANTA MARIA, CA 93455									1	7/31/2022	1
101-520-004	1171 GINGER PL, SANTA MARIA, CA 93455									1	7/31/2022	1
101-520-005	1167 GINGER PL, SANTA MARIA, CA 93455									1	7/31/2022	1
101-520-020	1176 GINGER PL, SANTA MARIA, CA 93455									1	7/31/2022	1
101-520-021	1180 GINGER PL, SANTA MARIA, CA 93455									1	7/31/2022	1
061-220-046	4331 MODOC RD, UNIT# 101, SANTA BARBARA, CA 93110									1	10/31/2022	1
061-240-012	4138 VISTA CLARA RD, UNIT# 101, SANTA BARBARA, CA 93110									1	9/27/2022	1
077-052-002	1560 HOLIDAY HILL RD, UNIT# 101, GOLETA, CA 93117									1	9/1/2022	1

023-123-008	2632 DORKING PL, UNIT# 101, SANTA BARBARA, CA 93105							1		11/30/2022	1
103-640-028	171 SOUTHPOINT CT B, SANTA MARIA, CA 93455					1				7/14/2022	1
051-261-002	529 APPLE GROVE LN, UNIT# 101, SANTA BARBARA, CA 93105								1	10/4/2022	1
105-072-014	212 N BROADWAY, ORCUTT, CA 93455					1				9/22/2022	1
107-322-002	4238 PINELAKE ST 101, SANTA MARIA, CA 93455					1				10/10/2022	1
111-152-023	2047 TANGLEWOOD DR 102, SANTA MARIA, CA 93455					1				12/7/2022	1
111-152-023	2047 TANGLEWOOD DR 101, SANTA MARIA, CA 93455					1				12/7/2022	1
007-070-020	844 LILAC DR, SANTA BARBARA, CA 93108								1	9/21/2022	1
063-094-006	4015 RAMITAS RD, UNIT# 101, SANTA BARBARA, CA 93110								1	12/8/2022	1
137-020-054	2002 RANDOM OAKS RD, SOLVANG, CA 93463								1	10/20/2022	1
103-283-004	4892 TITAN ST, UNIT# 101, SANTA MARIA, CA 93455					1				8/30/2022	1
101-050-011	7057 FOXEN CANYON RD, SANTA MARIA, CA 934549168					1				12/1/2022	1
023-161-020	2984 GLEN ALBYN DR, UNIT# 101, SANTA BARBARA, CA 93105								1	11/2/2022	1
069-620-033	5545 LONGFELLOW RD, UNIT# 101, SANTA BARBARA, CA 93111								1	10/7/2022	1
103-041-013	421 PATTERSON RD 101, SANTA MARIA, CA 93455					1				9/6/2022	1
105-105-014	515 UNION AVE D, ORCUTT, CA 93455					1				7/12/2022	1

111-173-009	3429 OLIVEWOOD RD B, SANTA MARIA, CA 93455					1				10/17/2022	1
129-240-037	1763 CAMBRIDGE WAY, SANTA MARIA, CA 93454					1				12/9/2022	1
111-211-009	3537 PINEWOOD RD, SANTA MARIA, CA 93455					1				10/17/2022	1
111-151-011	2057 BRIARWOOD RD 101, SANTA MARIA, CA 93455					1				9/12/2022	1
111-420-018	3526 SATINWOOD RD B, SANTA MARIA, CA 93455					1				10/10/2022	1
141-360-005	3080 SANTA YNEZ AVE, SANTA YNEZ, CA 93460								1	10/14/2022	1
103-590-030	1418 DICKINSON ST 101, SANTA MARIA, CA 93455					1				9/29/2022	1
007-530-033	321 ENNISBROOK DR, UNIT# B, SANTA BARBARA, CA 93108								1	10/14/2022	1
111-151-025	3351 WILLOWOOD RD 101, SANTA MARIA, CA 93455					1				11/30/2022	1
559-240-033	4280 CALLE REAL, UNIT# 33, SANTA BARBARA, CA 93110					1				10/5/2022	1
109-152-001	430 RAYMOND AVE, SANTA MARIA, CA 93455					1				12/13/2022	1
005-410-017	3525 PADARO LN, CARPINTERIA, CA 93013								1	12/23/2022	1
009-101-011	1119 ALSTON RD, SANTA BARBARA, CA 93108								1	12/14/2022	1
009-101-011	1119 ALSTON RD 1/2, SANTA BARBARA, CA 93108								1	12/14/2022	1
009-021-029	2910 SYCAMORE CANYON RD, SANTA BARBARA, CA 93108								1	12/23/2022	1
009-170-064	155 OLIVE MILL LN, UNIT# B, SANTA BARBARA, CA 93108								1	12/22/2022	1
063-150-014	4677 VIA ROBLADA, UNIT# 101, SANTA BARBARA, CA 93110								1	12/23/2022	1

Jurisdiction	Santa Barbara County - Unincorporated	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	02/15/2015 - 02/15/2023

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	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	120	49	-	8	-	-	-	10	-	-	73	47	
	Non-Deed Restricted		-	-	-	1	-	-	-	5	-			
Low	Deed Restricted	80	36	-	-	-	-	-	50	-	-	266	-	
	Non-Deed Restricted		5	7	1	14	26	30	29	68	-			
Moderate	Deed Restricted	90	-	-	-	-	-	-	-	-	-	354	-	
	Non-Deed Restricted		44	13	54	82	21	60	72	8	-			
Above Moderate		210	-	-	-	-	-	-	-	-	-	-	-	
Total RHNA		500										1,231	-	
Total Units			-	228	51	208	328	242	205	390	272	-	1,924	47
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5	6										7	
		Extremely low-income Need	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		60	-	-	-	-	-	-	-	-	-	-	60	

*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.

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	2022	(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.</p> <p>Currently, one community plan update is underway for Eastern Goleta Valley that includes two categories of rezones for affordable housing and community revitalization. As part of this community plan update, the County shall evaluate and adopt as appropriate one category of rezones that would allow mixed-use development on 55 parcels covering approximately 28 acres within the Hollister Avenue/State Street commercial corridor. The County shall also evaluate and adopt as appropriate a second category of rezones that would allow residential development at a density of 20 units per acre on seven separate sites that range from approximately 1 to 23 acres in size. This category of rezones shall establish housing opportunities on 20 to 30 acres, if such rezones can be found compatible with surrounding development and serviceable by</p>	<p>Summer 2015</p>	<p>STATUS: COMPLETE. The EGVCP went into effect in the Inland Area in November 2015. The Coastal Zone portion of the plan was certified by the California Coastal Commission (CCC) and went into effect in the Coastal Zone in December 2017.</p> <p>The EGVCP allows an additional 2,212 primary residential units (maximum theoretical buildout), including 549 potentially affordable housing units on five sites totaling approximately 27 acre and ranging in size from 1 to 14 acres. These five sites allow a density of 20 units per acre and, therefore, may accommodate housing for very low and low income households [Government Code Section 65583.2(c)(3)(B)].</p> <p>The EGVCP rezoned the Hollister Avenue - State Street commercial corridor to MU. The MU zone encompasses 56 parcels totaling approximately 30 acres. This rezone added development potential for an additional 163 primary residential units, including live/work units, multiple-family dwellings, mixed-use development, and other housing types that promote affordability by design. It also allows residential densities of 20 units or more per acre.</p>
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<p>Program 1.4: Tools to Incentivize High-Quality Affordable Housing</p>	<p>The County shall evaluate and adopt/apply as appropriate the following land-use tools through the community planning, development review, and/or zoning ordinance amendment processes to provide housing opportunities for all economic segments of the population, including extremely low-income households:</p> <ol style="list-style-type: none"> 1. Policies to encourage the development of unit types that are affordable by design, including residential second units (RSU), farm employee dwellings, infill, and mixed-use development. 2. Permit streamlining efforts overseen by Planning and Development, and priority permit processing for projects with affordable units built on site. 3. Incentives for special types of housing, detailed in Appendix C – Quality Housing Design and Development Incentives. 4. Modifications to setback, parking, yard area, or other applicable zoning standards for new affordable housing projects approved via Development Plans or Conditional Use Permits. 5. Board-approved discretionary 	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2018, the County implemented Program 1.4 through two projects: The Accessory Dwelling Unit (ADU) Ordinance Amendments and the Agricultural Employee Dwelling (AED) Ordinance Amendments.</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> <p>In 2019, the County initiated the implementation of this program through the Housing Bill Implementation Project and ADU ordinance amendments.</p> <p>From 2016 to 2022, 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. Phase I of the project includes zoning ordinance amendments to comply with the Housing Accountability Act (HAA) (housing development project protections), State Density Bonus Law (SDBL) (density bonuses for affordable housing), and Assembly Bill (AB) 101 (streamlined low barrier navigation centers approvals). Staff plans to finish drafting the amendments and conduct public hearings starting in fall 2023.</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 <i>Montecito Architectural Guidelines and Development Standards (Guidelines)</i>. The update proposed zoning ordinance and <i>Guidelines</i> amendments that limit the size and number of detached accessory buildings in Montecito. The Board adopted the proposed amendments in February 2018, and staff submitted the adopted <i>Guidelines</i> and CZO amendments to the CCC for review and certification in September 2018. The CCC certified the amendments in November 2018. The amendments are now in effect in both the Inland Area and Coastal Zone portions of the county.</p> <p>In 2021, the BARs granted final approval of 41 residential housing projects, including 77 one-family dwellings (14 projects involved demolition and reconstruction of existing dwellings), and one multi-family unit project (four units).</p>
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<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>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 continue to prepare the draft 2030 Climate Action Plan (CAP), which is anticipated to be released in January 2023.</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>In 2019, the Board made a decision to join Central Coast Community Energy (CCCE) formally Monterey Bay Community Power, and the existing community choice energy (CCE) program, rather than creating a new, locally operated CCE program. CCCE's default energy option is 100% carbon-free. CCCE service to utility customers in the unincorporated county will begin 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 3C-REN was established to deliver energy-saving programs to residents and industry trainings that help reduce energy use, strengthen local job markets, and</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. In 2015, the County amended its zoning ordinances to increase the density bonus for qualifying housing projects from 25 to 35 percent. The amendments went into effect in the Inland Area and Coastal Zone in November 2015 and December 2016, respectively.</p> <p>The County expanded the scope of Program 1.10 to include the State Density Bonus Law (SDBL) Update. This project will amend the County's zoning ordinances to comply with four bills passed in September 2016 (AB 2442, 2556, 2501, and 1934). Specifically, this project will update zoning ordinance provisions related to density bonuses for eligible affordable housing projects. Thus, the SDBL Update will further implement Program 1.10 and expand opportunities for the development of affordable housing in unincorporated Santa Barbara County.</p> <p>From 2016 to 2022, 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. Phase I of the project includes zoning ordinance amendments to comply with the Housing Accountability Act (HAA) (housing development project protections), State Density Bonus Law (SDBL) (density bonuses for affordable housing), and Assembly Bill (AB) 101 (streamlined low barrier navigation centers approvals). Staff plans to finish drafting the amendments and conduct public hearings starting in fall 2023.</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</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 Authority of Santa Barbara County, 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) 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's (60 units for low-income seniors) was funded using HOME funds West Cox Cottages was funded using County In-Lieu funds (30 units). The County also contributed Low Moderate-Income Housing Asset Funds towards the significant rehabilitation of Peoples Self Help Housing's IV Apartments Development (56 units) and County 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 \$1.5m in federal ARPA and \$2m in HOME ARP county consortium funding to complete the financing on Buena Tierra, a Goleta Homekey Project. Transforming a former motel into permanent housing, this project will add 59 units of housing for at-risk and formerly homeless households. Additionally, in 2022 the Board of Supervisors has directed staff to review a short list of County owned sites for feasibility in developing as interim housing sites. Also, this year, the County awarded \$1.37 million in federal pass through State CDBG-DR MHP funding to Escalante Meadows, a 80 unit multi-family development, many of the beneficiaries will be farmworker families. \$789k of the funds award to the project were contributed by the City of Santa Barbara, as its contribution to this development. The County leveraged multiple State and local sources in the development of Sanctuary Centers/Hollister II Apartments. In December 2022 the Board approved \$1.5 million in Public Safety Realignment reserve funds under the Community Corrections</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 1.18: Water and Sewer Service Priority for Affordable Housing</p>	<p>Pursuant to Government Code section 65589.7, the County shall immediately deliver the adopted Housing Element and any subsequent amendments to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential within the unincorporated county. The County shall work with each public agency or private entity providing water or sewer services to verify that it grants a priority for the provision of these services to proposed developments that include housing units affordable to lower-income households.</p> <p>This program should be implemented according to the information in the California Department of Housing and Community Development's memorandum on Senate Bill 1087, Water and Sewer Service Priority for Housing Affordable to Lower-Income Households, dated May 22, 2006.</p>	<p>Summer 2015/ Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETE. In May 2015, the County mailed a cover letter and the adopted 2015-2023 Housing Element Update to 10 water districts and 11 sanitation districts in May 2015. The County's Planning and Development Department (P&D) will continue to help ensure that water and sanitation districts grant priority to lower income housing projects for water and sewer services, respectively.</p>
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<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 2021, 5 potential projects received a formal County housing Planner Consultation service.</p>
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<p>Program 2.3: Farmworker Employee Housing Law Consistency Amendments</p>	<p>The County shall amend the County Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Coastal Zoning Ordinance (CZO) to be consistent with Health and Safety Code Sections 17021.5 and 17021.6 regarding farm worker housing developed by state-licensed agricultural operators. Section 17021.5 requires that any employee housing providing accommodations for six or fewer employees be deemed a single family structure, while Section 17021.6 requires that employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family or household be deemed an agricultural use. As such, no conditional use permit, zoning variance, zoning clearance or business taxes, local registration fees, use permit fees, or other fees shall be applied to these housing types which are not typically subject to uses of the same type in the same zone.</p>	<p>Winter 2016/2017</p>	<p>STATUS: COMPLETE. In November 2015, the Board amended the County's three zoning ordinances to implement Program 2.3. The amendments made the zoning ordinances consistent with the California Health and Safety Code regarding the permitting of farmworker housing. The amendments to the County Land Use and Development Code (LUDC) and Montecito Land Use and Development Code (MLUDC) went into effect in December 2015. The County submitted the CZO amendment to the CCC in December 2015, and the CCC certified the amendment in December 2016. Thus, the CZO amendment is now in effect in the Coastal Zone.</p>
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<p>Program 2.4: Farmworker Housing</p>	<p>The County shall continue to evaluate and approve as appropriate applications from agricultural operators, housing authorities, non-profit organizations, and other housing developers for funds to supplement funds from federal, state, and local funding sources for farm worker housing projects. Past and/or potential funding sources for farm worker housing projects include County Housing Trust Funds (in-lieu fees collected through the County Inclusionary Housing Ordinance), County Successor Agency repayments from past loans by the former County of Santa Barbara Redevelopment Agency in Isla Vista), and HOME Investment Partnerships (U.S. Department of Housing and Urban Development, administered by the County of Santa Barbara, Community Services Department, HCD Division).</p> <p>In addition, the County shall continue to evaluate and revise as appropriate permit process procedures which streamline the permit process for farm worker housing. The County shall also provide opportunities for stakeholder</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>
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<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>Program 3.1: Fair Housing Legal Services</p>	<p>Continue implementing existing programs that provide a referral process and/or contracts with public services and legal services for fair housing issues. The County currently contributes General Fund resources to the City of Santa Barbara for its Rental Housing Mediation Task Force (RHMTF) public service program. The RHMTF provides dispute resolution prevention through education; provides information (in Spanish and English) on tenant/landlord rights and responsibilities (per federal, state and municipal codes); supports fair housing community needs; provides staff consultations; and other outreach services. Additionally, the County will evaluate and contribute as appropriate additional funding to appropriate private legal service agencies, such as the Legal Aid Foundation of Santa Barbara County, to provide active fair housing legal services countywide.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. The County continues to contribute General Fund resources to the Legal Aid Foundation of Santa Barbara County for fair housing services. Legal Aid provides information (in Spanish and English) on tenant/landlord rights, and responsibilities (per federal, state and municipal codes), supports fair housing community needs, and provides staff consultations and other outreach services at its Legal Aid offices in Santa Maria, Lompoc, and Santa Barbara.</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, and other resources provided by federal, state, or regional entities to increase the efficiency of locally generated Inclusionary Housing Ordinance (IHO) in-lieu fees collected to construct new and conserve and improve existing affordable housing stock.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. The County receives an annual allocation of HOME, CDBG, Emergency Solutions Grants (ESG), and Continuum of Care (CoC) funding and awards those funds through Notices of Funding Availability (NOFA) and in the case of federal CoC funding, through the Santa Maria/Santa Barbara CoC. County HCD accepts applications for funding of affordable housing development year-round.</p> <p>In 2021, the County's PLHA Consortium received \$129,000 in PLHA allocations for Supportive Services funding at both Home Key Studios and West Cox Cottages.</p>

<p>Program 4.2: Avoid Conversion of Affordable Housing to Market Rate</p>	<p>The County will monitor affordable rental developments with expiring use restrictions for properties that received funding from Community Services Department, Housing and Community Development Division (County HCD) and work with owners to ensure maintained affordability. County HCD will continue to manage a database that tracks the expiration dates of affordable housing covenants and restrictions. Prior to the expiration of these affordability restrictions, County HCD shall explore all opportunities to maintain this affordability. Such opportunities include but are not limited to providing rehabilitation funding to the property owner contingent upon an extension of the affordability restrictions, assisting non-profit housing agencies or any other entities seeking to acquire and maintain government-assisted housing developments at risk of converting to market rate housing, or acquiring the housing units with available local financing.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. To the extent that the County has an existing deed restriction, covenant, or other regulatory agreement, County HCD monitors the term of the affordability restrictions.</p> <p>In terms of the existing portfolio of county-funded projects in need of rehabilitation and preservation, County HCD has provided \$1 million 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 presently. This will extend the period of affordability for this development. As with actions associated with private-activity bond financing, the County will work with its Debt Advisory Commission, and the county Board of Supervisors in facilitating this process as well as conducting required TEFRA hearings. Regionally, Santa Barbara County facilitated financial assistance and financial restructuring for acquisition, rehabilitation, and improvement work to 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. 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.</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 and regulatory agreements. Over the past two years the</p>
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<p>Program 4.3: Improve and Rehabilitate Existing Housing Stock</p>	<p>The County shall continue to provide technical, administrative, and governmental support to the Housing Authority of the County of Santa Barbara and other affordable housing providers to conserve, improve, and rehabilitate existing affordable housing stock through the approval of revenue bonds and other federal and state funding programs.</p> <p>The County shall continue to annually process and consider applications for CDBG Urban County Partnership and the HOME Consortium grant funds to maintain, upgrade, and/or rehabilitate existing low-income affordable housing stock, including single-family and multifamily units. The County shall also take proactive steps that encourage affordable housing providers to apply for grants to rehabilitate affordable housing stock, such as assisting affordable housing providers with the grant application process and sending housing providers the annual Notice of Funding Availability (NOFA) and inviting proposals for repair, maintenance, and rehabilitation programs.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. See the annual update above for Program 4.1: Government Funding Continuum. In addition to this program, the County assists applicants for private activity bonds and convenes the County's approval boards, such as the Debt Advisory Committee (DAC) and the Board of Supervisors.</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 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 Peoples 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 activities are current and ongoing. Once completed, these renovated apartments will improve, preserve and maintain critical existing affordable housing in this high-cost south coast housing market area.</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. This year, 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.</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 of 2022, County HCD will recommend to the Board of Supervisors' approval of a Subrecipient Agreement between the County and the Housing Trust Fund so that PLHA funding may be awarded for this eligible activity.</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 prohibits evictions through May 31, 2020, or until the Santa Barbara County local health emergency proclamation is terminated, whichever is earlier, for any tenant who can demonstrate that they have 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>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 are also being addressed in the project scope to ensure that the project is brought up to prevailing building code standards to the greatest extent feasible in the context of an older building, including asbestos removal. Residents are provided relocation benefits and assistance under the federal Uniform Relocation Act (URA) during course of construction.</p> <p>County HCD continues to administer an extensive affordable housing monitoring</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 various 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) \$2.28 million (2020-21) in federal CoC Homeless funds; (2) \$312,096 (2020-21) in State ESG funding for rapid re-housing and emergency services; (3) \$9.38M 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) \$4.1M in Homeless, Housing Assistance and Prevention Program for rapid re-housing, services, and outreach; (5) \$949,000 of the County's federal HOME loan was leveraged to the People's Self Help Housing Corp, which brought in over \$15 million in grants, low-income housing tax credit (LIHTC) equity, and below-market-rate financing for Los Adobes de Maria III, a 34 unit affordable housing development in Santa Maria for farmworker families. The project is under construction with a completion date of spring 2019; (6) \$3.1 million in HOME & In-Lieu funding, and \$2.4 million in a County originated Mental Health Services Act (MHSA) loan to the 80-unit Depot Street Apts. in Santa Maria for a \$37 million affordable housing development; (7) 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); (8) Acquisition of El Colegio Hedges House of Hope (\$7m) to be utilized as a non-congregate shelter with on-site supportive services; and (9) In October 2021, HCD staff collaborated with County Board of Supervisors on a Workforce Housing study where staff recommended the Board approve up
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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.</p> <p>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 newly formed Elected Leaders Forum to Address Homelessness. It meets quarterly and has representation from municipalities and other local elected leaders.</p> <p>The efforts of the Central Coast Collaborative on Homelessness (C3H), which no longer exists since 2016, have been expanded through efforts by the Northern Santa Barbara County United Way's Home For Good. The County HCD 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>County HCD created a Permanent Local Housing Allocation Consortium, which includes the County of Santa Barbara and the Cities of Goleta and Santa Maria. The purpose is 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. 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 was an active participant and sponsor for 2020, 2nd Annual Housing Santa Barbara Day where the local constituents were provided opportunities to learn about the workforce and subsidized housing. 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 continued its participation in the Annual Housing Santa Barbara Day event. In 2022 Housing Santa Barbara Day was held City of Santa Barbara. 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 of the housing-related various programs, services, and resources that are available throughout the community.</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</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 2024-2032 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 grants 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. 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) to the County's webpage for real time information on homeless</p>
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Jurisdiction	Santa Barbara County -	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	02/15/2015 - 02/15/2023

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 to receive the password that will 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	Barbara County - Unincorporated	
Reporting Year	2022	(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	\$ 500,000.00	<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 2015-2023 Housing Element Analysis	12,500	0	In Progress	REAP	
Housing Conditions	21,750	0	In Progress	REAP	
Emergency Shelter Characteristics	10,500	0	In Progress	REAP	
Site Inventory	41,000	0	In Progress	REAP	
Governmental and Nongovernmental Constraints	11,250	0	In Progress	REAP	
Special Housing Needs	16,000	0	In Progress	REAP	
At-Risk Units	6,750	0	In Progress	REAP	
Public Participation	40,500	0	In Progress	REAP	
Hearings-Draft Element	18,000	0	Other (Please Specify in Notes)	None	Adoption phase.
HCD Initial Review	9,000	0	Other (Please Specify in Notes)	None	Adoption phase.
Environmental Review (CEQA)	200,000	0	In Progress	None	
Housing Element Adoption Hearings	17,150	0	Other (Please Specify in Notes)	None	Adoption phase.
Project and Grant Management	19,100	0	In Progress	None	
HE-related Land Use Element Amendments	76,500	0	Other (Please Specify in Notes)	None	Adoption phase.

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	4
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		41
Total Units		45

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	5
Low	Deed Restricted	0
	Non-Deed Restricted	68
Moderate	Deed Restricted	0
	Non-Deed Restricted	8

Above Moderate		191
Total Units		272

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		7
Total Units		9

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ATTACHMENT 2

Housing Successor Annual Report
Low and Moderate Income Housing Asset Fund
Fiscal Year 2021-2022

**COUNTY OF SANTA BARBARA
HOUSING SUCCESSOR ANNUAL REPORT
LOW AND MODERATE INCOME HOUSING ASSET FUND
FISCAL YEAR 2021-2022**

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, 2021 to June 30, 2022 (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 2021-2022 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	11,053
Loan Payment Interest	149,997
Other Revenue	8,855
Sub-Total Revenue	169,905
Deposits Received for the Payment of ROPS Enforceable Obligations	-
Total LMIHAF Deposits 07/01/21 to 06/30/22	169,905

- 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 06/30/2022	2,299,997
Funds Reserved for ROPS Obligations	-
Total Fund Balance 06/30/22	2,299,997

- 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, 2022, 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	20,747
Total LMIHAF Expenditures 07/01/21 to 06/30/22	20,747
Cap on Administration Expenditures (2% of Statutory Value of Assets or \$200,000 whichever is greater)	249,132

- 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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