

**Santa Barbara County  
2015 Comprehensive Plan Annual Progress Report**



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# Santa Barbara County 2015 Comprehensive Plan Annual Progress Report

## Table of Contents

1. Purpose of the Annual Progress Report .....	1
2. Structure of the Comprehensive Plan and Supporting Documents .....	3
3. Comprehensive Plan Amendments and Implementation Activities for 2015 .....	4
4. Housing Element Activity .....	11
5. Housing Permit Activity in Mission Canyon .....	16
6. Redevelopment Activity .....	18
7. 2016-2017 Work Program .....	19

## List of Tables

Table 1: Santa Barbara County Comprehensive Plan Elements .....	2
Table 2: 2014-2022 RHNA and 2015-2023 Housing Element Land Inventory .....	12
Table 3: Santa Barbara County Household Income Limits .....	12
Table 4: Approved Residential Projects by Income Category .....	13
Table 5: 2009-2015 Isla Vista Housing Production Units by Income Category .....	14
Table 6: Golden Inn and Village - All Low-Income Senior Housing Project .....	15
Table 7: 2015 Mission Canyon Housing Unit Production .....	17

- Attachment 1: California Department of Housing and Community Development  
Data Tables
- Attachment 2: Draft 2016-2017 Work Program (Long Range Planning Division)
- Attachment 3: Housing Successor Annual Report, Low and Moderate Income Housing  
Asset Fund, Fiscal Year 2014-2015

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## **1. Purpose of the Annual Progress Report**

In accordance with Government Code Section 65400, the Planning and Development Department (P&D) prepared this annual progress report for the County Planning Commission, Montecito Planning Commission, County Board of Supervisors, California 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) and the County's progress in implementing the plan and associated elements from January 1, 2015 through December 31, 2015. It also describes the County's progress in meeting its share of regional housing needs over the reporting period and removing governmental constraints to the maintenance, improvement, and development of housing.

Government Code Section 65400 requires this annual progress report to use tables prepared by HCD to present various types of housing data. These tables are contained in Attachment 1.

The County Planning Commission and Montecito Planning Commission conducted public hearings to review and receive public comments on this report on February 17 and February 24, 2016, respectively. The Board of Supervisors received and filed the report at a public hearing where the public had an additional opportunity to comment on the report.

The County Planning Commission, Montecito Planning Commission, and Board of Supervisors oversee implementation of the Comprehensive Plan. The Long Range Planning Division 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 thirteen elements (seven mandatory elements, five optional elements, as well as the Coastal Land Use Plan). The County has also adopted eight community plans and three zoning ordinances to help implement adopted goals and policies.

The Long Range Planning Division prepares annual (fiscal year) work programs that help satisfy the requirements of Government Code Section 65400. Each work program outlines ongoing and proposed programs and projects designed to update, improve, and otherwise implement the Comprehensive Plan for the fiscal year (July 1 through June 30). This annual progress report summarizes programs and projects from the current 2015-2016 Work Program. Attachment 2 is a copy of the Draft 2016-2017 Work Program. The Board of Supervisors is expected to take action on P&D's budget and the Draft 2016-2017 Work Program in June 2016.

**Table 1: Santa Barbara County Comprehensive Plan Elements**

<b>Mandatory Elements</b>	<b>Year Adopted</b>	<b>Last Comprehensive Update<sup>1</sup></b>	<b>Last Amendment<sup>2</sup></b>
Circulation Element	1980	N/A	2014
Coastal Land Use Plan	1982	N/A	2014
Conservation Element	1979	N/A	2010
Housing Element	1969	2015	N/A
Land Use Element	1980	N/A	2015
Noise Element	1979	N/A	1997
Open Space Element	1979	N/A	1991
Seismic Safety & Safety Element	1979	N/A	2015
<b>Optional Elements</b>			
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
<b>Community Plans</b>			
Eastern Goleta Valley	2015 <sup>3</sup>	N/A	N/A
Gaviota Coast	In Progress	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	2012
Santa Ynez Valley	2009	N/A	N/A
Summerland	1992	N/A	2014 <sup>4</sup>
Toro Canyon	2002 - Inland 2004 - Coastal	N/A	N/A

<sup>1</sup> A *comprehensive update* means the County completed a comprehensive review and update of the entire element.

<sup>2</sup> An *amendment* means the County completed a minor or limited amendment(s) to a portion(s) of the element.

<sup>3</sup> The County adopted the Eastern Goleta Valley Community Plan (EGVCP) on October 20, 2015. The portion of the plan for the Coastal Zone will not go into effect until certified by the California Coastal Commission (CCC). The County submitted the plan to the CCC for certification in December 2015. The CCC may take 12 months or longer to consider the plan.

<sup>4</sup> The County adopted the amendments to the Summerland Community Plan on October 7, 2014. The amendments affecting the Coastal Zone will not go into effect until certified by the CCC. The County submitted the plan to the CCC for certification in Fall 2014. The CCC expects to consider the amendments by May 2016.



## **2. Structure of the Comprehensive Plan and Supporting Documents**

The structure of the County Comprehensive Plan is based upon the requirements of state law and the direction of the County Board of Supervisors over the last three decades. State law provides the minimum requirements for the seven mandatory elements of the Comprehensive Plan and the Coastal Land Use Plan. However, the County has created an approach that exceeds minimum requirements based upon extensive public input, technical recommendations from staff, and direction from the Planning Commissions and Board of Supervisors.

State law requires the County to periodically update the Housing Element of the Comprehensive Plan, underscoring the statewide importance of providing adequate housing opportunities for residents of all economic levels. In part, the County must identify demographic and employment trends that affect housing supply and demand; refine programs and policies that support the state's housing goals; and remove local regulatory barriers. The statutory deadline for the update of the 2009-2014 Housing Element was February 15, 2015. The County met this deadline; the Board of Supervisors adopted the 2015-2023 Housing Element Update on February 3, 2015.

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

The County has adopted three zoning ordinances, including the Land Use and Development Code (LUDC), Montecito LUDC, and Coastal Zoning Ordinance (Article II). These zoning ordinances play an important role in implementing the Comprehensive Plan, including the Coastal Land Use Plan. State law requires that zoning ordinances and associated zoning districts be consistent with the Comprehensive Plan. Each property within the unincorporated portions of Santa Barbara County has been assigned a specific zone (e.g., residential, commercial, industrial) that describes the rules under which that land may be used. A development proposal must comply with the property's zone requirements, including its permitted uses, setbacks, parking requirements, and minimum lot size. In addition, the zoning ordinances contain general regulations and permit regulations, which further describe how the property may be developed and the conditions under which projects may be approved.

The County has also adopted several other ordinances to help implement the Comprehensive Plan, including the County Deciduous Oak Tree Protection and Regeneration Ordinance (Article IX), which covers oak tree protection, and Ordinance 661, which applies to certain agricultural parcels. However, the County is currently phasing out Ordinance 661 and replacing it with the LUDC.

### **3. Comprehensive Plan Amendments and Implementation Activities for 2015**

The Planning and Development Department maintains and implements the Comprehensive Plan and works with communities to develop community plans that reflect distinct community characteristics, development patterns, and goals. The related projects and work efforts undertaken during the 2015 reporting period are described below.

#### *Alternative Fuels Readiness Grant*

The California Energy Commission funds the County's Alternative Fuels Readiness Grant Program. The overall purpose of the program is to increase the use of Alternative Fuel Vehicles (AFV) and promote Alternative Fuel Infrastructure (AFI) in the region. Measurable objectives include increased AFV sales, decreased greenhouse gas emissions, decreased criteria pollutants and fuel use, and increased jobs and economic activity. The Alternative Fuels Readiness Grant Program is a partnership between the County of Santa Barbara, three Air Pollution Control Districts (Santa Barbara, Ventura, and San Luis Obispo counties), Clean Cities Coalition of the Central Coast, Community Environmental Council of Santa Barbara, EV Communities Alliance, and Plug-In Central Coast. A key activity for the program is to prepare a regional Alternative Fuels Readiness Plan addressing AFI permitting, deployment, maintenance, and inspection, as well as promotion of AFV-friendly public policies and incentives.

The Alternative Fuels Readiness Grant Program efforts began in July 2014. Since that time, the partners have completed extensive research, assembled the AFV Readiness Task Force, held numerous workshops and presentations, and developed a draft Alternative Fuels Readiness Plan. Additional training and outreach will continue into 2016. The grant will be complete in June 2016, at which time the County's consultant will finalize the Alternative Fuels Readiness Plan. Staff will request the Board of Supervisors receive and file the final plan.

#### *Coastal Resiliency Project Phase I*

The County of Santa Barbara, in collaboration with the University of California Santa Barbara and the cities of Carpinteria, Santa Barbara, and Goleta, is working with a consultant on Phase I of the project to model sea level rise and other coastal hazards to identify changes in future coastal erosion and coastal flooding. Phase I also includes developing a Coastal Hazard Vulnerability Assessment. The County and other local governments and institutions will ultimately use the results from this project to promote policies and programs that mitigate impacts from coastal hazards.

The consultant completed the Coastal Hazard Modeling in 2015, and development of the Vulnerability Assessment is underway. Staff expects to present the Coastal Hazard Modeling results and the Vulnerability Assessment results to the Board of Supervisors in Spring 2016. Staff will request the Board of Supervisors to receive and file the studies.

#### *Eastern Goleta Valley Community Plan*

On October 20, 2015, the Board of Supervisors adopted the Eastern Goleta Valley Community Plan (EGVCP), which updated and expanded the 1993 Goleta Community Plan (GCP) for the area pertaining to the Eastern Goleta Valley. The 1993 GCP remains unchanged and in effect for the unincorporated Western Goleta Valley. On December 22, 2015, the County submitted a

Local Coastal Program (LCP) amendment to the California Coastal Commission to certify the EGVCP and Coastal Zoning Ordinance amendments affecting the Coastal Zone. The County anticipates Coastal Commission action in early 2017.

The EGVCP includes policies, development standards, programs, and actions to regulate and guide future growth and improvements in the plan area to achieve high quality neighborhoods; a mix of housing types sufficient to meet local needs; a thriving local economy; sustainable agriculture; sustainable infrastructure; a well-designed, efficient, and safe multimodal transportation network; and conservation of cultural and natural resource. To help implement Housing Element Program 1.3 (Community Plan Rezones), the EGVCP rezoned six housing opportunity sites to provide a mix of housing types. Five of the sites were rezoned Design Residential-20 (DR-20) allowing a density of 20 units per acre and up to 549 potentially affordable residential units. The sixth site, the Hollister Avenue – State Street commercial corridor, was rezoned Mixed Use to encourage revitalization of the corridor and allow a mix of commercial uses with up to 163 residential units. The EGVCP also relocated the Urban/Rural boundary, rezoned rural lands to protect steep slopes and watersheds in the foothills of the Santa Ynez Mountains, and incorporated policies and actions to provide for new parks and trails.

### *Energy and Climate Action Plan*

In June 2015, the Board of Supervisors adopted the County’s Energy and Climate Action Plan (ECAP) and appropriated funding under the Community Services Department to support the coordinated implementation of the plan. The ECAP includes a baseline GHG emissions inventory, a forecast of emissions to 2020 and 2035, a GHG reduction target of 15 percent below baseline emissions by 2020, a set of nearly 50 emission reduction measures designed to meet the target, and a methodology for tracking and reporting emissions. In Fall 2015, the County Energy Sustainability Committee was formed under the direction of the County Executive Office. This interdepartmental committee now meets regularly to ensure achievement of the goals outlined in the ECAP.

### *Gaviota Coast Plan*

In 2009, the County began preparing the first long-term land use plan for the Gaviota Coast since adoption of the County’s Coastal Land Use Plan and Land Use Element. The Gaviota Coast Planning Advisory Committee held 68 public meetings to receive community input on planning issues in the Gaviota Coast. County staff used this information to help draft the Gaviota Coast Plan. The plan will provide updated policies that reflect community values, trends, and conditions, and protect the region’s unique characteristics and rural integrity. In addition, the plan will provide a pathway for the community to address topics such as agricultural stewardship and sustainability, coastal protection, watershed protection, cultural resource preservation, recreation, public coastal access, and scenic resources. In the Summer of 2013, the County Planning Commission reviewed the draft plan over nine public hearings. The Board of Supervisors formally initiated environmental review on December 13, 2013. The County released the Draft Environmental Impact Report (EIR) for the plan in Spring 2015. The County Planning Commission will review the plan in Spring 2016. The Board of Supervisors is scheduled conduct adoption hearings in Fall 2016.

### ***Hollister Avenue – State Street Streetscape Improvement Project***

The Long Range Planning Division and the Public Works Department are working together to improve the public roadway and streetscape on Hollister Avenue – State Street between San Antonio Road to the west and State Route 154 to the east. This project coincides with the Eastern Goleta Valley Community Plan, which aims to revitalize this commercial area with mixed-use zoning and a “complete streets” design. The Public Works Department is responsible for designing roadway and circulation improvements for this busy and important “gateway” corridor between the City of Santa Barbara and the Goleta Valley. It plans to release a draft EIR for the proposed improvements and possible alternatives in Spring 2016. The Long Range Planning Division is responsible for planning lighting, seating, landscaping, transit structures, bike racks, public art, signage, hardscape, and other public streetscape improvements. It expects to present design concepts and standards for public streetscape improvements to the Planning Commission in Fall 2016. Staff expects to incorporate the design concepts and standards into a formal streetscape plan and present that plan to the Planning Commission and Board of Supervisors in Winter/Spring 2017.

### ***Housing Element Update***

Government Code Section 65585 mandates that the County periodically update the Housing Element of the County Comprehensive Plan. The current update was due February 3, 2015. The Board of Supervisors met this statutory deadline by adopting the 2015-2023 Housing Element Update on February 3, 2015. The update focuses on the needs of extremely low, very low, moderate income, workforce, and special needs households. It identifies current demographic and employment trends that may affect existing and future housing demand, refines and adds new programs that support the state’s housing goals, and addresses barriers that result in a lack of adequate housing for all segments of the population.

The County submitted the adopted 2015-2023 Housing Element Update to HCD for review and certification. In a letter dated April 29, 2015, HCD stated “The Department [HCD] is pleased to find the adopted housing element in full compliance with State housing element law (GC, Article 10.6).” The Planning and Development Department subsequently undertook numerous actions to begin implementing programs included in the 2015-2023 Housing Element Update. The subsections titled “Eastern Goleta Valley Community Plan,” above, and “Housing Element Implementation,” below, summarize some of these actions.

### ***Housing Element Implementation***

The 2015-2023 Housing Element contains 37 programs with separate timeframes to help meet the housing goals and needs of the unincorporated county. The County made significant progress in implementing these programs in 2015. In mid-2015, staff began work on Program 1.16 (Design Residential (DR) Zone Modifications). The goal of this program is to create incentives for new affordable, special needs, and senior housing. Specifically, Program 1.16 states

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... The zoning ordinance amendments may also reduce parking standards...

In 2016, staff expects to continue stakeholder outreach, prepare draft ordinance amendments, and present the draft ordinance amendments to the Planning Commission and Board of Supervisors for adoption.

In November 2015, the Board of Supervisors adopted three zoning ordinance amendments to implement four separate programs in the 2015-2023 Housing Element. In summary, the zoning ordinance amendments included the following:

- Increased the density bonus for qualifying housing projects from 25 to 35 percent to help increase the feasibility of affordable housing projects in the Coastal Zone (Program 1.10 – State Density Bonus Law Consistency Amendments).
- Revised the zoning ordinances to be consistent with the California Health and Safety Code regarding the permitting and development of farmworker housing that the state regulates (Program 2.3 – Farmworker Employee Housing Law Consistency Amendments).
- Revised existing zoning ordinances to eliminate barriers to the development of accessible housing that accommodates the needs of individuals with disabilities (“reasonable accommodation”) (Program 2.5 – Fair and Safe Special Needs Housing).
- Revised the definition of “family” to clarify that the use of a single-family dwelling by people living in a group homes is allowed by the zoning ordinances (Program 2.7 – Definition of Family).

### *Important Minerals*

State law requires the County to update the Conservation Element of the County Comprehensive Plan to incorporate state classification and designation of important minerals. The goal is to protect these resources for future construction of roads and industrial, commercial, and residential uses. Designation by the State Mining and Geology Board occurred in Summer 2015. The Board of Supervisors is expected to adopt the updated Conservation Element in Spring 2016 to coincide with the state-mandated update schedule of one year after state designation is completed.

### *Isla Vista Master Plan*

In 2007, the County Board of Supervisors adopted the Isla Vista Master Plan (IVMP). The plan encourages mixed-use development (commercial/residential) in the downtown area and multifamily residential development in the central and northern areas. The IVMP also establishes incentive programs to encourage community revitalization and infill development. In 2007, the County also submitted the IVMP and associated zoning ordinance amendments to the California Coastal Commission (CCC) for certification. However, the CCC’s staff never deemed the submittal complete and, therefore, the CCC never considered certifying the plan or zoning ordinance amendments. In part, the CCC’s staff raised concerns about on-street parking capacity

to accommodate plan build-out and potential impacts to coastal access associated with the proposed permit parking plan.

County staff revised the IVMP in response to these concerns, consistent with Program 1.7 (Isla Vista Master Plan) of the 2015-2023 Housing Element. The County Planning Commission reviewed and recommended additional revisions to the IVMP in November 2015. The Board of Supervisors will consider adopting the revised IVMP and associated zoning ordinance amendments in Spring 2016. The County will submit the adopted IVMP and zoning ordinance amendments to the CCC for certification.

### ***Montecito Architectural Guidelines and Development Standards Limited Update***

The *Montecito Architectural Guidelines and Development Standards* (1995) guide architects, property owners, and the Montecito Board of Architectural Review in the design and review of projects within the Montecito Community Plan Area. This project focuses on updating five specific aspects of the 17-year old guidelines and, if necessary, the associated zoning ordinances. The topics for review and updating include (1) Height Definition, (2) Height Measurement Methodology, (3) Hillside Height Limits for Buildings and Retaining Walls, (4) Basement Definition, and (5) Floor Area Definition.

Efforts completed in 2015 include research of the issues, public outreach, development of options to address the issues, and testing options with a sampling of actual approved and pending projects. Adoption hearings before the Montecito Planning Commission and Board of Supervisors are anticipated for Winter/Spring 2016. The County will submit a Local Coastal Program (LCP) amendment to the California Coastal Commission to certify changes that affect the Coastal Zone.

### ***Ordinance 661 Consistency Rezone Phase II***

The Ordinance 661 Consistency Rezone Project involves Comprehensive Plan and zoning ordinance amendments that would rezone current Ordinance 661 zoned rural lands located in the County to a comparable agricultural zone district under the Land Use Development Code (LUDC). The benefits of the consistency rezone include simplifying the zoning and permitting process and reducing permitting costs and time delays for applicants. Staff completed Phase I of the project in 2007, which rezoned a portion of the total affected properties.

Staff started Phase II of the Ordinance 661 Consistency Rezone in 2015, which will rezone the majority of the remaining Ordinance 661 properties to the current LUDC zoning. Thus far, staff has completed outreach to the Agriculture Advisory Committee (AAC), AAC Subcommittee, and effected communities to gather input for zoning district changes. The County anticipates presenting a draft Negative Mitigated Declaration, ordinance, and resolution to the Planning Commission and Board of Supervisions by Spring 2016.

### ***Santa Claus Lane Beach Access, Parking, and Street Improvements***

This project consists of master planning for streetscape improvements, safe beach access, and parking for an approximately one-half mile segment of frontage road and beach located between Summerland and Carpinteria (Santa Claus Lane). The project includes an at-grade pedestrian rail

crossing to provide safe access to Padaro Beach, one of the County's most popular beaches. The project has broad support from local businesspersons, residents, and beachgoers.

Initial efforts completed in since 2012 include preparing preliminary plans for multimodal circulation improvements, parking, and landscaping; coordinating with Caltrans; identifying required permits; estimating project costs; scoping environmental issues; and completing a right-of-way survey. In 2015, staff began preparing the documents necessary to obtain approvals and permits for the rail crossing, such as a Draft Mitigated Negative Declaration (MND). Staff also began the steps necessary to hire an engineering consultant that will prepare construction plans for the streetscape improvements.

Upcoming steps in 2016 include releasing the MND for the pedestrian rail crossing for public review, presenting the MND to the County Zoning Administrator for approval, submitting an application for the rail crossing to the California Public Utilities Commission for approval, and processing a Coastal Development Permit for the rail crossing. Staff will also continue public outreach efforts and technical support to Public Works and its engineering consultant that is preparing construction plans for the streetscape improvements.

### *Short Term Rental Ordinance*

The Board of Supervisors has directed P&D to review and clarify zoning ordinance provisions concerning the use of short-term rentals (STRs). The STR project could result in zoning ordinance changes regarding how and where the County may or may not permit STRs. The County's current zoning ordinances do not address the use of short-term rentals.

Public outreach on the use of STRs in the County has been extensive. The County has held four public meetings as well as many other meetings with concerned individuals. Staff has also presented the issues to the Agricultural Advisory Committee, Agricultural Preserve Advisory Committee, Montecito Planning Commission, and County Planning Commission. The County anticipates presenting ordinances to the planning commissions in the Spring of 2016 and to the Board of Supervisors in Summer 2016.

### *Summerland Design Guidelines and Community Plan Update*

This project updates portions of the 1992 Summerland Community Plan, including an updated transportation, circulation, and parking chapter; updated visual and aesthetic chapter; and new commercial and residential design guidelines. It also includes various zoning ordinance amendments to implement the revised policies.

The Board of Supervisors adopted the proposed plan and zoning ordinance amendments in Spring 2014. In Fall 2014, staff submitted a Local Coastal Program amendment to the Coastal Commission for certification of the plan and zoning ordinance amendments affecting the Coastal Zone. The County anticipates Coastal Commission action in Spring 2016.

### *Winery Ordinance Update*

The County Land Use and Development Code (LUDC) currently regulates wineries and sets standards for accessory uses at wineries. The LUDC sets a three-tier permit track for such uses. In 2012, the County held seven public outreach meetings regarding an update to the existing

ordinance provisions for wineries. The winery ordinance update project includes a review and amendments to permit requirements and development standards for wineries and associated activities, including wine tasting, food service, events, and retail sales. Proposed zoning ordinance amendments also clarify existing and establish new standards for minimum premises size, number of winery visitors, and planted vineyard acreage for wine tasting rooms and/or events. The County released the Draft Environmental Impact Report for the zoning ordinance amendments in Spring 2015. The Planning Commission will review the proposed ordinance amendments in Spring 2016. The Board of Supervisors is set to consider adopting the proposed ordinance amendments in Spring 2016.

*Other Projects to be Implemented in Fiscal Year 2016-2017*

Staff turnover and project reassignments prevented P&D from starting six projects in 2015 that appear in the 2015-2016 Work Program. Staff expects to initiate four of these projects in 2016 as part of its 2016-2017 Work Program:

- Agricultural Permit Streamlining
- Airport Land Use Compatibility
- Outdoor Lighting Ordinance
- Scenic Highway Designation – Highway 101 (Gaviota Area)

The Planning and Development Department shifted the remaining two projects listed below to the long-term project list. It is currently uncertain when staff will begin these projects.

- Circulation Element Update
- Sign Ordinance Update



## 4. Housing Element Activity

### *2015-2023 Housing Element Update*

State housing law mandates that the County periodically update the Housing Element of the County Comprehensive Plan. The current update (2015-2023) was due to HCD by February 15, 2015.

The County began updating its 2009-2014 Housing Element in early 2014. The Board of Supervisors adopted the 2015-2023 Housing Element Update on February 3, 2015 and submitted it to HCD for review and certification by the statutory deadline of February 15, 2015. In a letter dated April 29, 2015, HCD concluded that the 2015-2023 Housing Element Update was in “full compliance” with state housing law. Upon meeting the February 3, 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 and adds new programs that support the state’s housing goals, and addresses barriers that result in a lack of adequate housing for all segments of the population.

### *Annual Housing Element Progress*

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 a specific timeframe for completion. Table C of Attachment 1 of this annual progress report discusses the status of these programs. In addition, the subsections titled “Housing Element Implementation” and “Eastern Goleta Valley Community Plan” in Section 3 (Comprehensive Plan Amendments and Implementation Activities for 2015), above, summarize actions that P&D took in 2015 to implement several of these programs.

The Long Range Planning Division’s Draft 2016-2017 Work Program (July 1, 2016 through June 30, 2017) proposes two new projects and continues two existing projects that would implement four programs in the 2015-2023 Housing Element Update. Section 7 (2015-2016 Work Program), below, provides additional details on these projects.

### *Regional Housing Needs Assessment (RHNA)*

In June 2013, the Board of Directors of the Santa Barbara County Association of Governments (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). The allocation for the

unincorporated areas of the county for the 2014-2022 RHNA projection period was 661 housing units. Table 2 shows how these units were distributed 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. 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.

**Table 2: 2014-2022 RHNA and 2015-2023 Housing Element Land Inventory  
 Unincorporated Santa Barbara County**

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

*Affordable Housing Income Categories and Income Limits*

For purposes of this annual progress report, affordable housing was divided 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 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 are based on household size. The household income limits for Santa Barbara County in 2015 are shown in Table 3. They were based upon a percentage of area median income for Santa Barbara County, adjusted for household size, with a four-person household used as the baseline. The area median household income in 2015 for the County was \$52,800 for a household of one, \$60,300 for a household of two, \$67,850 for a household of three, \$75,400 for a household of four, and \$81,450 for a household of five. These figures are subject to change in the Spring of 2016.

**Table 3: 2015 Santa Barbara County Household Income Limits**

Income Level	Number of Persons in Household				
	1	2	3	4	5
Very Low Income	28,100	32,100	36,100	<b>40,100</b>	43,350
Low Income	44,950	51,350	57,750	<b>64,150</b>	69,300
Moderate Income	63,350	72,400	81,450	<b>90,500</b>	97,750

*Source: California Department of Housing and Community Development*

*Annual Progress Report Housing Tables*

Government Code Section 65400 requires annual progress reports to use tables from HCD to summarize housing activities throughout the reporting period. The tables for the unincorporated area of Santa Barbara County for the current reporting period (January 1, 2015 through

December 31, 2015) are included in Attachment 1 – Data Tables. The tables include data on annual building activity (Tables A, A2, and A3), regional housing needs allocation progress (Table B), and housing element program implementation status (Table C).

***2015 Housing Production***

Table 4 lists new residential units in the unincorporated area of Santa Barbara County by income category that received County building permits from January 1, 2015 through December 31, 2015. In summary, the County issued building permits for 228 units in 2015, including 4 mobile homes, 13 residential second units, and 8 farm employee dwellings. Of the 228 units, 92 units, or approximately 40 percent, qualified as affordable to low income households; 42 units, or approximately 19 percent, qualified as affordable to moderate income households; and 94 units, or approximately 41 percent, qualified as affordable to above moderate income households. Tables A and B in Attachment 1 contain additional information on housing production in 2015.

<b>Year</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
Jan. 1, 2015 – Dec. 31, 2015	49	41	44	94	228

***Housing Permit Activity within Isla Vista***

Program 1.13 (Isla Vista Monitoring) of the 2015-2023 Housing Element Update directs the County to monitor housing development within the unincorporated community of Isla Vista. Specifically, Program 1.13 states

The County shall prepare the Annual Progress Report to monitor housing production in Isla Vista based on existing County Zoning Ordinances. After IVMP is in effect, the County shall monitor the effectiveness of the IVMP in producing varied housing types...

In part, the County adopted the IVMP in August 2007 to facilitate the development of housing in urban areas with existing services and transit infrastructure. The IVMP promotes the redevelopment of housing stock near the University California Santa Barbara (UCSB). The proximity of Isla Vista to UCSB presents significant opportunities for urban renewal and enhancement. The IVMP includes zoning districts and development incentives that allow a mix of residential housing types at densities of 25, 28, 30, 35, 40, and 45 units per acre. The IVMP has a buildout potential of 1,417 new units over the life of the plan.

The IVMP plan area is located in the Coastal Zone. As a result, the IVMP and associated zoning ordinance amendments cannot take effect until the California Coastal Commission (CCC) certifies them. After adoption in 2007, the County submitted the IVMP and zoning ordinance amendments to the CCC for certification. The CCC’s staff never deemed the submittal complete and, therefore, the CCC never considered the submittal for certification. The CCC’s staff was concerned about adequate on-street parking and coastal access. As discussed above (“Isla Vista Master Plan,” Section 3), the County expects to adopt a revised IVMP and associated zoning

ordinance amendments in Spring 2016. The County will then submit the adopted plan and zoning ordinances to the CCC for certification. The CCC certification process could take 12 months or longer.

Table 5 summarizes the housing production by household income category in the Isla Vista plan area from 2009 through 2015. These figures reflect current zoning, not the IVMP. Seventy-eight units, or 40 percent, of the 196 new units are deemed affordable to very low income and low income households. Eighty-seven units, or 44 percent, are deemed affordable to moderate income households. Thirty-one units, or 16 percent, are deemed affordable to above moderate income households.

In 2015, the County did not issue any 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 housing production may improve as the economy continues to rebound from the Great Recession.

**Table 5: 2009-2015 Isla Vista Housing Production  
 Units by Income Category**

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
<b>Total</b>	<b>33</b>	<b>45</b>	<b>87</b>	<b>31</b>	<b>196</b>

***Pending Housing Production***

Program 1.3 (Community Plan Rezones) of the County Housing Element requires the County to evaluate and adopt as appropriate rezones that promote affordability by design. The County made significant progress in implementing this program in 2015. In October 2015, the Board of Supervisors completed a nearly decade long community planning process by adopting the Eastern Goleta Valley Community Plan.

The adopted land-use designations allow an additional 2,212 primary residential units in the Eastern Goleta Valley (maximum theoretical buildout scenario). These units include 549 potentially affordable housing units on five sites totaling approximately 27 acres and ranging from approximately 1 to 14 acres in size. These five sites were rezoned Design Residential-20 (DR-20) allowing a density of 20 units per acre. Per Government Code Section 65583.2(c)(3)(B), sites that allow a density of at least 20 units per acre are deemed appropriate to accommodate housing for very low and low (i.e., “lower”) income households. The actual number of units will depend on the results of environmental review and decision-maker actions.

In addition, the Eastern Goleta Valley Community Plan rezoned the Hollister Avenue – State Street commercial corridor to Mixed Use (MU). This new zone encompasses 56 parcels totaling approximately 30 acres. Thirty-two primary residential units exist in the Hollister Avenue –State Street commercial corridor, with the potential for an additional two units under the previous commercial land use and zoning designations. The MU zone added development potential for an additional 163 primary residential units. Consistent with Program 1.3, the residential units may include live/work units, multiple-family dwellings, mixed use development (residential component), and other housing types that promote affordability by design. It may also allow residential densities of 20 units or more per acre.

The County also considers housing related rezones on a case-by-case basis through its development review process. In June 2014, the Board of Supervisors approved the Golden Inn and Village project located in the Santa Ynez plan area. This project rezoned specified portions of a 7.3-acre site from Residential (I-E-1) to Professional and Institutional (PI), and to Design Residential (DR-25) and (DR-14). A corresponding Comprehensive Plan Amendment amended the current land-use designation from Residential (Res-1.0) to Office and Professional (P), and to a higher density Residential (Res-30) and (Res-20) on specified portions of the site. The new land-use and zoning designations increased potential residential development on the site from a maximum of one single-family residence to a maximum of 164 residential units.

In March 2015, the County issued building permits for the Golden Inn and Village. As summarized in Table 6, the project includes 87 housing units affordable to low income households. Consistent with Program 1.3, the project will provide important affordable housing for senior citizens, employees, and qualifying members of the public.

<b>Unit Type</b>	<b>Total Units</b>	<b>RHNA</b>
Assisted Living/Memory Care	0 units; 60 beds	0
Independent Living	20 studios; 40 one-bedrooms	33 Units, Very Low-Income 26 Units, Low-Income 1 Unit, Moderate-Income
Low Income Employee/Family Apartments	7 one-bedrooms; 10 two-bedrooms; 10 three-bedrooms	16 Units, Very Low-Income 10 Units, Low Income 1 Unit, Moderate-Income

## 5. Housing Permit Activity in Mission Canyon

The Mission Canyon plan area encompasses approximately 1,122 acres within the unincorporated area 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 single-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 (City) 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 of Supervisors adopted the Mission Canyon Community Plan. (The Mission Canyon Community Plan replaced the Mission Canyon Area Specific Plan, which was adopted in October 1984.) The associated land-use designations and zoning districts may allow up to an additional 195 single-family residences in the plan area. To help the City monitor new development in the plan area, the Board of Supervisors' motion to adopt the community plan included the following:

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.

“Major housing units...approved or completed” includes land use and building permits approved and/or issued for new single-family residences in the plan area. “Major housing units” excludes remodels, additions, accessory structures, and other minor residential development that improve or are associated with existing single-family residences.

From January 1, 2015 through December 31, 2015, the County issued six building permits for new single-family residences in the Mission Canyon plan area. Table 6 summarizes the key information regarding these permits and the associated residences, including location, lot size, residence size, and source of water supply and method of wastewater disposal.

Table 7: January 1, 2015 -- December 31, 2015

Mission Canyon Housing Unit Production

Unit Type	APN	Building Permit Number	Address	Lot Size (acres)	Unit Size (sq. ft.)	Water	Waste Water	Project	Zone District
Single Family	023-320-024	14BDP-00000-00575	2850 Holly Road	1.06	2,743	City of SB	Private Septic System	2009 Jesusita Fire Rebuild	1-E-1
Single Family	023-330-001	14BDP-00000-01017	2805 Spyglass Road	2.76	3,167	City of SB	Private Septic System	2009 Jesusita Fire Rebuild	RR-5
Single Family	023-330-041	14BDP-00000-01030	1425 Mission Canyon Road	1.64	2,875	City of SB	Private Septic System	New Residence	RR-5
Single Family	021-010-064	14BDP-00000-01073	1990 Las Canoas Ridge Way	2.82	2,750	City of SB	Private Septic System	2009 Jesusita Fire Rebuild	AG-I-10
Single Family	023-112-015	15BDP-00000-00023	2626 Montrose Place	0.26	1,227	City of SB	City of SB Sewer	2009 Jesusita Fire Rebuild	7-R-1
Single Family	023-300-021	15BDP-00000-00131	1100 Palomino Road	1.3	3,259	City of SB	City of SB Sewer	New Residence	1-E-1

## **6. Redevelopment Activity**

On February 1, 2012, Assembly Bill ABX1 26 ("Dissolution Act") eliminated all redevelopment agencies in the State of California, including the County of Santa Barbara Redevelopment Agency in Isla Vista (IVRDA). On January 10, 2012, the Santa Barbara County Board of Supervisors directed the County to become the "successor agency" to the former IVRDA. As a result, the former IVRDA's assets and liabilities are now under the control of the County.

Senate Bill 341 (SB 341) (Chapter 796, Statutes of 2013, effective January 2014) amended Health and Safety Code Section 34176 to address particular provisions and functions relating to former redevelopment agencies and new successor agencies. Specifically, SB 341 requires each successor agency to prepare and submit an annual report on the Low and Moderate Income Housing Asset Fund to the State Controller and the State Department of Housing and Community Development. SB 341 also prescribes that certain successor agency financial information be included within the comprehensive plan annual progress report. Attachment 3 of this annual progress report addresses the SB 341 reporting requirements, as amended in 2015. Future annual progress reports will incorporate similar financial information.



## **7. 2016-2017 Work Program**

### *2015-2023 Housing Element Implementation through Annual Work Program*

The County Planning Commission, Montecito Planning Commission, and Board of Supervisors oversee the effectiveness and implementation of the Comprehensive Plan through the review, adoption, and funding of the Long Range Planning Division's annual (fiscal year) "work program." The work program lists and describes current and proposed projects that will implement, maintain, and update the Comprehensive Plan.

The 2015-2016 Work Program included Program 1.16 (Design Residential (DR) Zone Modifications) and Program 1.7 (Isla Vista Master Plan). Staff expects that the Board of Supervisors will approve zoning ordinance amendments for Program 1.16 and adopt the Isla Vista Master Plan for Program 1.7 by June 2016. Both of these programs apply in the Coastal Zone and, therefore, the California Coastal Commission must certify these programs before they can go into effect in the Coastal Zone.

Attachment 2 of this annual progress report contains the Draft 2016-2017 Work Program. According to the programs and accompanying timeframes specified in Chapter 5 of the 2015-2023 Housing Element Update, staff included Program 2.2 (Special Needs Housing Regulations) and Program 2.8 (Transitional and Supportive Housing) in the Draft 2015-2016 Work Program. Program 2.2 will allow combined emergency shelters, single room occupancy projects, treatment facilities, and temporary housing in certain zones. Program 2.8 will allow transitional and supportive housing subject only to those zoning regulations that apply to other residential dwellings of the same type in the same zone. In addition, the Draft 2016-2017 Work Program includes submitting the zoning ordinance amendments for Program 1.16 and Isla Vista Master Plan for Program 1.7 to the Coastal Commission for certification in Summer/Fall 2016.

Staff will present the Draft 2016-2017 Work Program to the Board of Supervisors in April 2016. As part of the County's Fiscal Year 2016-2017 budget process, the Board of Supervisors will ultimately prioritize projects as timely, strategic, and representing an efficient use of limited resources. The Board of Supervisors is expected to take final action on the 2016-2017 Work Program and overall Fiscal Year 2016-2017 County budget in mid-June 2016.

### *2015-2023 Housing Element Implementation through Zoning Ordinance Amendments*

In 2015, the County made significant progress in implementing programs included in the 2015-2023 Housing Element Update. In addition to working on Programs 1.16 and 1.7 (see discussion in previous subsection), the Board of Supervisors adopted three zoning ordinance amendments to implement four separate programs in November 2015. These include Program 1.10 (State Density Bonus Law Consistency Amendments), Program 2.3 (Farmworker Employee Housing Law Consistency Amendments), Program 2.5 (Fair and Safe Special Needs Housing), and Program 2.7 (Definition of Family). The subsection titled "Housing Element Implementation" in Section 3, above, describes these programs.

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# ATTACHMENT 1

## California Department of Housing and Community Development Data Tables

Table A – Annual Building Activity Report Summary – New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Table A2 – Annual Building Activity Report Summary – Units Rehabilitated, Preserved, and Acquired pursuant to GC Section 65583.1(c)(1)

Table A3 – Annual Building Activity Report Summary for Above Moderate-Income Units

Table B – Regional Housing Needs Allocation Progress

Table C – 2015-2023 Housing Element Program Implementation Status

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**ANNUAL ELEMENT PROGRESS REPORT**  
*Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction SANTA BARBARA COUNTY  
Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction SANTA BARBARA COUNTY  
 Reporting Period 01/01/2015 - 12/31/2015

Table A

### Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

1	2	3	4				5	5a	6		7	8
			Affordability by Household Incomes						Assistance Programs for Each Development	Deed Restricted Units		
Project Identifier (may be APN No, project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	See Instructions	See Instructions	Housing without Financial Assistance or Deed Restrictions	
097-710-011	SU	Renter	0	1	0	0	1	0			Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
101-254-009	SU	Renter	0	1	0	0	1	0			548 s.f. unit may be a 1-BR unit to accommodate no more than 2 persons. Average rent in this area of the county is \$948/mo, which is deemed affordable to low-income households.	
103-091-007	SU	Renter	0	1	0	0	1	0			800 s.f. unit may be a 1-BR unit to accommodate no more than 2 persons. Average rent in this area of the county is \$1,135/mo, which is deemed affordable to low-income households.	



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction SANTA BARBARA COUNTY  
 Reporting Period 01/01/2015 - 12/31/2015

Table A2  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS		
(1) Rehabilitation Activity	0	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	0	
(5) Total Units by Income	0	0	0	0	0	

\* Note: This field is voluntary



**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction SANTA BARBARA COUNTY  
 Reporting Period 01/01/2015 - 12/31/2015

Table A3  
 Annual building Activity Report Summary for Above Moderate-Income Units  
 (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	24	4	0	8	6	42	1
No. of Units Permitted for Above Moderate	94	0	0	0	0	94	15

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction SANTA BARBARA COUNTY  
 Reporting Period 01/01/2015 - 12/31/2015

**Table B**  
**Regional Housing Needs Allocation Progress**  
 Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed	0	49	0	0	0	0	0	0	0	49	110
	Restricted Non-	0	0	0	0	0	0	0	0	0	0	
	Restricted	0	0	0	0	0	0	0	0	0	0	
Low	Deed	0	36	0	0	0	0	0	0	0	36	65
	Restricted Non-	0	5	0	0	0	0	0	0	0	5	
	Restricted	0	0	0	0	0	0	0	0	0	0	
Moderate		59	44	0	0	0	0	0	0	0	103	9
Above Moderate		80	94	0	0	0	0	0	0	0	174	110
Total RHNA by COG. Enter allocation number:												
Total Units		139	228	0	0	0	0	0	0	0	367	294
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202 )

Jurisdiction SANTA BARBARA COUNTY  
 Reporting Period 01/01/2015 - 12/31/2015

Table C  
 Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>Program 1.1: Regional Planning.</p>	<p>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.</p>	<p>02/15/2023</p>	<p>In October 2015, the Board of Supervisors adopted the Eastern Goleta Valley Community Plan (EGVCP) Update. In part, this plan provides new housing opportunities by rezoning five sites to residential densities of 20 units or more 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 &amp; 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>	

<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 infrastructure capacity.</p>	<p>Adopted Oct. 2015. In effect in Inland Area; CCC cert. pending for Coastal Zone.</p>	<p>The County adopted the Eastern Goleta Valley Community Plan (EGVCP) Update in October 2015. The plan allows an additional 2,212 primary residential units (maximum theoretical buildout), including 549 potentially affordable housing units on five sites totaling approximately 27 acres and ranging from approximately 1 to 14 acres. These five sites allow a density of 20 units per acre and, therefore are deemed appropriate to accommodate housing for very low and low income households (Government Code Section 65583.2(c)(3)(B)).</p> <p>The EGVCP Update also rezoned the Hollister Avenue - State Street commercial corridor to Mixed Use (MU). This zone encompasses 56 parcels totaling approximately 30 acres. The MU zone 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 may also allow residential densities of 20 units or more per acre.</p>
<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>02/15/2023</p>	<p>The County has created four regional boards of architectural review to cover all the entire unincorporated areas of Santa Barbara County. The BARs include Central County, Montecito, North County, and South County. The BARs encourage development which exemplifies the best 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 plan areas.</p> <p>In 2015, the BARs granted final approval of 20 new residential projects, encompassing 366 new housing units (18 single-family projects and 2 multiple-family projects). In October 2015, the Board of Supervisors forwarded residential design guidelines for the Eastern Goleta Valley to the Coastal Commission for certification within the Coastal Zone. In addition, the County is currently updating portions of the 1992 Montecito Architectural Guidelines and</p>

<p>Development Standards. Staff anticipates adoption hearings before the Montecito Planning Commission and Board of Supervisors in Winter/Spring 2016.</p>			<p>Development Standards. Staff anticipates adoption hearings before the Montecito Planning Commission and Board of Supervisors in Winter/Spring 2016.</p>
<p>The Energy and Minerals Division of the County Planning and Development Department currently administers the Smart Build Santa Barbara Program. In 2015, there was one project approved for the program: a 155 multi-unit family condominium.</p>	<p>02/15/2023</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>The Energy and Minerals Division of the County Planning and Development Department currently administers the Smart Build Santa Barbara Program. In 2015, there was one project approved for the program: a 155 multi-unit family condominium.</p>
<p>In 2015, the County completed one milestone and continued another ongoing milestone listed under Program 1.9. In June 2015, the Board of Supervisors adopted the Energy and Climate Action Plan (ECAP) and appropriated funding through the Community Services Department to support the coordinated implementation of the plan. In Fall 2015, the County formed the Energy Sustainability Committee. This interdepartmental committee now meets regularly to ensure achievement of the goals outlined in the ECAP.</p> <p>In June 2015, the County Board of Supervisors also allocated \$400,000 and the Santa Barbara City Council allocated \$50,000 towards a feasibility study for Community Choice Aggregation. In addition, the Community Environmental Council, a local nonprofit organization, raised \$50,000 for the feasibility study. In December 2015, the County Community Services Department released a Request for Proposals for the technical feasibility study. Proposals were due January 25, 2016. The final technical feasibility study should be available in late 2016.</p>	<p>02/15/2023</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>In 2015, the County completed one milestone and continued another ongoing milestone listed under Program 1.9. In June 2015, the Board of Supervisors adopted the Energy and Climate Action Plan (ECAP) and appropriated funding through the Community Services Department to support the coordinated implementation of the plan. In Fall 2015, the County formed the Energy Sustainability Committee. This interdepartmental committee now meets regularly to ensure achievement of the goals outlined in the ECAP.</p> <p>In June 2015, the County Board of Supervisors also allocated \$400,000 and the Santa Barbara City Council allocated \$50,000 towards a feasibility study for Community Choice Aggregation. In addition, the Community Environmental Council, a local nonprofit organization, raised \$50,000 for the feasibility study. In December 2015, the County Community Services Department released a Request for Proposals for the technical feasibility study. Proposals were due January 25, 2016. The final technical feasibility study should be available in late 2016.</p>
<p>The County Housing and Community Development Division (County HCD) continues to evaluate applications and award HO, HOME, and other funds for affordable housing opportunities on an ongoing basis. The 2015-2020 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 in the Strategic Plan section.</p> <p>In 2015, County HCD administered four sub-recipient contracts of federal</p>	<p>02/15/2023</p>	<p>The County shall continue, and where feasible expand, its partnership with non-profit 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</p>	<p>The County Housing and Community Development Division (County HCD) continues to evaluate applications and award HO, HOME, and other funds for affordable housing opportunities on an ongoing basis. The 2015-2020 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 in the Strategic Plan section.</p> <p>In 2015, County HCD administered four sub-recipient contracts of federal</p>
<p>Program 1.12: Affordable and Quality Housing Development Incentives.</p>			<p>Program 1.12: Affordable and Quality Housing Development Incentives.</p>

<p>HOME funds for Tenant-Based Rental Assistance throughout the cities of Lompoc and Santa Maria and the unincorporated area of Santa Barbara County. The funds were distributed in the form of monthly rental payments or security/utility deposits in order to expand housing opportunities for households at extremely low to low-income levels.</p>		<p>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>The County adopted the Eastern Goleta Valley Community Plan (EGVCP) Update in October 2015. As part of this community planning process, the County also adopted a county-wide mixed-use zone. The County also applied the zone to 56 parcels within the EGVCP plan area. (See Program 1.3 for additional details.) The County may apply the mixed-use zone to other plan areas in the future.</p>	<p>Complete: October 2015</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>Program 1.15: Mixed Use Zone.</p>
<p>In mid-2015, staff began work on Program 1.16. The goal of this program is to create incentives for new affordable, special needs, and senior housing. In 2016, staff expects to continue stakeholder outreach, prepare draft ordinance amendments, and present the draft ordinance amendments to the Planning Commission and Board of Supervisors for adoption.</p>	<p>Anticipated: 2016</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</p>	<p>Program 1.16: Design Residential (DR) Zone Modifications.</p>

	<p>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>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>02/15/2023</p> <p>According to state housing law, 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 Planning and Development Department will continue to help ensure that water and sanitation districts grant priority to lower-income housing projects for water and sewer services, respectively.</p>
<p>Program 2.1: Applicant Consultations.</p>	<p>Provide housing consultation services to help applicants understand the regulatory environment, applicable state laws and incentives, and local policies and incentives affecting the development of special needs housing, including the County's Reasonable Accommodation Policy in Appendix A of this Housing Element.</p>	<p>02/15/2023</p> <p>County zoning counter planners 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>Program 2.2: Special Needs Housing Regulations.</p>	<p>The County shall evaluate and adopt as appropriate zoning ordinance amendments to allow combined emergency shelters, single room</p>	<p>Anticipated: Fiscal Year 2016-2017</p> <p>The County Planning and Development Department's (P&amp;D) Draft Fiscal Year 2016-2017 Work Program (July 1, 2016 through June 30, 2017) includes Program 2.2. As part of the County's Fiscal Year 2016-2017 budget process, the Board of Supervisors will prioritize projects as timely, strategic, and</p>

<p>Program 2.4: Farmworker Housing.</p>	<p>occupancy projects (SRO), treatment facilities, and temporary housing with a ministerial permit in certain zones. This program would remove regulatory barriers to development and ensure compliance with the provisions and definitions included in Government Code sections 65582, 65583, and 65589.5, Senate Bill 2 (Chapter 633, Statutes of 2007) and Assembly Bill 745 (Chapter 183, Statutes of 2013).</p>	<p>02/15/2023</p>	<p>representing an efficient use of limited resources. The Board of Supervisors is expected to take final action on P&amp;D's Fiscal Year 2016-2017 Work Program in mid-June 2016.</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 farmworker housing projects. Past and/or potential funding sources for farmworker housing projects include County Housing Trust Funds (in-lieu fees collected through the County Inclusionary Housing Ordinance), County Successor Agency (repayments from past loans by the former County of Santa Barbara Redevelopment Agency in Isla Vista), and HOME Investment Partnerships (U.S. Department of Housing and Urban Development, administered by the County of Santa Barbara, Community Services Department, Housing and Community Development Division).</p> <p>In addition, the County shall continue to evaluate and revise as appropriate permit process procedures which streamline the permit process for farmworker housing. The County shall also provide opportunities for stakeholder input from growers, ranch owners, and other agricultural operators regarding the need and opportunities for additional farmworker housing.</p>	<p>County HCD continues to evaluate applications and award IHO, HOME, and other funds for affordable housing opportunities on an ongoing basis, including those projects intended for farmworkers and their families. In 2015, County HCD did not receive any applications for funding for farmworker housing projects. Therefore, County HCD did not award any funds for farmworker housing projects in 2015.</p>	<p>County HCD continues to evaluate applications and award IHO, HOME, and other funds for affordable housing opportunities on an ongoing basis, including those projects intended for farmworkers and their families. In 2015, County HCD did not receive any applications for funding for farmworker housing projects. Therefore, County HCD did not award any funds for farmworker housing projects in 2015.</p>	



<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.</p> <p>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>Adopted Nov. 2015. In effect in Inland Area; CCC cert. pending for Coastal Zone.</p>	<p>In November 2015, the Board of Supervisors amended the County's three zoning ordinances to implement Program 2.5 [Case Nos. 15ORD-00000-00012 (County Land Use and Development Code), 15ORD-00000-00013 (Montecito Land Use and Development Code), and 15ORD-00000-00014 (Coastal Zoning Ordinance)]. 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 provides flexibility in the application of zoning regulations that pose barriers to the development of accessible housing for persons with disabilities. The County has submitted the amended Coastal Zoning Ordinance to the Coastal Commission for certification.</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</p>	<p>Anticipated: Fiscal Year 2016-2017</p>	<p>The County Planning and Development Department's (P&amp;D) Draft 2016-2017 Work Program (July 1, 2016 through June 30, 2017) includes Program 2.8. As part of the County's Fiscal Year 2016-2017 budget process, the Board of Supervisors will prioritize projects as timely, strategic, and representing an efficient use of limited resources. The Board of Supervisors is expected to take final action on P&amp;D's 2016-2017 Work Program in mid-June 2016.</p>

<p>Program 3.1: Fair Housing Legal Services.</p>	<p>the same zone.</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. RHMTF assisted 178 unincorporated area residents between January and September 2015 with rental housing issues such as discrimination, forcible eviction, and habitability and repairs. County HCD has also provided federal grant funds to Legal Aid to provide fair housing legal services countywide.</p>	<p>02/15/2023</p>	<p>The County continues to contribute 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. RHMTF assisted 178 unincorporated area residents between January and September 2015 with rental housing issues such as discrimination, forcible eviction, and habitability and repairs. County HCD has also provided federal grant funds to Legal Aid to provide fair housing legal services countywide.</p>
<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>02/15/2023</p>	<p>County HCD is open to mortgage loans and programs for first-time moderate and low-income homebuyers. However, it did not administer any such loans or programs in 2015 because of the volatility of the housing market. County HCD does leverage its limited federal HOME funds by assisting in the development of multifamily rental housing units and in providing Tenant Based Rental Assistance (TBRA).</p>
<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</p>	<p>02/15/2023</p>	<p>In 2015, County HCD continued to provide annual federal CDBG funding to the City of Lompoc to address code enforcement issues within the city. County HCD also provided enforcement oversight of the County's 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. In part, County HCD reviewed affordable units under covenant with the County to determine their compliance with Housing Quality Standards (HQS).</p>

<p>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)(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>02/15/2023</p>	<p>In 2015, County HCD conducted a countywide community planning process to update its 2015-2020 Consolidated Plan, FY 2015-2016 Action Plan, and Analysis of Impediments to Fair Housing (AI). These planning documents are required by HUD to continue to receive federal funding for HOME affordable housing funding, Continuum of Care (CoC), Emergency Solution Grants (ESG) homeless assistance funding, and Community Development Block Grant (CDBG) community development projects. The County also released its annual Notice of Funding Availability and conducted several community meetings and public hearings to solicit project proposals for funding. Other regional planning efforts included the implementation of the Homeless Management Information System (HMIS) through the CoC program, which is a local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.</p>
<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>In addition to HMIS, County HCD uses the integrated Disbursement and Information System (DIS) nationwide monitoring software platform, which provides HUD with current information regarding the program activities underway in the county. Locally, the County's Planning and Development Department (P&amp;D) uses ACCELA (permit database) to track development progress. County HCD also works in partnership with P&amp;D on planning for census tabulations, which ultimately assist the County in planning and enhancing eligibility for a variety of funding.</p>
<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.</p>	<p>02/15/2023</p>

<p>Program 1.4: Tools to Incentivize High-Quality Affordable Housing.</p>	<p>Census, which will provide valuable information regarding population and housing for the 2024-2032 Housing Element.</p>	<p>02/15/2023</p>	<p>The recently adopted Eastern Goleta Valley Community Plan (EGVCP) Update contains a new Mixed Use zone that applies to 56 parcels totaling approximately 30 acres. The MU zone added development potential for an additional 163 primary residential units. Consistent with Program 1.4, the residential units may include live/work units, multiple-family dwellings, mixed use development (residential component), and other housing unit types which are affordable by design. (See Program 1.3 for additional details.)</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"> <li>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.</li> <li>2. Permit streamlining efforts overseen by Planning and Development, and priority permit processing for projects with affordable units built on site.</li> <li>3. Incentives for special types of housing, detailed in Appendix C.4 Quality Housing Design and Development Incentives.</li> <li>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.</li> <li>5. Board-approved discretionary reductions of development impact fees for projects with demonstrated public benefits, including the provision of onsite affordable and/or special needs housing.</li> <li>6. Incentives for construction of RSUs priced affordable to lower-income, moderate, workforce, and senior households, including reducing or waiving development impact mitigation fees and reducing parking requirements (e.g., allow tandem parking, allow parking within setbacks).</li> </ol>	<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"> <li>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.</li> <li>2. Permit streamlining efforts overseen by Planning and Development, and priority permit processing for projects with affordable units built on site.</li> <li>3. Incentives for special types of housing, detailed in Appendix C.4 Quality Housing Design and Development Incentives.</li> <li>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.</li> <li>5. Board-approved discretionary reductions of development impact fees for projects with demonstrated public benefits, including the provision of onsite affordable and/or special needs housing.</li> <li>6. Incentives for construction of RSUs priced affordable to lower-income, moderate, workforce, and senior households, including reducing or waiving development impact mitigation fees and reducing parking requirements (e.g., allow tandem parking, allow parking within setbacks).</li> </ol>	<p>02/15/2023</p>	<p>The recently adopted Eastern Goleta Valley Community Plan (EGVCP) Update contains a new Mixed Use zone that applies to 56 parcels totaling approximately 30 acres. The MU zone added development potential for an additional 163 primary residential units. Consistent with Program 1.4, the residential units may include live/work units, multiple-family dwellings, mixed use development (residential component), and other housing unit types which are affordable by design. (See Program 1.3 for additional details.)</p>

<p>Program 1.7: Isla Vista Master Plan.</p>	<p>The County shall revise, readopt, and resubmit the Isla Vista Master Plan (IVMP) to the California Coastal Commission for certification. The IVMP will promote workforce housing and contribute to the diversity and affordability of the housing stock in the county, adjacent to the county's largest employer, University of California Santa Barbara.</p>	<p>Anticipated Spring 2016</p>	<p>In 2007, the County Board of Supervisors adopted and submitted the Isla Vista Master Plan (IVMP) to the California Coastal Commission (CCC) for certification in the Coastal Zone. The CCC's staff never deemed the submittal complete and, as a result, the CCC never considered certifying the IVMP and associated zoning ordinance amendments. In part, the CCC's staff raised concerns regarding the potential impacts of plan build-out on coastal access and on-street parking.</p> <p>In response, County staff revised the IVMP and associated zoning ordinance amendments. The Board of Supervisors will consider adopting the revised IVMP and zoning ordinance amendments in Spring 2016. The County will immediately submit the adopted plan and zoning ordinances to the CCC for certification.</p>
<p>Program 1.10: State Density Bonus Law Consistency Amendments.</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>Adopted Nov. 2015. In effect in Inland Area; CCC cert. pending for Coastal Zone.</p>	<p>In November 2015, the Board of Supervisors adopted a zoning ordinance amendment to implement Program 1.10 (Case No. 15ORD-00000-00014). Consistent with State Density Bonus Law, the Board amended the County Coastal Zoning Ordinance to increase the density bonus for qualifying housing projects from 25 to 35 percent to increase the feasibility of affordable housing projects in the Coastal Zone. The County has submitted the amendment to the Coastal Commission for certification.</p>
<p>Program 1.13: Isla Vista Monitoring.</p>	<p>The Isla Vista Master Plan (IVMP) encourages lower-income housing by establishing incentive programs for community revitalization and infill, mixed-use development in the downtown area, and multifamily residential development in the central and northern areas. The Board of Supervisors is expected to revise, readopt, and resubmit the proposed IVMP and zoning amendments to the Coastal Commission in Summer 2015. After the IVMP is adopted by the Board of Supervisors and certified by the Coastal Commission, the County shall implement the IVMP and use federal, state, and local funding as appropriate to promote the creation of additional housing stock within</p>	<p>02/15/2023</p>	<p>The County's 2014 and 2015 Comprehensive Plan Annual Progress Reports included a section titled "Housing Permit Activity within Isla Vista." The text and accompanying tables summarize housing production by household income category in the Isla Vista plan area from 2009 through 2014 and 2015, respectively. These figures reflect current zoning under the Coastal Zoning Ordinance. Future reports will monitor housing production under the Isla Vista Master Plan once the Coastal Commission certifies the revised and adopted plan. (See Program 1.7 for additional details.)</p>

	<p>the Isla Vista plan area. Specifically, the County will encourage the development of varied housing types which assist in satisfying the full spectrum of the county's housing needs, including housing for families (e.g., two-bedroom units or larger), multifamily developments (at least 20 to 30 units per acre) to facilitate 100 percent of the units affordable to lower-income households. The County shall prepare the Annual Progress Report to monitor housing production in Isla Vista based on existing County Zoning Ordinances. After IVMP is in effect, the County shall monitor the effectiveness of the IVMP in producing varied housing types. If the Annual Progress Reports on housing production indicate that the IVMP is continually producing less housing than anticipated in the County's land inventory, or a predominance of a single housing type which fails to meet the housing needs of the community, the County shall evaluate and adopt as appropriate additional rezones, overlays, or similar actions for the purpose of creating additional housing opportunities as part of the community planning process.</p>	
	<p>Adopted Nov. 2015. In effect in Inland Area; CCC cert. pending for Coastal Zone.</p>	
<p>Program 2.3: Farmworker Employee Housing Law Consistency Amendments.</p>	<p>The County shall amend the County Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Coastal Zoning Ordinance (CZO) to be consistent with Health and Safety Code Sections 17021.5 and 17021.6 regarding farmworker 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</p>	<p>In November 2015, the Board of Supervisors amended the County's three zoning ordinances to implement Program 2.3 [Case Nos. 15ORD-00000-00012 (County Land Use and Development Code), 15ORD-00000-00013 (Montecito Land Use and Development Code), and 15ORD-00000-00014 (Coastal Zoning Ordinance)]. The amended zoning ordinances are now consistent with the California Health and Safety Code regarding the permitting and development of farmworker housing that is regulated by the state. The County has submitted the amended Coastal Zoning Ordinance to the Coastal Commission for certification.</p>

<p>Program 2.7: Definition of Family.</p>	<p>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>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>Adopted Nov. 2015. In effect in Inland Area; CCC cert. pending for Coastal Zone.</p>	<p>In November 2015, the Board of Supervisors amended the County's three zoning ordinances to implement Program 2.5 [Case Nos. 15ORD-00000-00012 (County Land Use and Development Code), 15ORD-00000-00013 (Montecito Land Use and Development Code), and 15ORD-00000-00014 (Coastal Zoning Ordinance)]. 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 provides flexibility in the application of zoning regulations that pose barriers to the development of accessible housing for persons with disabilities. The County has submitted the amended Coastal Zoning Ordinance to the Coastal Commission for certification.</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</p>	<p>02/15/2023</p>	<p>County HCD monitors affordable rental developments that receive funding and provide informational resources to owners regarding rehabilitation funds to preserve housing stock and ensure maintained affordability. As an example, in August 2015, County HCD conducted a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing on behalf of the Santa Barbara County Housing Authority in order for the Housing Authority to issue multifamily housing revenue bonds to acquire and rehabilitate Positano Apartments in the unincorporated County. This action will preserve 118 affordable housing units in an area of the County with extremely high development costs.</p>

	maintain government-assisted housing developments at risk of converting to market rate housing, or acquiring the housing units with available local financing.		
Program 5.1: Cooperative Partnerships.	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.	02/15/2023	County HCD has developed cooperative relationships to advance affordable housing development goals. In 2015, the County, local governments, affordable housing developers, financial institutions, Housing Authority of the County of Santa Barbara, and Housing Authority of the City of Santa Barbara formed a Low Income Housing Tax Credit (LIHTC) working group. The group seeks to coordinate LIHTC applications originating within the county so that projects do not compete against each other for limited tax credit financing. The group is also considering advocating that the California Tax Credit Allocation Committee (CTCAC) revise the program to remove program barriers that have worked against smaller, coastal communities that compete against larger metropolitan communities for tax credits.
Program 5.2: Regional Housing Programs Participation.	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.	02/15/2023	<p>The County is an active member of the City County Affordable Housing Task Force, a regional collaborative effort which meets quarterly and is hosted by member jurisdictions. The task force brings together elected representatives from the County, local cities, non-profit and private residential property developers, financial institutions, and other concerned community partners to exchange information and advocate on behalf of programs and initiatives which will further the development and accessibility of affordable housing to families in the county.</p> <p>In its role as Homeless Management Information System (HMIS) Lead Agency and Collaborative Applicant, County HCD collaborates with community partners across the region to apply for federal Continuum of Care (CoC) funding which supports homeless programs and permanent supportive housing for homeless households and persons with mental health conditions. County HCD also participates in regional efforts to address homelessness through its partnership with the Central Coast Collaborative on Homelessness (C3H) and membership in the Santa Maria/Santa Barbara Continuum of Care (CoC). For example, during the 2015 calendar year, County HCD participated in the CoC's Veteran Ad-Hoc Committee, a regional housing initiative which includes partners such as C3H, to provide technical support with data issues as the committee works towards ending veteran homelessness.</p>
Program 4.1: Government Funding Continuum.	Continue to access HOME Investment Partnerships (HOME), Community Development Block Grant Program (CDBG), and other resources provided by federal, state, or regional entities to	02/15/2023	<p>In 2015, County HCD renewed the HOME Investment Partnerships Program County Consortium and CDBG Urban County Partnership in collaboration with several incorporated cities within the county. HUD allocated \$861,739 in HOME funds to the County HOME Consortium and \$1,584,252 in CDBG funds to the Urban County Partnership. Although no new projects were funded in</p>



<p>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>2015, construction was completed on several County HOME Consortium affordable-housing developments, and County HCD staff facilitated a TEFRA (Tax Equity and Fiscal Responsibility Act of 1982) hearing for the Housing Authority of the County of Santa Barbara, which aided the rehabilitation of an affordable rental-housing development in the unincorporated area of Goleta. County HCD also began loan amendments to allow for the refinancing and rehabilitation of a property in the unincorporated area of Orcutt.</p>	
<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. 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>02/15/2023</p> <p>County HCD and the County Executive Office published a joint Notice of Funding Availability (NOFA) on November 17, 2014 with an estimated \$3,970,000 in federal and local funds available to local government agencies and nonprofits for affordable housing development, homeless shelters, public services, and capital projects.</p> <ul style="list-style-type: none"> <li>-Human Services General Fund: \$1,200,000</li> <li>-CDBG Capital federal fund: \$ 1,100,000</li> <li>-CDBG Public Services federal fund: \$170,000</li> <li>-HOME program funds: \$1,000,000</li> <li>-Affordable Housing development fund non-federal: \$500,000</li> </ul> <p>Nonprofit agencies received \$150,000 in public service grants throughout the county. Capital applications were awarded \$580,510 for projects including the rehabilitation of a foster youth transitional housing project, a new sidewalk on Calle Real in unincorporated Goleta, ADA and energy-efficient improvements to a public service center in Solvang, and self-employment training for microenterprise businesses.</p>
<p>Program 1.2: Inclusionary Housing.</p>	<p>The County shall prepare an annual report that monitors the effectiveness of the County Inclusionary Housing Ordinance (IHO) (Ordinance No. 4855, May 14, 2013) in providing housing affordable to lower-income households and individuals in the county. The County shall evaluate and amend as appropriate</p>	<p>02/15/2023</p> <p>The County did not process any new projects under the Inclusionary Housing Ordinance (IHO) in 2015. Therefore, the County did not prepare an annual report. However, the County approved a time extension for a previously approved 59-lot residential subdivision (Case No. 15TEX-00012, Legacy Estates). This action also required the applicant to pay nearly \$1.1 million under the IHO in-lieu of constructing required affordable housing units. These funds will be used to help fund future affordable housing projects.</p>

	<p>the IHO housing requirements and in-lieu fees if monitoring demonstrates that the IHO is not directly (via new construction) or indirectly (via in-lieu fees) providing affordable housing.</p> <p>Annual reports will track all projects subject to the IHO. The reports will include in-lieu fees collected, housing projects funded using in-lieu fees, and affordability-restricted units produced by the IHO and their contribution to meeting the County's RHNA at each income level (e.g., very-low, low, and moderate).</p>		
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**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction                    SANTA BARBARA COUNTY  
Reporting Period            01/01/2015            -            12/31/2015

**General Comments:**

The Board of Supervisors has adopted a plan (i.e., Eastern Goleta Valley Community Plan) and/or zoning ordinance amendments to complete and implement Programs 1.3, 1.10, 2.3, 2.5, and 2.7 of the 2015-2023 Housing Element Update. All of these five programs and the associated plan and/or zoning ordinance amendments will ultimately apply to the Coastal Zone and Inland Area. (The Inland Area includes all portions of the land area of Santa Barbara County located outside of the Coastal Zone.) (The Coastal Zone includes that land and water area of the County of Santa Barbara extending seaward to the state's outer limit of jurisdiction, including all offshore islands, and extending inland to the boundary shown on the official Coastal Zoning Maps, as amended from time to time.)

The adopted plan and/or zoning ordinance amendments are in effect in the Inland Area. However, the California Coastal Commission (CCC) must certify the plan and/or zoning ordinance amendments before they can go into effect in the Coastal Zone. The County submitted the plan and/or zoning ordinance amendments to the CCC in December 2015. The CCC may take six months or longer to consider the plan and/or zoning ordinance amendments. Therefore, the timeframe in Table C for these five programs is described as "Partially Complete - Adopted [insert month and year]. In effect in Inland Area; CCC certification pending for Coastal Zone."

## ATTACHMENT 2

Draft 2016-2017 Work Program (Long Range Planning Division)

*This draft version of the 2015 Comprehensive Plan Annual Progress Report does not include the Draft 2016-2017 Work Program.*

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# ATTACHMENT 3

Housing Successor Annual Report  
Low and Moderate Income Housing Asset Fund  
Fiscal Year 2014-2015

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**COUNTY OF SANTA BARBARA**  
**HOUSING SUCCESSOR ANNUAL REPORT**  
**LOW AND MODERATE INCOME HOUSING ASSET FUND**  
**FISCAL YEAR 2014-2015**

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, 2014 to June 30, 2015 (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 2014-2015 as prepared by Brown Armstrong Accountancy as part of the audit for the County of Santa Barbara. The following Report conforms with Sections 1 through 11, of Section 34176.1(f) of the Dissolution Law:

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

<b>Amount Deposited in LMIHAF</b>	
Interest Earnings	8,988
Loan Payment Principal	9,884
Loan Payment Interest	7,556
Revenue from Other Services	387
Miscellaneous Revenue	1,300
<b>Sub-Total Revenue</b>	<b>28,115</b>
Deposits Received for the Payment of ROPS Enforceable Obligations	
<b>Total LMIHAF Deposits 07/01/14 to 06/30/15</b>	<b>28,115</b>

- 2) **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.

<b>Fund Balance</b>	
Fund Balance 06/30/2015	1,815,495
Funds Reserved for ROPS Obligations	-
<b>Total Fund Balance 06/30/15</b>	<b>1,815,495</b>



- 3) **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, 2015, has no property held.

- 4) **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	65,462
Affordable Housing Development	18,740
<b>Total LMIHAF Expenditures 07/01/14 to 06/30/15</b>	<b>84,202</b>
	-
Cap on Administration Expenditures (2% of Statutory Value of Assets or \$200,000 whichever is greater)	221,200

- 5) **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.

- 6) **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.

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) **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
<b>Properties Acquired after 2/1/12</b>				
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.

- 8) **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.

- 9) **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).

- 10) **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.

- 11) **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 the 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.