

# Attachment A

## County of Santa Barbara 2021 Comprehensive Plan Annual Progress Report



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# County of Santa Barbara 2021 Comprehensive Plan Annual Progress Report

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

In accordance with Government Code Section 65400, the County of Santa Barbara (County) Planning and Development Department (P&D) prepared this annual progress report for the County Planning Commission (CPC), Board of Supervisors (Board), Governor’s Office of Planning and Research (OPR), and California Department of Housing and Community Development (HCD). This report describes the status of the County’s general plan (Comprehensive Plan), including the 2015-2023 Housing Element Update and the County’s progress in implementing the plan from January 1 through December 31, 2021. The report also describes the County’s progress in meeting its share of regional housing needs and removing governmental constraints to the maintenance, improvement, and development of housing within the unincorporated areas of Santa Barbara County.

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

The Montecito Planning Commission (MPC) and CPC conducted public hearings to review and receive public comments on this report on February 16 and February 23, 2022, respectively. The Board received and filed the report at a public hearing on March 8, 2022, where the public had an additional opportunity to comment on the report.

The MPC, CPC, and, ultimately, Board oversee implementation of the Comprehensive Plan. The Long Range Planning Division (LRP) of P&D plays a lead role in carrying out programs and projects to implement the Comprehensive Plan. As shown in Table 1, the Comprehensive Plan includes 12 elements (seven mandatory elements, five optional elements, as well as the Coastal Land Use Plan). The County also has adopted 10 community plans, three zoning ordinances, and other documents (e.g., Williamson Act/Land Conservation Act Uniform Rules) to help implement adopted land use goals and policies.

As part of its adoption of the P&D Fiscal Year (FY) 2020-2021 budget, the Board initiated an LRP work program using a three-year planning timeframe. The three-year planning timeframe affords the Board the opportunity to prioritize multiyear projects, some of which are interrelated and should be considered together when developing the work plans for them (e.g., Housing Element Update and corresponding amendments to the Land Use Element). This was the second, three-year work program that the Board considered since converting to the three-year planning timeframe.

As part of the development of the P&D budget, LRP prepares an annual (fiscal year) update to the work program that sets forth staff’s recommendations regarding the ongoing and proposed new programs and projects for the three-year period, in order to implement the goals and corresponding policies of the Comprehensive Plan. This annual progress report summarizes programs and projects from the second half of FY 2020-2021 and the first half of the current (FY 2021-2022) (i.e., January, 2021 through December, 2021).

<b>Table 1 Santa Barbara County Comprehensive Plan Elements</b>			
<b>Mandatory Elements</b>	<b>Year Adopted</b>	<b>Last Substantial Update<sup>1</sup></b>	<b>Last Amendment<sup>2</sup></b>
Circulation Element	1980	In Progress	2014
Coastal Land Use Plan	1982	N/A	2018
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	In Progress	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 – Inland 2017 – Coastal	N/A	2018
Gaviota Coast	2016 – Inland 2018 – Coastal	N/A	N/A
Goleta	1993	N/A	1995
Los Alamos	2011	N/A	N/A
Mission Canyon	2014	N/A	N/A
Montecito	1992	N/A	1995
Orcutt	1997	N/A	2020
Santa Ynez Valley	2009	N/A	N/A
Summerland	1992	N/A	2014 – Inland 2016 – Coastal
Toro Canyon	2002 – Inland 2004 – Coastal	N/A	N/A
<b>New Elements</b>			
Environmental Justice Element	N/A	In Progress	N/A

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

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



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

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

State law requires that the County periodically update the Housing Element of the Comprehensive Plan, underscoring the statewide importance of providing adequate housing opportunities for residents of all abilities and income levels. In part, the County must identify demographic and employment trends that affect housing supply and demand, develop programs and policies that support the State's housing goals, and remove local regulatory barriers. State law required the County to update the 2009-2014 Housing Element by February 15, 2015. The County met this deadline; the Board adopted the 2015-2023 Housing Element Update on February 3, 2015. LRP staff is currently working on the update to the 2015-2023 Housing Element for the next eight-year housing cycle that will begin in 2023. (Please see Section 4, below, for more details.)

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

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

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

### **3. Comprehensive Plan Amendments and Implementation Activities for 2021**

P&D takes a principal role in maintaining and implementing the Comprehensive Plan. The following subsections describe the programs and projects that P&D undertook in 2021, starting with Housing Element implementation projects. Subsequent subsections list projects that implement other elements of the Comprehensive Plan in alphabetical order.

#### ***2015-2023 Housing Element Implementation***

The 2015-2023 Housing Element Update contains 37 programs with separate timeframes to help meet the housing goals and needs of the unincorporated areas of Santa Barbara County. In 2021, P&D staff made significant progress implementing three of these programs and meeting the County's share of regional housing needs. The following paragraphs summarize these programs:

- Program 1.4 – Tools to Incentivize High-Quality Affordable Housing. Program 1.4 directs the County to "... adopt/apply ... land-use tools ... to encourage the development of unit types that are affordable by design ...." The unit types include accessory dwelling units (ADUs) and agricultural employee dwellings (AED). In 2019, the County initiated the implementation of this program through the Housing Bill Implementation Project and ADU ordinance amendments.

From 2016 to 2021, the State amended certain sections of the Government Code related to planning and housing. In spring 2019, the County began analyzing the bills and drafting zoning ordinance amendments for the Housing Bill Implementation Project. Phase I of the project includes zoning ordinance amendments to comply with the Housing Accountability Act (HAA) (housing development project protections), State Density Bonus Law (SDBL) (density bonuses for affordable housing), and Assembly Bill (AB) 101 (streamlined low barrier navigation centers approvals). Staff plans to finish drafting the amendments and conduct public hearings starting in summer 2022. On March 15, 2022, staff will present options to the Board for preparing zoning ordinance amendments to implement other housing and SDBL as part of Phase II of Program 1.4, starting in late 2022/early 2023. The options will include zoning ordinance amendments to comply with AB 2162 (streamlined supportive housing approvals), the development of objective multifamily design and planning standards, and the creation of a new, ministerial permit for qualifying housing development projects.

On January 1, 2021, new State ADU and junior ADU (JADU) laws went into effect and caused the County's Inland Area ADU ordinances to become null and void. From early 2020 to early 2021, staff drafted zoning ordinance amendments to comply with the new State laws. On May 18, 2021, the Board adopted the ADU and JADU amendments, which went into effect in the Inland Area of the unincorporated county on June 16, 2021. Staff submitted the Local Coastal Program Amendment (LCPA) for the ADU and JADU Coastal Zoning Ordinance (CZO) amendment to the California Coastal Commission (CCC) for review and certification in August 2021. CCC staff has presented questions and requested additional information in order to continue processing the LCPA—particularly with regard to parking requirements for ADUs. In order to continue processing the LCPA, the Board would need to authorize funding for a parking study that CCC staff has requested, and revise the LCPA to change the parking standards that the Board adopted for ADUs based on the findings of the parking study. Staff will be requesting the Board's direction on this matter when staff presents a report on the LRP Work Program to the Board on March 15, 2022. Unless the Board directs staff to do otherwise, activity on the LCPA

will remain on-hold at least until the next fiscal year (FY) (beginning on July 1, 2022), given that the remaining tasks that must be completed to address CCC staff's requests are unfunded in the current P&D budget.

In early 2021, the County received grant funding totaling \$307,000 through the SB 2 Planning Grants Program. LRP will use this grant funding to cover the costs of preparing and implementing the Housing Bill Implementation Project across FY 2021-2022 through 2022-2023.

- Program 1.13 – Isla Vista Monitoring. Program 1.13 directs the County to monitor housing development within the unincorporated community of Isla Vista. Accordingly, this annual progress report includes housing permit activity within Isla Vista from 2009 through 2021. Please see pages 14 and 15 for additional information.
- Program 2.4 – Farmworker Housing. Program 2.4 directs the County to consider actions that further streamline the permit process for AEDs. In December 2018, the Board adopted zoning ordinance amendments to streamline the permit process for AEDs in the Agricultural I (AG-I) and Agricultural II (AG-II) zones in the unincorporated areas of Santa Barbara County. These amendments (1) allow certain AEDs with a Zoning Clearance in the Inland Area and Coastal Development Permit (CDP) in the Coastal Zone, (2) increased the number of employees allowed to occupy AEDs at each permit level, and (3) modified the AED employment/location requirements within certain zones and permit levels. The amendments also clarified that AEDs may include mobile homes, manufactured homes, and park trailers that comply with State law. The LUDC amendment went into effect in the Inland Area in January 2019, and Coastal Zone in May 2021.

In addition, the Community Services Department Sustainability Division (Sustainability Division) and Housing and Community Development Division continue to coordinate with P&D to maintain and implement Housing Element programs. In 2021, these two divisions took steps to implement 13 programs. For example, these programs include providing incentives for energy-efficient and green building techniques, educating first-time homebuyers, and promoting affordable housing opportunities. Table D of Attachment 1 of this annual progress report provides information on this significant progress. Finally, P&D staff continues to participate in the County Executive Office's Homelessness Inter-Agency Policy Council (HIAPC), which consist of a working group of County department representatives who strategize and advise on County programs to reduce homelessness.

### ***2024-2032 Housing Element Update***

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

The County is now proceeding with updating the *2015-2023 Housing Element Update* in order to accommodate the new RHNA and comply with State housing element law. The County must adopt the

new *2024-2032 Housing Element Update* (HEU) by February 15, 2023, and submit the HEU to HCD for approval within 90 days of adoption.

In early 2021, staff began preparing a sites inventory which shows the number and location of sites available to accommodate its RHNA for lower and moderate-income levels in the South Coast and North County. The initial results of the sites inventory show that the County does not have sufficient land zoned to accommodate its lower and moderate-income RHNA. The North County falls short by 342 lower-income level units, and the South Coast falls short by 1,423 lower-income and 574 moderate-income level units. Therefore, the County must identify sites for rezoning and other strategies to meet its RHNA.

In fall 2021, staff hired a consultant to collect data and draft analyses for the HEU, developed a public outreach strategy, and began analyzing governmental constraints to the development of housing. In early to mid-2022, staff will initiate public outreach, develop goals, policies, and programs for the HEU, and conduct environmental review. Staff will also present the draft HEU to decision-makers and HCD for initial review and feedback in fall 2022, with the goal of presenting the final HEU to decision-makers for adoption in early 2023.

### ***2019 General Package Ordinance Amendments***

The 2019 General Package Ordinance Amendments consist of three minor amendments to the County's zoning ordinances: (1) repeal of all regulations in the LUDC and MLUDC that apply solely within the Coastal Zone and were never certified by the CCC; (2) addition of regulations to both LUDCs and the CZO to allow recordation of Notices to Property Owners when required by permit conditions of approval for matters related to real property where not already required by zoning ordinances; and (3) amendments to the telecommunications regulations in the LUDCs and the CZO to comply with new federal rules that took effect in January 2019. Staff presented these amendments to the MPC on October 16, 2019, and the CPC on November 7, 2019. On December 10, 2019, the Board approved the amendments and authorized P&D to submit the CZO amendment to the CCC for certification. The CCC certified the CZO amendment on December 10, 2020, with two amendments to the telecommunications regulations. On February 2, 2021, the Board accepted the CCC certification with modifications and forwarded this decision to the CCC. The CCC made the determination that the County of Santa Barbara's actions are legally adequate and the Coastal Commission has concurred at its meeting of March 11, 2021. Therefore, the CZO amendments took effect on March 11, 2021, and this project is complete.

### ***Agricultural Enterprise Ordinance Amendments***

The Agricultural Enterprise Ordinance (AEO) Amendments would amend the LUDC and CZO to eliminate or streamline the permit requirements for compatible, small-scale uses that support local agricultural operations. With the exception of Farmstays (the ordinance amendments for which are being processed as a separate project, described below), the project will evaluate and relax certain permit procedures that were developed and approved as a part of the Gaviota Coast Plan (GCP) and determine whether those permit procedures would be appropriate for rural agricultural lands (zoned Agricultural II (AG-II)) throughout the county. The project will also revise the thresholds that determine when buildings and structures would require a Development Plan on lands zoned AG-II in the Coastal Zone. The County has already incorporated these amendments into the LUDC countywide and into the CZO for the GCP area.

In June 2020, the Board approved funding for P&D to proceed with a Farmstay Ordinance Amendment project separate from the AEO Amendments and delayed work on the AEO Amendments until the second quarter of FY 2020-2021 for budgetary reasons. (See Farmstay Ordinance Amendment below.) On November 17, 2020, the Board considered several options for moving forward, and directed staff to proceed with a moderate expansion of the project scope. The Board expanded the scope-of-work to allow on lands zoned AG-II cooking classes, farm-to-table dinners, educational experiences and opportunities, other small-scale events, and incidental food service, and to develop a tiered permitting structure similar to, but where possible more permissive than, the permitting structure for the GCP. In addition, the Board directed consideration of zoning ordinance amendments that would also allow incidental food services at winery tasting rooms that are located on lots zoned Agricultural I (AG-I).

In January 2021, staff contracted with Wood Environment & Infrastructure Solutions, Inc. (Wood) to assist with stakeholder outreach and environmental review. Stakeholder outreach included a survey circulated to the general public during March 2021 and three public workshops, as well as meetings with various stakeholders including the Agricultural Advisory Committee, Agricultural Preserve Advisory Committee, and the Land Stewardship and Carbon Farming Coalition (a subcommittee of the Santa Barbara County Climate Collaborative). Environmental review commenced in November 2021 with issuance of a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) and environmental scoping document. In response to comments on the project description set forth in the NOP, staff revised the project description and will be publishing a second NOP with the revised project description for public comment. Following completion of this second NOP public comment period in March 2022, Wood will commence with preparation of the EIR.

### ***Airport Land Use Plan Consistency Amendments***

In August 2019, the SBCAG released six draft Airport Land Use Compatibility Plans (ALUCPs) (one for each airport within the county) and an accompanying initial study/negative declaration (IS/ND). County staff provided comments on the draft ALUCPs and IS/ND to SBCAG. SBCAG staff subsequently placed the project on hold until 2021, and currently anticipates that the SBCAG Board will consider adopting the ALUCPs in summer/fall of 2022. LRP staff has begun working with SBCAG and local jurisdictions on the draft ALUCPs and IS/NDs. After the SBCAG Board adopts the final ALUCPs (estimated to occur during end of summer 2022), LRP staff will update the County LUDC and CZO for consistency with the adopted ALUCPs. Pursuant to Government Code Section 65302.3, the County must amend its Comprehensive Plan to be consistent with the ALUCPs or adopt findings to overrule the ALUCPs within 180 days of SBCAG Board's adoption of the ALUCPs.

### ***Circulation Element Update/Transportation Thresholds Amendment***

Senate Bill (SB) 743 amended Government Code Sections 65088.1 and 65088.4, and requires local agencies to measure transportation impacts under the California Environmental Quality Act (CEQA) using vehicle miles traveled (VMT) metrics. The Board adopted changes to the County *Environmental Thresholds and Guidelines Manual* in December 2020, to implement VMT thresholds for determining the significance of a project's transportation impacts under CEQA. In winter 2021, staff released a VMT calculator tool to help planners and other CEQA practitioners implement the new VMT thresholds.

Caltrans awarded the County Public Works Department (Public Works) a Sustainable Communities Grant for a countywide Active Transportation Plan (ATP) in 2019. The ATP will serve as a master plan and policy document to guide the development and maintenance of active transportation infrastructure. In 2021, LRP staff worked with Public Works staff and the consulting team led by Fehr & Peers to (1)

collect and analyze pertinent data, (2) evaluate existing conditions, and (3) solicit initial public input into the ATP. In 2022, staff will continue public outreach and draft the ATP. Staff expects the Board to adopt the ATP in winter 2023.

The ATP and the VMT thresholds will help LRP update the Circulation Element. The update will address traditional transportation issues, such as level of service, roadway classification, and roadway and intersection standards. The update will also address new State mandates and contemporary transportation issues, such as complete streets, transportation demand management, active transportation, and VMTs. LRP staff expects to select a consultant and initiate data collection for the Circulation Element in spring/summer 2023.

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

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

While the 2030 CAP is under development, P&D staff prepared and the Board adopted interim GHG thresholds for land use projects and plans in January 2021. The interim GHG thresholds help the County comply with CEQA Guidelines Section 15064.4, which requires the County and other lead agencies to "describe, calculate or estimate the amount of GHG emissions resulting from a project." The interim GHG thresholds also streamline the environmental review process and help meet the Board's 2030 GHG emissions reduction target (50 percent reduction by 2030, based on 2007 levels). County staff and CEQA practitioners will use the interim GHG thresholds until the Board adopts the 2030 CAP and corresponding final GHG thresholds. After adopting the 2030 CAP, P&D staff will prepare amendments to certain elements of the Comprehensive Plan (e.g., Energy Element) to achieve consistency with, and implement certain components of, the 2030 CAP.

### ***Coastal Resiliency Project***

Staff prepared amendments to the County's Local Coastal Program (LCP) to help mitigate and respond to threats from current and reasonably foreseeable future sea level rise and coastal hazards. In December 2018, the Board adopted the LCP amendment (LCPA) and submitted it to the CCC for certification. County staff consulted and negotiated with CCC staff on its suggested modifications to the LCPA from 2019 through 2021. In September 2021, the County withdrew the LCPA certification application due to a lack of staff funding and an inability to come to an agreement with regard to certain CCC staff-suggested modifications. The Planning Director and representatives of the Board currently are negotiating potential compromises for the areas of disagreement. The Board may provide additional funding and direct that P&D staff conduct additional work on this project during FY 2022-2023 (starting on July 1, 2022).

### ***Environmental Justice Element***

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

- Reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity;
- Promote civic engagement in the public decision-making process; and
- Prioritize improvements and programs that address the needs of disadvantaged communities.

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

LRP staff completed background research, developed a draft map of disadvantaged communities, reviewed existing policies, and initiated the outreach and engagement process for the environmental justice element in 2021. Over the next year, LRP staff will work with disadvantaged communities to understand their needs as they relate to environmental justice. Staff will then develop new or proposed changes to existing policies and programs to address the environmental justice-related needs of the disadvantaged communities.

### ***Farmstay Ordinance Amendments***

The Farmstay Ordinance Amendments project will consider the Board-adopted farmstay permit requirements of the GCP and more permissive regulatory options for farmstays on AG-II zoned lands countywide. Farmstays are a type of working farm or ranch operation that is partially oriented towards visitors or tourism by providing guest accommodations. Currently, farmstays are only allowed in the GCP area.

LRP staff conducted two virtual public workshops in winter and spring 2021 to receive public comment and input which helped inform the draft ordinance amendments which were developed by staff in spring/summer 2021. Environmental review for the project will be completed in April 2022, and decision maker hearings are anticipated during spring/summer 2022.

### ***Safety Element Update***

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

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

The Project Team retained a consultant to prepare the CCVA, and assembled a stakeholder advisory group consisting of County Departments and external advisors to review project work and provide input. Outreach activities included stakeholder meetings and presentations and two virtual public workshops. The Project Team briefed the Board on the Draft CCVA and intended next steps for the Safety Element Project on November 9, 2021. Staff anticipates retaining a consultant, commencing with public outreach, and preparing the Adaptation Plan in 2022. The Project Team will use the results of the Adaptation Plan to inform policy updates in the Safety Element. The Project Team will also continue work to incorporate evacuation route maps into the Safety Element and evaluating their capacity and safety.

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

This multi-year project is planning beach access and streetscape improvements for an approximately one-half mile segment of frontage road (Santa Claus Lane) and beach located between Summerland and Carpinteria. The project implements Actions PRT-TC-2.4 and CIRC-TC-0.2 of the Toro Canyon Plan, which direct the County to pursue formal coastal access and improve circulation on Santa Claus Lane, respectively. The beach access improvements include a pedestrian at-grade rail crossing to provide safe and legal access to Padaro Beach. The streetscape improvements will provide additional parking, restrooms, bike lanes, crosswalks, sidewalks, and landscaping. They also include a roundabout at the intersection of Santa Claus Lane and Sand Point Road.

In September 2019, the CPC approved a CDP, Development Plan, and MND for the project. In 2021, County Public Works staff continued preparing construction plans. The plans are now approximately 85 percent complete. In the past year, LRP staff processed a time extension for the CDP and helped address conditions of approval for wetland mitigation. Public Works and CSD staff are working on completion of construction plans for the proposed project.

### ***Short Term Rentals (STRs) Ordinance***

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

In June 2021, the Board directed staff to delay work on the STR Ordinance in order to prioritize other state-mandated projects. The Board may direct staff to recommence work on the STR Ordinance in FY 2022-2023.



## **4. Housing Element Activity**

### ***2015-2023 Housing Element Update***

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

The 2015-2023 Housing Element Update focuses on the needs of extremely low income, very low income, moderate income, workforce, and special needs households. The update identifies current demographic and employment trends that may affect existing and future housing demand, refines existing programs and adds new programs that support the state’s housing goals, and addresses barriers that result in a lack of adequate housing for all segments of the population.

### ***Housing Programs Progress Update***

The 2015-2023 Housing Element Update includes 37 programs to implement its goals and policies and otherwise meet the housing needs of the unincorporated county. Some of these programs are ongoing while others have specific timeframes for completion. Table D of Attachment 1 of this annual progress report summarizes the status of each program. In addition, the subsection titled “Housing Element Implementation” in Section 3 (Comprehensive Plan Amendments and Implementation Activities for 2021), above, summarizes actions that P&D took in 2021 to implement several of these programs.

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

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

In part, the RHNA plan includes an updated allocation of new housing units that each of the nine cities (incorporated areas) and the County (unincorporated areas) must accommodate in their contemporaneous Housing Elements (e.g., 2015-2023 Housing Element Update). The allocation for the unincorporated areas of Santa Barbara County for the 2014-2022 RHNA projection period was 661 housing units. Table 2 shows how the RHNA plan distributed these units into household income categories.

Appendix B (Land Inventory) of the 2015-2023 Housing Element Update demonstrates that the County has adequate sites zoned and suitable for residential development to meet its RHNA. As summarized in Table 2, the land inventory demonstrates a total capacity of 5,153 units, exceeding the overall RHNA of 661 units. The land inventory also exceeds the specific RHNA for each income category. As a result, the County did not need to rezone any sites concurrent with adoption of the 2015-2023 Housing Element Update.

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

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

### ***Affordable Housing Income Categories and Income Limits***

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

Table 3 shows the County’s household income limits for 2021. These limits are based upon a percentage of the area median income (AMI) for the County, adjusted for household size, with a four-person household as the baseline. For 2021, the County AMI was \$63,050 for a household of one, \$72,100 for a household of two, \$81,100 for a household of three, \$90,100 for a household of four, and \$97,300 for a household of five.

Income Level	Number of Persons in Household				
	1	2	3	4	5
Very Low-Income	43,750	50,000	56,250	62,450	67,450
Low-Income	70,050	80,050	90,050	100,050	108,100
Moderate-Income	75,650	86,500	97,300	108,100	116,750

*Source: State Income Limits for 2021 (California Department of Housing and Community Development, 2021)*

### ***Reporting Requirements and Housing Data Tables***

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

- Housing development applications received;
- Units included in all development applications;

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

**2021 Housing Production**

Table 4 lists the number of building permits that the County issued for new residential units (organized by income category) within the unincorporated areas of the county for calendar years (January 1 to December 31) 2014 through 2021. The final row of the table also lists the County’s 2014-2022 RHNA. Table 4 shows that the County has exceeded its RHNA for the low, moderate, and above moderate-income categories. However, it has only met 43 percent of its RHNA for the very low-income category.

Housing production significantly increased in 2021. The County issued building permits for 390 units in 2021 compared to 205 units in 2020. These building permits included 3 manufactured homes, 166 ADUs, 108 multi-family dwellings, and 113 one-family dwellings. Of the 390 units, 275 were located in North County and 115 in South County.

Of the total 390 units, 10 units or approximately 3 percent, qualified as affordable to very low-income households; 79 units, or approximately 20 percent, qualified as affordable to low-income households; 72 units, or 18 percent, qualified as affordable to moderate-income households; and 229 units, or approximately 59 percent, qualified as affordable to above moderate-income households.

<b>Year</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
2014	0	0	59	80	139
2015	49	41	44	94	228
2016	0	7	13	31	51
2017	8	1	54	145	208
2018	1	14	82	231	328
2019	0	26	21	195	242
2020	0	30	60	115	205
2021	10	79	72	229	390
<b>Total</b>	<b>266 (68 Very Low + 198 Low)</b>	<b>405</b>	<b>1,120</b>	<b>1,791</b>	
<b>RHNA</b>	<b>265 (159 Very Low + 106 Low)</b>	<b>112</b>	<b>284</b>	<b>661</b>	

Consistent with past annual progress reports, the data in Table 4 (above) and the HCD data tables (Attachment 1) do not include building permits issued for reconstructed housing units, including those lost and rebuilt due to disasters. These replacement units do not add net new units to the County's housing stock and, therefore, do not count toward the County's RHNA.

In 2021, the County issued six building permits for reconstructed housing units lost during the Thomas Fire and resulting debris flow event in January, 2018.

### ***Government Code Section 65913.4 Streamlined Ministerial Approval Process***

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

On June 25, 2019, HCD determined that, based upon data from the *2018 Comprehensive Plan Annual Progress Report*, the County had not met its pro-rata share of very low- and low-income housing thus far in its 2014 to 2022 RHNA projection period. As a result, the County became subject to the streamlining provisions for proposed developments with at least 50 percent affordability [Government Code Section 65913.4(a)(4)(B)(ii)]. As of January 3, 2022, the County remained subject to the streamlining provisions based upon data from the *2020 Comprehensive Plan Annual Progress Report*. In 2021, the County received three new applications and approved two for very low- and low-income housing projects.

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

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

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

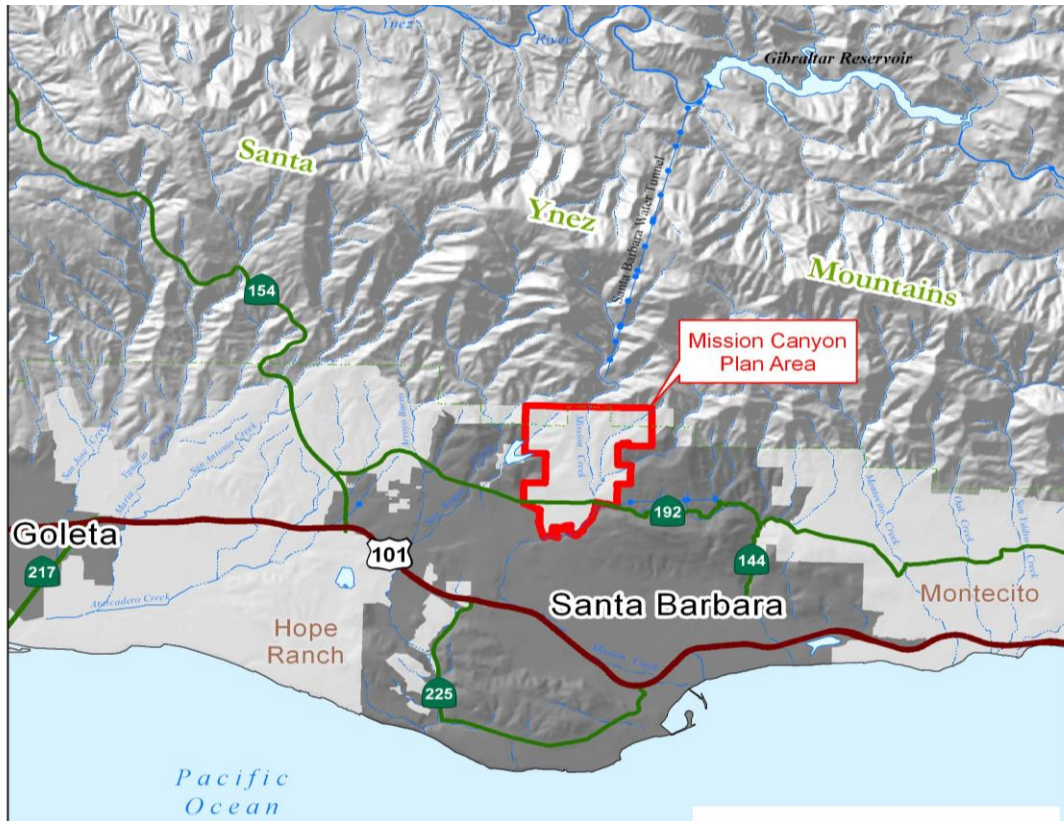
LRP staff worked with community stakeholders and CCC staff to complete the revised IVMP in late 2015. In March 2016, the Board conducted a public hearing and passed a motion to take no action on the IVMP. No additional work has occurred on the IVMP, and new development in Isla Vista remains subject to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

Table 5 summarizes the housing production by household income category in Isla Vista from 2009 through 2021. Of the 200 new units, 79 units, or 40 percent, were affordable to very low- and low-income households; 88 units, or 44 percent, were affordable to moderate-income households; and 33 units, or 16 percent, were affordable to above moderate-income households.

From 2015 through 2021, the County issued six building permits for new housing units in Isla Vista. This represents a significant drop in housing production compared to the production that occurred from January 1, 2011, to December 31, 2013. The dissolution of the Isla Vista Redevelopment Agency (IVRDA) and associated funding for housing projects in 2012 likely contributed to this downturn in housing development.

<b>Year</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
2009	0	2	0	0	2
2010	0	0	0	0	0
2011	0	14	57	0	71
2012	1	22	29	29	81
2013	32	7	1	0	40
2014	0	0	0	2	2
2015	0	0	0	0	0
2016	0	0	0	0	0
2017	0	0	0	0	0
2018	0	0	0	0	0
2019	0	0	0	0	0
2020	0	1	0	0	1
2021	0	0	1	2	3
<b>Total</b>	<b>33</b>	<b>46</b>	<b>88</b>	<b>33</b>	<b>200</b>

## 5. Housing Permit Activity in Mission Canyon



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

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

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

“Major housing units ... approved or completed” means new one-family dwellings and ADUs for which the County has issued land use and building permits and completed a final building inspection. “Major

housing units” exclude remodels, additions, accessory structures, and other minor residential development that are associated with existing one-family dwellings or ADUs.

From January 1 through December 31, 2021, the County issued 10 and finalized two building permits for ADUs in the plan area. As mentioned in Section 4 (Housing Element Activity), above, these replacement units do not add net new housing units to the county’s housing stock and, therefore, do not count toward the County’s RHNA. However, for purposes of reporting to the City of Santa Barbara, these building permits are included in Table 6 below. Table 6 summarizes the key information regarding the development allowed pursuant to these land use and building permits (e.g., location, lot size, unit size, and source of water supply and method of wastewater disposal).

**Table 6**  
**Mission Canyon Housing Unit Production**  
**Housing Units Constructed (Building Permits Issued and Finalized)**  
**January 1, 2021 – December 31, 2021**

Unit Type	APN	Permit Number	Address	Lot Size (acres)	Unit Size (square feet)	Water	Waste Water	Project	Zone District
ADU	023-150-014	21BDP-00000-00554	941 TORNOE RD, UNIT# C, SANTA BARBARA, CA 93105	.54	540	City of Santa Barbara	Mission Canyon	Junior ADU conversion	20-R-1
ADU	023-262-002	21BDP-00000-00622	2669 PUESTA DEL SOL, SUITE# B, SANTA BARBARA, CA 93105	.08	220	City of Santa Barbara	Mission Canyon	ADU conversion	1-E-1
ADU	023-113-022	21BDP-00000-00852	2601 MONTROSE PL, UNIT# B, SANTA BARBARA, CA 93105	.22	500	City of Santa Barbara	Mission Canyon	Construction of ADU	7-R-1
ADU	023-190-005	21BDP-00000-00399	960 ANDANTE RD, UNIT# C, SANTA BARBARA, CA 93105	.45	308	City of Santa Barbara	Mission Canyon	Junior ADU conversion	1-E-1
ADU	023-142-008	20BDP-00000-01080	2880 EXETER PL, UNIT# B, SANTA BARBARA, CA 93105	.39	461	City of Santa Barbara	Mission Canyon	Construction of ADU	7-R-1



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ADU	023-211-003	21BDP-00000-00341	2987 FOOTHILL RD, UNIT# B, SANTA BARBARA, CA 93105	.14	383	City of Santa Barbara	Mission Canyon	ADU conversion	7-R-1
ADU	023-222-007	21BDP-00000-00121	2653 GLENDESSAR Y LN, UNIT# B, SANTA BARBARA, CA 93105	.25	335	City of Santa Barbara	Mission Canyon	ADU conversion	20-R-1
ADU	023-250-028	21BDP-00000-00077	2729 PUESTA DEL SOL, UNIT# C, SANTA BARBARA, CA 93105	.39	700	City of Santa Barbara	Mission Canyon	Construction of ADU	20-R-1
ADU	023-190-021	20BDP-00000-00984	950 ANDANTE RD, UNIT# B, SANTA BARBARA, CA 93105	1.60	980	City of Santa Barbara	Mission Canyon	ADU conversion	1-E-1
ADU	023-262-019	20BDP-00000-00673	2589 PUESTA DEL SOL B, SANTA BARBARA, CA 93105	.28	550	City of Santa Barbara	Mission Canyon	Construction of ADU	1-E-1
ADU	023-092-019	18BDP-00000-01330	985 CHELTENHA M RD, UNIT# 102, SANTA BARBARA, CA 93105	.16	413	City of Santa Barbara	Mission Canyon	ADU conversion	7-R-1

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ADU	023-162-001	19BDP-00000-00267	2927 GLEN ALBYN DR, SANTA BARBARA, CA 93105	.17	474	City of Santa Barbara	Mission Canyon	ADU conversion	7-R-1
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## **6. Redevelopment Activity**

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

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

The Santa Barbara County Housing and Community Development Division prepares reports to address the reporting requirements. Attachment 2 of this annual progress report contains the most recent report, titled “County of Santa Barbara, Housing Successor Annual Report, Low and Moderate Income Housing Asset Fund, Fiscal Year 2020-2021.”

## **7. Local Early Action Planning (LEAP) Grant**

In early 2021, HCD awarded the County a Local Early Action Planning (LEAP) grant in the amount of \$423,500 to help cover the cost of the 2024-2032 Housing Element Update tasks in FY 2020-2021 through 2022-2023. The LEAP grant is in addition to a Regional Early Action Planning (REAP) grant that the Association of Monterey Bay Area Governments (AMBAG) awarded the County in December 2020, in the amount of \$164,403. The REAP grant covers certain costs associated with preparing the Housing Element Update through FY 2022-2023.

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# ATTACHMENT 1

## California Department of Housing and Community Development Data Tables

- Table A: Housing Development Applications Submitted
- Table A2: Annual Building Activity Report Summary – New Construction, Entitled, Permits, and Completed Units
- Table B: Regional Housing Needs Allocation Progress – Permitted Units Issued by Affordability
- Table C: Sites Identified or Rezoned to Accommodate Shortfall Housing Need
- Table D: 2015-2023 Housing Element Program Implementation Status pursuant to Government Code Section 65583
- Table E: Commercial Development Bonus Approved pursuant to Government Code Section 65915.7
- Table F: Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code Section 65583.1(c)(2)
- Table G: Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of
- Table H: Local Early Action Planning Grant (LEAP)

Jurisdiction	Santa Barbara County -	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	02/15/2015 - 02/15/2023

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

**Table A**  
**Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus	
1					2	3	4	5								6	7	8	9	10
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	
Summary Row: Start Data Entry Below								2	0	110	0	0	2	290	404	95	0			
	153-132-011	PAINTED CAVE, CA		21LUP-00000-00197	SFD	O	4/7/2021							1	1			No	No	
	153-132-011	PAINTED CAVE, CA		21LUP-00000-00197	ADU	R	4/7/2021							1	1			No	No	
	009-203-011	1510 SAN LEANDRO LN, MONTECITO, CA 93108		21CDP-00000-00038	ADU	R	3/11/2021							1	1	1		No	No	
	009-203-011	1510 SAN LEANDRO LN, MONTECITO, CA 93108		21CDP-00000-00038	SFD	O	3/11/2021							1	1	1		No	No	
	007-162-022	ORCHARD, CA		21LUP-00000-00449	SFD	O	9/13/2021							1	1			No	No	
	007-162-022	ORCHARD, CA		21LUP-00000-00449	ADU	R	9/13/2021							1	1			No	No	
	005-210-074	2710 MONTECITO RANCH PL, SUMMERLAND, CA 93067		18CDP-00000-00080	SFD	O	12/19/2018							1	1	1		No	No	
	007-350-038	127 LOUREYRO ST, SANTA BARBARA, CA 93108		20CDH-00000-00020	SFD	R	7/20/2020							1	1	1		No	No	
	001-190-033	1241 LOMITA LN, CARPINTERIA, CA 93013		20CDP-00000-00092	SFD	O	11/18/2020						1		1	1		No	No	
	101-030-019	DOMINION RD, SANTA MARIA, CA 93455		20LUP-00000-00144	MH	O	4/30/2020				1				1	1		No	No	
	083-170-016	7250 SANTA ROSA RD, BUELLTON, CA 93427		20LUP-00000-00260	SFD	O	7/31/2020							1	1	1		No	No	
	155-060-030	685 STONEHOUSE LN, SANTA BARBARA, CA 93108		20LUP-00000-00304	SFD	O	9/10/2020							1	1	1		No	No	
	139-051-052	2230 HILL HAVEN RD, SOLVANG, CA 93463		20LUP-00000-00375	SFD	O	10/21/2020							1	1	1		No	No	

	129-290-010	1766 OAK BROOK LN, SANTA MARIA, CA 93455		21LUP-00000-00153	SFD	O	3/19/2021							1	1	1		No	No
	101-540-030	5819 LADY BELLS DR, SANTA MARIA, CA 93455		17ZCI-00000-00054	SFD	O	6/2/2017							1	1	1		No	No
	101-540-009	5854 LADY BELLS DR, ORCUTT, CA		19ZCI-00000-00178	SFD	O	7/19/2019							1	1	1		No	No
	101-540-028	5831 LADY BELLS DR, SANTA MARIA, CA 93455		19ZCI-00000-00179	SFD	O	7/19/2019							1	1	1		No	No
	101-540-027	5837 LADY BELLS DR, SANTA MARIA, CA 93455		19ZCI-00000-00180	SFD	O	7/19/2019							1	1	1		No	No
	101-540-026	5843 LADY BELLS DR, SANTA MARIA, CA 93455		19ZCI-00000-00181	SFD	O	7/19/2019							1	1	1		No	No
	105-270-038	ROBIN CT, ORCUTT, CA		20LUP-00000-00386	SFD	O	10/27/2020							1	1	1		No	No
	103-042-007	4650 HUMMEL DR, SANTA MARIA, CA 93455		20LUP-00000-00475	SFD	O	12/23/2020							1	1	1		No	No
	099-610-005	2900 GYPSY CANYON RD, LOMPOC, CA 934369415		20ZCI-00000-00044	SFD	R	4/7/2020				1				1	1		No	No
	137-030-004	2120 STILL MEADOW RD, SOLVANG, CA 934639775		20ZCI-00000-00104	SFD	R	9/10/2020							1	1	1		No	No
	101-550-039	1502 LAMBS EAR WAY, SANTA MARIA, CA 93455		20ZCI-00000-00150	SFD	O	11/13/2020							1	1	1		No	No

















<b>Jurisdiction</b>	Santa Barbara County - Unincorporated	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	02/15/2015 - 02/15/2023

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

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

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	120	49	-	8	-	-	-	10	-	-	68	52
	Non-Deed Restricted		-	-	-	1	-	-	-	-	-		
Low	Deed Restricted	80	36	-	-	-	-	-	50	-	-	198	-
	Non-Deed Restricted		5	7	1	14	26	30	29	-	-		
Moderate	Deed Restricted	90	-	-	-	-	-	-	-	-	-	346	-
	Non-Deed Restricted		44	13	54	82	21	60	72	-	-		
Above Moderate		210	94	31	145	231	195	115	229	-	-	1,040	-
Total RHNA		500											
Total Units			228	51	208	328	242	205	390	-	-	1,652	52

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

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

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





# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	Santa Barbara County - Unincorporated	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

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

<p>Program 1.3: Community Plan Rezones</p>	<p>Implement community enhancement and revitalization tools where warranted through the community planning process using strategies that promote affordability by design, such as mixed-use, infill, and adaptive reuse.</p> <p>Currently, one community plan update is underway for Eastern Goleta Valley that includes two categories of rezones for affordable housing and community revitalization. As part of this community plan update, the County shall evaluate and adopt as appropriate one category of rezones that would allow mixed-use development on 55 parcels covering approximately 28 acres within the Hollister Avenue/State Street commercial corridor. The County shall also evaluate and adopt as appropriate a second category of rezones that would allow residential development at a density of 20 units per acre on seven separate sites that range from approximately 1 to 23 acres in size. This category of rezones shall establish housing opportunities on 20 to 30 acres, if such rezones can be found compatible with surrounding development and serviceable by</p>	<p>Summer 2015</p>	<p>STATUS: COMPLETE. The EGVCP went into effect in the Inland Area in November 2015. The Coastal Zone portion of the plan was certified by the California Coastal Commission (CCC) and went into effect in the Coastal Zone in December 2017.</p> <p>The EGVCP allows an additional 2,212 primary residential units (maximum theoretical buildout), including 549 potentially affordable housing units on five sites totaling approximately 27 acre and ranging in size from 1 to 14 acres. These five sites allow a density of 20 units per acre and, therefore, may accommodate housing for very low and low income households [Government Code Section 65583.2(c)(3)(B)].</p> <p>The EGVCP rezoned the Hollister Avenue - State Street commercial corridor to MU. The MU zone encompasses 56 parcels totaling approximately 30 acres. This rezone added development potential for an additional 163 primary residential units, including live/work units, multiple-family dwellings, mixed-use development, and other housing types that promote affordability by design. It also allows residential densities of 20 units or more per acre.</p>
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<p>Program 1.4: Tools to Incentivize High-Quality Affordable Housing</p>	<p>The County shall evaluate and adopt/apply as appropriate the following land-use tools through the community planning, development review, and/or zoning ordinance amendment processes to provide housing opportunities for all economic segments of the population, including extremely low-income households:</p> <ol style="list-style-type: none"> <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 – 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</li> </ol>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2018, the County implemented Program 1.4 through two projects: The Accessory Dwelling Unit (ADU) Ordinance Amendments and the Agricultural Employee Dwelling (AED) Ordinance Amendments.</p> <p>In December 2018, the Board adopted zoning ordinance amendments to streamline the permit process for AEDs in the Agricultural I (AG-I) and Agricultural II (AG-II) zones in the unincorporated areas of Santa Barbara County. These amendments (1) allow certain AEDs with a Zoning Clearance in the Inland Area and Coastal Development Permit (CDP) in the Coastal Zone, (2) increased the number of employees allowed to occupy AEDs at each permit level, and (3) modified the AED employment/location requirements within certain zones and permit levels. The amendments also clarified that AEDs may include mobile homes, manufactured homes, and park trailers that comply with State law. The LUDC amendment went into effect in the Inland Area in January 2019, and Coastal Zone in May 2021.</p> <p>On January 1, 2021, new State ADU and junior ADU (JADU) laws went into effect and caused the County’s Inland Area ADU ordinances to become null and void. From early 2020 to early 2021, staff drafted zoning ordinance amendments to comply with the new State laws. On May 18, 2021, the Board adopted the ADU and JADU amendments, which went into effect in the Inland Area of the unincorporated county on June 16, 2021. Staff submitted the Local Coastal Program Amendment (LCPA) for the ADU and JADU Coastal Zoning Ordinance (CZO) amendment to the California Coastal Commission (CCC) for review and certification in August 2021.</p>
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<p>Program 1.6: Housing Design</p>	<p>Ensure quality housing design and neighborhood compatibility by continuing to require, where applicable, that projects undergo review by regional Boards of Architectural Review for consistency with applicable design guidelines and findings for Design Review.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. The County has four regional Boards of Architectural Review (BARs) that cover the entire unincorporated area of Santa Barbara County. The BARs include Central County, Montecito, North County, and South County. The BARs encourage development that exemplifies professional design practices so as to enhance the visual quality of the environment, benefit surrounding property values, and prevent poor quality of design. The County has adopted design guidelines for some communities.</p> <p>The CCC certified the Eastern Goleta Valley Residential Design Guidelines in December 2017, which are now in effect in the Coastal Zone. In 2017 and 2018, staff also implemented a limited update of the <i>Montecito Architectural Guidelines and Development Standards (Guidelines)</i>. The update proposed zoning ordinance and <i>Guidelines</i> amendments that limit the size and number of detached accessory buildings in Montecito. The Board adopted the proposed amendments in February 2018, and staff submitted the adopted <i>Guidelines</i> and CZO amendments to the CCC for review and certification in September 2018. The CCC certified the amendments in November 2018. The amendments are now in effect in both the Inland Area and Coastal Zone portions of the county.</p> <p>In 2021, the BARs granted final approval of 41 residential housing projects, including 77 one-family dwellings (14 projects involved demolition and reconstruction of existing dwellings), and one multi-family unit project (four units).</p>
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<p>Program 1.7: Isla Vista Master Plan</p>	<p>The County shall revise, readopt, and resubmit the Isla Vista Master Plan (IVMP) to the California Coastal Commission for certification. The IVMP will promote workforce housing and contribute to the diversity and affordability of the housing stock in the county, adjacent to the county's largest employer, University of California Santa Barbara.</p>	<p>Summer 2015</p>	<p>STATUS: COMPLETE. The Board adopted the IVMP in August 2007, which encourages mixed-use development, implements a form-based code, and allows residential housing at densities up to 45 units per acre. Isla Vista is located in the Coastal Zone and, therefore, the CCC must certify the IVMP before it can go into effect. In November 2007, the County submitted the IVMP to the CCC. However, CCC staff never deemed the submittal complete. In part, CCC staff raised concerns about coastal access parking.</p> <p>Staff worked with community stakeholders and CCC staff and completed a revised IVMP in late 2015. In March 2016, the Board conducted a public hearing and passed a motion to take no action on the revised IVMP. Some supervisors felt the proposed form-based code and residential housing densities no longer reflected the community's long-term vision. Some were also concerned about the impact that the IVCSA could have on parking programs and other aspects of the IVMP.</p> <p>The Board has not allocated funding for further revisions to the IVMP. Therefore, no additional work has occurred on the IVMP, and new development in Isla Vista remains subject to existing County plans and zoning ordinances (e.g., Goleta Community Plan, Coastal Land Use Plan, and the CZO).</p>
<p>Program 1.8: Permit Streamlining for Energy Efficiency</p>	<p>Continue to support and expand the use of the County's Smart Build Santa Barbara Program (SB<sup>2</sup>) to streamline the permit process for projects meeting energy efficiency requirements. The existing SB<sup>2</sup> is a free, voluntary program which provides incentives to applicants to incorporate energy-efficient and green building techniques in their building plans.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. On May 30, 2017, the SB2 committee approved one residential project in Carpinteria, which received streamlined permit review. The project went beyond the requirements of Title 24 by 15.4% and received 50 energy points (energy-efficient items outside the purview of Title 24).</p>

<p>Program 1.9: Energy Efficiency Policy and Financing</p>	<p>Seek opportunities to finance and support energy efficiency and renewable energy improvements for the market rate and affordable housing stock in the county. Examples to be considered as part of this program include (1) adopting an Energy and Climate Action Plan, (2) pursuing a feasibility study to establish a Community Choice Aggregation partnership with cities and counties in the region, and (3) prioritizing the expenditure of County affordable housing funds for projects that encourage energy efficiency improvements.</p> <p>Continue to support emPower, a program developed by Santa Barbara County to help homeowners countywide overcome obstacles to making energy saving improvements to their homes. emPower provides a variety of services to homeowners, including rebates, low-interest, and unsecured financing.</p>	<p>ECAP - Ongoing</p> <p>Community Choice Aggregation - N/A</p> <p>3C-REN - Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. Staff have prepared a Final Report for the 2015 ECAP, evaluating the successes and challenges with plan implementation. Staff anticipate delivering the Final Report to the Board in February 2022. Below are key takeaways.</p> <p>The ECAP's 53 emission reduction measures were estimated to reduce or avoid 226,760 metric tons of CO2e (MTCO2e)</p> <p>41 out of 53 (77%) measures were either initiated or completed by 2020.</p> <ul style="list-style-type: none"> <li>• 5 (9%) measures have not yet started</li> <li>• 7 (13%) measures were discontinued</li> </ul> <p>An estimated 100,754 out of anticipated 226,760 MTCO2e (44%) were reduced or avoided.</p> <ul style="list-style-type: none"> <li>• An additional 37,520 MTCO2e are to be reduced through achieving 100% carbon free electricity through Community Choice Energy by 2030.</li> <li>• An additional 18,494 MTCO2e per year are to be reduced through the full operation of the Tajiguas Landfill ReSource Center, diverting additional recyclable and compostable materials from the landfill.</li> </ul> <p>Combined, these additional reductions would achieve an estimated 156,768 MTCO2e in reductions, which equates to 69% of the ECAP's reduction target.</p> <p>In 2019, the County joined Central Coast Community Energy (CCCE), a community choice energy (CCE) program. CCE's purchase electricity on behalf of their member agencies, typically at a lower rate and a cleaner energy mix. CCCE has committed to sourcing 100% of its energy supply from clean and renewable resources by 2030. CCCE revenues stay local, keeping electricity rates affordable for customers, while funding energy programs that lower greenhouse gas emissions and stimulate economic development. CCCE customer enrollment was completed in 2021.</p>
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<p>Program 1.10: State Density Bonus Law</p>	<p>Amend applicable County regulations to comply with the provisions of State Density Bonus Law (SDBL), which is intended to increase the economic feasibility of affordable housing development for extremely low, very low, and low-income households. Specifically, amend Article II (Coastal Zoning Ordinance) to allow up to a 35 percent density bonus for applicable projects. The current Article II regulations only allow a 25 percent density bonus.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2015, the County amended its zoning ordinances to increase the density bonus for qualifying housing projects from 25 to 35 percent. The amendments went into effect in the Inland Area and Coastal Zone in November 2015 and December 2016, respectively.</p> <p>The County expanded the scope of Program 1.10 to include the State Density Bonus Law (SDBL) Update. This project will amend the County's zoning ordinances to comply with four bills passed in September 2016 (AB 2442, 2556, 2501, and 1934). Specifically, this project will update zoning ordinance provisions related to density bonuses for eligible affordable housing projects. Thus, the SDBL Update will further implement Program 1.10 and expand opportunities for the development of affordable housing in unincorporated Santa Barbara County.</p> <p>From 2016 to 2021, the State amended certain sections of the Government Code related to planning and housing. In spring 2019, the County began analyzing the bills and drafting zoning ordinance amendments for the Housing Bill Implementation Project. Phase I of the project includes zoning ordinance amendments to comply with the Housing Accountability Act (HAA) (housing development project protections), State Density Bonus Law (SDBL) (density bonuses for affordable housing), and Assembly Bill (AB) 101 (streamlined low barrier navigation centers approvals). Staff plans to finish drafting the amendments and conduct public hearings starting in summer 2022. On March 15, 2022, staff will present options to the Board for preparing zoning ordinance amendments to implement other housing and SDBL as part of Phase II of Program 1.4, starting in late 2022/early 2023. The options will include zoning ordinance amendments to comply with AB 2162 (streamlined supportive housing approvals), the development of objective multifamily design and</p>
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<p>Program 1.12: Affordable and Quality Housing Development Incentives</p>	<p>The County shall continue, and where feasible expand, its partnership with nonprofit housing providers, such as the Housing Authority of Santa Barbara County, Peoples Self-Help Housing, and Good Samaritan Shelter. These partnerships should be specifically leveraged to provide additional housing opportunities that are affordable at extremely low to low-income levels. Opportunities such as the use of State Density Bonus Law, County development incentives (Appendix C), and County Inclusionary Housing Ordinance (IHO) in lieu fees should be utilized to encourage the development of such affordable housing. The County shall also evaluate and use as appropriate funds from HOME Investment Partnerships (HOME) or similar funding sources to increase affordable housing opportunities for very low and low-income households and individuals.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. The County Housing and Community Development Division (County HCD) evaluates applications and awards IHO, HOME, and other funds for affordable housing opportunities on an ongoing basis. The 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.</p> <p>In 2021, the Housing Authority of the County of Santa Barbara's Harry's House project (60 units for low-income seniors) was funded using HOME funds. West Cox Cottages was funded using County In-Lieu funds (30 units).</p> <p>The County also contributed Low Moderate-Income Housing Asset Funds towards the significant rehabilitation of Peoples Self Help Housing's IV Apartments Development (56 units) and County General Funds to the Housing Authority of the City of Santa Barbara for the acquisition and rehab of a City of Santa Barbara triplex to be occupied by three formerly homeless families.</p>
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<p>Program 1.15: Mixed Use Zone</p>	<p>The County shall evaluate and adopt as appropriate zoning ordinance amendments to create a mixed-use zone that allows a mix of residential, commercial retail, services, and office uses within a designated urban area to facilitate affordable, special needs, senior, and workforce housing near job centers. The mixed-use zone could include a variable residential density incentive that rewards appropriate design through the provision of additional units at higher densities and smaller unit sizes. Options could also include form based building standards, such as zero lot lines and minimum mass requirements.</p>	<p>Summer 2015</p>	<p>STATUS: COMPLETE. The County adopted the EGVCP on October 20, 2015. As part of this community planning process, the County also adopted a new county-wide MU zone. The County applied the zone to 56 parcels within the EGVCP plan area (see Program 1.3 for additional details). The County could apply the MU zone to other plan areas in the future.</p>
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<p>Program 1.16: Design Residential (DR) Zone Modifications</p>	<p>The County shall evaluate and adopt as appropriate zoning ordinance amendments to increase the maximum site coverage (percent) for structures, and/or reduce the minimum net site area (percent) reserved for common and/or public open space in the Design Residential (DR) zone for affordable, special needs, and senior housing development consistent with the surrounding setting and Comprehensive Plan. The zoning ordinance amendments may also reduce parking standards and allow hard surfaced walkways and similar hard surfaces not currently included as open space to be included as open space.</p>	<p>Winter 2015/2016</p>	<p>STATUS: COMPLETE. In 2016, staff presented proposed zoning ordinance amendments to the County Planning Commission (CPC) and Board. The amendments provide the following incentives for new affordable, special needs, and senior housing projects: (1) increase the height limit for qualifying projects from 35 feet to 40 feet, (2) reduce the minimum open space requirement for qualifying projects from 40 percent to 30 percent, (3) reduce the parking requirements for qualifying projects, and (4) increase the maximum site coverage requirement for qualifying projects from 30 percent to 40 percent.</p> <p>On September 20, 2016, the Board adopted the proposed zoning ordinance amendments, which went into effect in the Inland Area upon adoption. The County submitted the amendments to the CCC for review and certification in December 2016, and received certification in November 2017. The amendments are now in effect in the Coastal Zone.</p>
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<p>Program 1.18: Water and Sewer Service Priority for Affordable Housing</p>	<p>Pursuant to Government Code section 65589.7, the County shall immediately deliver the adopted Housing Element and any subsequent amendments to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential within the unincorporated county. The County shall work with each public agency or private entity providing water or sewer services to verify that it grants a priority for the provision of these services to proposed developments that include housing units affordable to lower-income households.</p> <p>This program should be implemented according to the information in the California Department of Housing and Community Development's memorandum on Senate Bill 1087, Water and Sewer Service Priority for Housing Affordable to Lower-Income Households, dated May 22, 2006.</p>	<p>Summer 2015/ Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETE. In May 2015, the County mailed a cover letter and the adopted 2015-2023 Housing Element Update to 10 water districts and 11 sanitation districts in May 2015. The County's Planning and Development Department (P&amp;D) will continue to help ensure that water and sanitation districts grant priority to lower income housing projects for water and sewer services, respectively.</p>
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<p>Program 2.1: Applicant Consultations</p>	<p>Provide housing consultation services to help applicants understand the regulatory environment, applicable state laws and incentives, and local policies and incentives affecting the development of special needs housing, including the County's Reasonable Accommodation Policy in Appendix A of this Housing Element.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. P&amp;D staff provide general over-the-counter information to property owners and developers regarding County and state regulations, laws, and incentives for new special needs housing. In addition, property owners and developers may apply for a Planner Consultation or Pre-Application Assessment. In these cases, a planner answers detailed questions about the planning process and applicable regulations (Planner Consultation) or provides an initial review of a proposed project before the applicant submits a formal application (Pre-Application Assessment).</p> <p>In 2021, 5 potential projects received a formal County housing Planner Consultation service.</p>
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<p>Program 2.3: Farmworker Employee Housing Law Consistency Amendments</p>	<p>The County shall amend the County Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Coastal Zoning Ordinance (CZO) to be consistent with Health and Safety Code Sections 17021.5 and 17021.6 regarding farm worker housing developed by state-licensed agricultural operators. Section 17021.5 requires that any employee housing providing accommodations for six or fewer employees be deemed a single family structure, while Section 17021.6 requires that employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family or household be deemed an agricultural use. As such, no conditional use permit, zoning variance, zoning clearance or business taxes, local registration fees, use permit fees, or other fees shall be applied to these housing types which are not typically subject to uses of the same type in the same zone.</p>	<p>Winter 2016/2017</p>	<p>STATUS: COMPLETE. In November 2015, the Board amended the County's three zoning ordinances to implement Program 2.3. The amendments made the zoning ordinances consistent with the California Health and Safety Code regarding the permitting of farmworker housing. The amendments to the County Land Use and Development Code (LUDC) and Montecito Land Use and Development Code (MLUDC) went into effect in December 2015. The County submitted the CZO amendment to the CCC in December 2015, and the CCC certified the amendment in December 2016. Thus, the CZO amendment is now in effect in the Coastal Zone.</p>
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<p>Program 2.4: Farmworker Housing</p>	<p>The County shall continue to evaluate and approve as appropriate applications from agricultural operators, housing authorities, non-profit organizations, and other housing developers for funds to supplement funds from federal, state, and local funding sources for farm worker housing projects. Past and/or potential funding sources for farm worker housing projects include County Housing Trust Funds (in-lieu fees collected through the County Inclusionary Housing Ordinance), County Successor Agency repayments from past loans by the former County of Santa Barbara Redevelopment Agency in Isla Vista), and HOME Investment Partnerships (U.S. Department of Housing and Urban Development, administered by the County of Santa Barbara, Community Services Department, HCD Division).</p> <p>In addition, the County shall continue to evaluate and revise as appropriate permit process procedures which streamline the permit process for farm worker housing. The County shall also provide opportunities for stakeholder</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETE. County HCD evaluates applications and awards IHO, HOME, and other funds for affordable housing opportunities on an ongoing basis, including those projects intended for farm workers and their families.</p> <p>From March to December 2018, staff developed zoning ordinance amendments to streamline the permit process for AEDs in the AG-I and AG-II zones in the unincorporated areas of the county. Specifically, these amendments (1) allow certain AEDs with a Zoning Clearance in the Inland Area and Coastal Development Permit in the Coastal Zone, (2) increase the number of employees allowed to occupy AEDs at each permit level, and (3) modify the AED employment/location requirements within certain zones and permit levels. The proposed amendments also clarify that AEDs may include certain mobile homes, manufactured homes, and park trailers that comply with State law.</p> <p>In December 2018, the Board adopted zoning ordinance amendments to streamline the permit process for AEDs in the Agricultural I (AG-I) and Agricultural II (AG-II) zones in the unincorporated areas of Santa Barbara County. These amendments (1) allow certain AEDs with a Zoning Clearance in the Inland Area and Coastal Development Permit (CDP) in the Coastal Zone, (2) increased the number of employees allowed to occupy AEDs at each permit level, and (3) modified the AED employment/location requirements within certain zones and permit levels. The amendments also clarified that AEDs may include mobile homes, manufactured homes, and park trailers that comply with State law. The LUDC amendment went into effect in the Inland Area in January 2019, and Coastal Zone in May 2021.</p>
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<p>Program 2.5: Fair and Safe Special Needs Housing</p>	<p>The County shall evaluate and revise as appropriate its existing “Reasonable Accommodation Policy” (Appendix A, 2015-2023 Housing Element) to ensure the policy is fully consistent with Chapter 671, Statutes of 2001 (SB 520), which amended Government Code section 65583(c)(3).</p> <p>To increase the effectiveness of the policy, the County shall incorporate the revised Reasonable Accommodations Policy into the Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Coastal Zoning Ordinance (CZO). The policy will provide flexibility in the application of County zoning ordinances that pose barriers to housing projects that accommodate the needs of persons with disabilities and their families. As a result, the Reasonable Accommodations Policy will facilitate compliance with federal and state fair housing laws and promote housing opportunities for persons with disabilities.</p>	<p>Winter 2016/2017</p>	<p>STATUS: COMPLETE. In November 2015, the Board amended the County's three zoning ordinances to implement Program 2.5. In compliance with state law, the County replaced Appendix A of the 2015-2023 Housing Element Update (Reasonable Accommodation Policy) with a new process that allows the County to reduce zoning regulations (e.g., setbacks, lot coverage, floor area, fences) to provide individuals with disabilities an equal opportunity to housing. These amendments added this process to each zoning ordinance. The amendments to the LUDC and MLUDC went into effect in the Inland Area in December 2015. The County submitted the CZO amendment to the CCC in December 2015. The CCC conducted a public hearing and certified the amendment in December 2016.</p>
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<p>Program 2.7: Definition of Family</p>	<p>The County shall evaluate and clarify as appropriate the definition of “family” included in the zoning ordinances. The current definition of “family” may exclude “group use” of a single-family dwelling for boarding or lodging. The amended definition in the zoning ordinances would clarify that the County does not exclude “group use” of a single-family dwelling as allowed by state housing laws regarding supportive housing, transitional housing, and farm employee housing.</p>	<p>Winter 2016/2017</p>	<p>STATUS: COMPLETE. In November 2015, the Board amended the zoning ordinances to implement Program 2.7. The amendments revised the definition of “family” to clarify that the use of a single-family dwelling by people living in group homes is an allowed use. The LUDC and MLUDC amendments went into effect for the Inland Area in December 2015. The County submitted the CZO amendment to the CCC in December 2015. The CCC conducted a public hearing and certified the amendment in December 2016.</p>
<p>Program 2.8: Transitional and Supportive Housing</p>	<p>The County shall evaluate and amend as appropriate the County Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Coastal Zoning Ordinance (CZO) to be consistent with Government Code sections 65582 and 65583(a)(5), Senate Bill 745, and Senate Bill 2 regarding transitional and supportive housing. In particular, the County will amend the zoning ordinances to include definitions of transitional and supportive housing, consider transitional and supportive housing to be a residential use, and explicitly permit transitional and supportive housing subject only to those zoning regulations that apply to other residential dwellings of the same type in the same zone.</p>	<p>Winter 2016/2017</p>	<p>STATUS: COMPLETE. Staff initiated work on Program 2.8 in mid-2016. Staff researched regulatory options for permitting transitional and supportive housing, consulted with state housing agencies, and began preparing draft ordinance amendments. In June 2017, the Board voted unanimously to adopt the proposed amendments. Staff submitted the CZO amendments to the CCC in September 2017 and received certification in December 2017. The amendments are now in effect in both the Inland Area and Coastal Zone.</p>



<p>Program 3.1: Fair Housing Legal Services</p>	<p>Continue implementing existing programs that provide a referral process and/or contracts with public services and legal services for fair housing issues. The County currently contributes General Fund resources to the City of Santa Barbara for its Rental Housing Mediation Task Force (RHMTF) public service program. The RHMTF provides dispute resolution prevention through education; provides information (in Spanish and English) on tenant/landlord rights and responsibilities (per federal, state and municipal codes); supports fair housing community needs; provides staff consultations; and other outreach services. Additionally, the County will evaluate and contribute as appropriate additional funding to appropriate private legal service agencies, such as the Legal Aid Foundation of Santa Barbara County, to provide active fair housing legal services countywide.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. The County continues to contribute General Fund resources to the Legal Aid Foundation of Santa Barbara County for fair housing services. Legal Aid provides information (in Spanish and English) on tenant/landlord rights, and responsibilities (per federal, state and municipal codes), supports fair housing community needs, and provides staff consultations and other outreach services at its Legal Aid offices in Santa Maria, Lompoc, and Santa Barbara. In 2018, the County also supported Legal Aid's Family Violence Intervention Program with federal Community Development Block Grants (CDBG) funds. In FY 2020, the County also supported Legal Aid's Family Violence Intervention Program with \$15,000 in federal Community Development Block Grants (CDBG) funds. Funding was increased to \$23,626 in FY 2021.</p>
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<p>Program 4.1: Government Funding Continuum</p>	<p>Continue to access HOME Investment Partnerships (HOME), CDBG program, and other resources provided by federal, state, or regional entities to increase the efficiency of locally generated Inclusionary Housing Ordinance (IHO) in-lieu fees collected to construct new and conserve and improve existing affordable housing stock.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. The County receives an annual allocation of HOME, CDBG, Emergency Solutions Grants (ESG), and Continuum of Care (CoC) funding and awards those funds through Notices of Funding Availability (NOFA) and in the case of federal CoC funding, through the Santa Maria/Santa Barbara CoC. County HCD accepts applications for funding of affordable housing development year-round.</p> <p>In 2021, the County's PLHA Consortium received \$129,000 in PLHA allocations for Supportive Services funding at both Home Key Studios and West Cox Cottages.</p>
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<p>Program 4.2: Avoid Conversion of Affordable Housing to Market Rate</p>	<p>The County will monitor affordable rental developments with expiring use restrictions for properties that received funding from Community Services Department, Housing and Community Development Division (County HCD) and work with owners to ensure maintained affordability. County HCD will continue to manage a database that tracks the expiration dates of affordable housing covenants and restrictions. Prior to the expiration of these affordability restrictions, County HCD shall explore all opportunities to maintain this affordability. Such opportunities include but are not limited to providing rehabilitation funding to the property owner contingent upon an extension of the affordability restrictions, assisting non-profit housing agencies or any other entities seeking to acquire and maintain government-assisted housing developments at risk of converting to market rate housing, or acquiring the housing units with available local financing.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. To the extent that the County has an existing deed restriction, covenant, or other regulatory agreement, County HCD monitors the term of the affordability restrictions.</p> <p>Through its annual Notice of Funding Availability process and on an identified as-needed basis, the County makes efforts to provide financial support with financing and/or financial restructuring of affordable developments under restrictive covenants and regulatory agreements. Over the past two years, the County has provided financial assistance to two projects, one in the city of Santa Barbara another in the City of Santa Maria, to preserve projects serving domestic violence victims that were at-risk of loss as a community resource. The Isla Vista Apartments rehabilitation project noted in the 2020 Annual Housing Element report is underway and projected for completion in 2022. This will preserve and extend the affordability of 56 multi-family apartments in south Santa Barbara County.</p>
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<p>Program 4.3: Improve and Rehabilitate Existing Housing Stock</p>	<p>The County shall continue to provide technical, administrative, and governmental support to the Housing Authority of the County of Santa Barbara and other affordable housing providers to conserve, improve, and rehabilitate existing affordable housing stock through the approval of revenue bonds and other federal and state funding programs.</p> <p>The County shall continue to annually process and consider applications for CDBG Urban County Partnership and the HOME Consortium grant funds to maintain, upgrade, and/or rehabilitate existing low-income affordable housing stock, including single-family and multifamily units. The County shall also take proactive steps that encourage affordable housing providers to apply for grants to rehabilitate affordable housing stock, such as assisting affordable housing providers with the grant application process and sending housing providers the annual Notice of Funding Availability (NOFA) and inviting proposals for repair, maintenance, and rehabilitation programs.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. See the annual update above for Program 4.1: Government Funding Continuum. In addition to this program, the County assists applicants for private activity bonds and convenes the County's approval boards, such as the Debt Advisory Committee (DAC) and the Board of Supervisors.</p> <p>Santa Barbara County provides administrative guidance, technical support, and funding to Habitat for Humanity (Habitat) to implement a Low-Income Homeowner Minor Home Repair program. The County has provided CDBG and PLHA funds to support this program and has worked with Habitat to develop program policies and procedures; it is currently being implemented and will improve existing single-family housing inventory.</p> <p>The County provided \$1,170,000 in Low Moderate-Income Housing Asset Funds to Peoples Self Help Housing to rehabilitate a 56-unit affordable multi-family housing development in this unincorporated area of south Santa Barbara County. The project received an allocation of state tax credits, and construction activities are current and ongoing. Once completed, these renovated apartments will improve, preserve and maintain critical existing affordable housing in the high-cost south coast housing market.</p> <p>Santa Barbara County's Energy and Sustainability Division has provided \$200,000 funding under the Tri-County Regional Energy Program (3C-REN), to leverage \$2 million in incentives through the Low-income Weatherization Program (LIWP), which is implemented by the Association for Energy Affordability (AEA) and administered by the California Department of Community Services and Development. These funds supported energy improvements and upgrades to three affordable multi-family housing developments representing 197 apartment units for farmworkers and low-income residents. The owner of these developments also contributed \$200,000</p>
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<p>Program 4.4: Soft Second Mortgages</p>	<p>Explore opportunities to support and secure funding for County, public, and non-government organization programs that provide soft second mortgage loans or other financial tools to assist first-time moderate and low-income homebuyers who cannot afford to buy a home without financial assistance.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. This year, County HCD worked with Habitat for Humanity of Santa Barbara County to develop three single-family affordable units in the city of Carpinteria for low income homebuyers. The properties were completed and occupied in 2019.</p> <p>The non-profit Housing Trust Fund (HTF) of the County of Santa Barbara, a Community Development Financial Institution (CDFI), recently started a program in Santa Barbara County to offer soft second mortgages for income-qualified homebuyers.</p> <p>In 2021, the Housing Trust Fund of Santa Barbara County introduced a North County Workforce Homebuyer Program to provide deferred payment second mortgages to assist lower-income households in purchasing homes within their communities. In February of 2022, County HCD will recommend to the Board of Supervisors' approval of a Subrecipient Agreement between the County and the Housing Trust Fund so that PLHA funding may be awarded for this eligible activity.</p>
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<p>Program 4.5: Code Enforcement</p>	<p>The County shall continue to administer a building code enforcement program that responds to complaints regarding dangerous buildings and building code violations. This program helps ensure property owners maintain existing housing stock through the enforcement of applicable building codes and laws. The applicable building codes include the County of Santa Barbara Building Code and 1997 Uniform Code for the Abatement of Dangerous Buildings. The applicable laws include the California Health and Safe Code, such as Health and Safety Code Section 17980(c)(C)(2) which requires that code enforcement agencies consider needs expressed in the housing element when deciding whether to require vacation or repair of property.</p> <p>The County shall continue to annually process and consider applications for CDBG Urban County Partnership and the HOME Consortium grant funds for code enforcement activities. These funds may be used for new or existing programs in unincorporated areas and incorporated cities throughout Santa Barbara County.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2019, County HCD continued to provide enforcement oversight of County Ordinance 4444, which prevents the illegal eviction of tenants in buildings of four or more rental units due to the demolition, alteration, or substantial rehabilitation of the units. County HCD also continued to administer an extensive affordable housing monitoring program and reviewed a sample of affordable units under covenant with the County, based on risk factors, to determine their compliance with Housing Quality Standards (HQS).</p> <p>Rehabilitation of the Isla Vista Apartments (56-units) was initiated in response to a need for seismic upgrade and retrofitting. The County has provided \$1.1 million in funding for this project. The seismic retrofitting of each building is part of the project scope of work and additional site improvements related to ADA path-of travel and other accessibility improvements. Building systems are also being addressed in the project scope to ensure that the project is brought up to prevailing building code standards to the greatest extent feasible in the context of an older building, including asbestos removal. Residents are provided relocation benefits and assistance under the federal Uniform Relocation Act (URA) during construction.</p> <p>County HCD continued to administer an extensive, affordable housing monitoring program and reviewed a sample of affordable units under covenant with the County, based on risk factors, to determine their compliance with Housing Quality Standards (HQS).</p> <p>Regarding CDBG and related available funding, Santa Barbara County invites and supports applications that improve, enhance and upgrade existing and acquired housing inventory and public facilities serving at-risk populations such as homeless persons. Regarding facilities, CDBG and other homeless funds available from federal, state, and other sources are used to upgrade and</p>
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<p>Program 5.1: Cooperative Partnerships</p>	<p>Work cooperatively and form partnerships with federal, state, and regional agencies, as well as private and non-profit entities to apply for public funding to support projects demonstrating creative strategies to address affordable housing needs.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. County HCD worked with various community partners, including homeless service providers and advocates, affordable housing developers, and community stakeholders, to develop partnerships to apply for funding to address affordable housing needs. The results include the following:</p> <ul style="list-style-type: none"> <li>(1) \$2.28 million (2020-21) in federal CoC Homeless funds;</li> <li>(2) \$312,096 (2020-21) in State ESG funding for rapid re-housing and emergency services;</li> <li>(3) \$9.38M in State of CA Homeless Emergency Aid Program (2019-2021), which funded the development of new units as well as services and rental assistance;</li> <li>(4) \$4.1M in Homeless, Housing Assistance and Prevention Program for rapid re-housing, services, and outreach;</li> <li>(5) \$949,000 of the County's federal HOME loan was leveraged to the People's Self Help Housing Corp, which brought in over \$15 million in grants, low-income housing tax credit (LIHTC) equity, and below-market-rate financing for Los Adobes de Maria III, a 34 unit affordable housing development in Santa Maria for farmworker families. The project is under construction with a completion date of spring 2019;</li> <li>(6) \$3.1 million in HOME &amp; In-Lieu funding, and \$2.4 million in a County originated Mental Health Services Act (MHSA) loan to the 80-unit Depot Street Apts. in Santa Maria for a \$37 million affordable housing development;</li> <li>(7) The leverage of State HEAP (\$1.35m) and non-competitive No Place Like Home (NPLH) (\$1.5m) funding for the development of West Cox Apts (30 units of special needs housing);</li> <li>(8) Acquisition of El Colegio Hedges House of Hope (\$7m) to be utilized as a non-congregate shelter with on-site supportive services; and</li> <li>(9) In October 2021, HCD staff collaborated with County Board of Supervisors on a Workforce Housing study where staff recommended the Board approve up</li> </ul>
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<p>Program 5.2: Regional Housing Programs Participation</p>	<p>Participate in regional planning and housing programs with the incorporated cities; public and private housing agencies such as the Housing Authority of Santa Barbara County, Housing Authority of the City of Santa Barbara, and Habitat for Humanity; and other stakeholders as appropriate. As part of this effort, the County shall pursue collaborative partnerships, such as the Central Coast Collaborative on Homelessness.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED.</p> <p>County HCD regularly collaborates with partner cities on regional planning and housing programs. In part, collaboration occurs through the Joint Cities-County Affordable Housing Task Group, County HOME Consortium, CDBG Urban County programs, and the newly formed Elected Leaders Forum to Address Homelessness. It meets quarterly and has representation from municipalities and other local elected leaders.</p> <p>The efforts of the Central Coast Collaborative on Homelessness (C3H), which no longer exists since 2016, have been expanded through efforts by the Northern Santa Barbara County United Way's Home For Good. The County HCD collaborates with homeless regional planning bodies, such as the United Way of Santa Barbara County and the Santa Maria/Santa Barbara CoC. In 2019, the County's CoC received approximately \$1.9 million in federal funding to help address homelessness.</p> <p>County HCD created a Permanent Local Housing Allocation Consortium, which includes the County of Santa Barbara and the Cities of Goleta and Santa Maria. The purpose is to develop a 5-year plan which will designate the County as the administrating jurisdiction of the County and cities' PLHA funds being allocated by the Permanent Local Housing Allocation Noncompetitive award from the State of California, Department of Housing and Community Development.</p>
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<p>Program 5.3: Housing Programs Outreach</p>	<p>Facilitate public outreach regarding the County's housing programs and housing opportunities, such as residential second units, farm employee dwellings, and permit streamlining. In addition, the County shall provide information on its website and provide literature detailing the opportunities to develop housing which is affordable by design or with price restrictions.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2020, County HCD's Local Inclusionary Housing Program held Affordable Homeownership seminars in Santa Barbara and Goleta. The seminars were designed to educate County employees who may be future homebuyers on the available affordable units under County-restrictive covenants. HCD regularly participates with the Coastal Housing Partnership programs including marketing efforts to home buyers within the County to promote discounted real estate transaction services with local businesses and down payment assistance programs designed to increase homeownership opportunities to the local workforce. Santa Barbara County continued its Annual Housing Santa Barbara Day event. In 2021, Housing Santa Barbara Day was held in two areas of the county: one in south Santa Barbara County in the City of Santa Barbara and another, for the first time, in north Santa Barbara County in the City of Santa Maria. The event brings non-profit and public sector agencies to the table to provide an opportunity to learn about the housing-related various programs, services, and resources that are available throughout the community.</p> <p>Santa Barbara County also participates in quarterly Affordable Housing Working Group meetings. Elected leaders, non-profit developers, and interested community groups discuss affordable housing policies, developments, and financing. Additionally, the group discusses trends in the local housing market and efforts to maintain and increase opportunities for low-income renters and residents interested in potential homeownership opportunities.</p>
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<p>Program 5.4: Use Technology to Monitor Programs</p>	<p>Continue to utilize new technology and data to monitor and assess housing development and the affordability of housing. The County shall continue to develop more efficient housing tracking options in its Accela permit tracking system.</p> <p>The County will also provide support to federal, state, and regional authorities to successfully implement the 2020 U.S. Census, which will provide valuable information regarding population and housing for the 2024-2032 Housing Element.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING. In addition to the Homeless Management Information System (HMIS), County HCD uses the Integrated Disbursement and Information System (IDIS) nationwide monitoring software platform to provide the federal Department of Housing and Urban Development (HUD) with current information regarding current program activities in the county. In 2018, in compliance with a federal HUD mandate for all CoC grant recipient communities, County HCD implemented a regional Coordinated Entry System (CES) to prioritize scarce homeless housing resources, such as permanent supportive housing (PSH) to the most vulnerable homeless community members. Locally, P&amp;D uses a permit database called ACCELA to track development progress in the county. 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 opportunities.</p> <p>In 2021, the County transitioned its affordable housing, CDBG capital, public services, and human services grants applications to a Neighborly software platform. The new online platform will host documents for applicants and staff to rank and run reports. The Neighborly software will also be utilized to monitor ongoing funded projects.</p>



Jurisdiction	Santa Barbara County -	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	02/15/2015 - 02/15/2023

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

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

**Table F**

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

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

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									





<b>Jurisdiction</b>	Barbara County - Unincorporated	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)

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

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

<b>Total Award Amount</b>	\$	500,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Work Plan 2015-2023 Housing Element Analysis	12,500	0	In Progress	REAP	
Housing Conditions	21,750	0	In Progress	REAP	
Emergency Shelter Characteristics	10,500	0	In Progress	REAP	
Site Inventory	41,000	0	In Progress	REAP	
Governmental and Nongovernmental Constraints	11,250	0	In Progress	REAP	
Special Housing Needs	16,000	0	In Progress	REAP	
At-Risk Units	6,750	0	In Progress	REAP	
Public Participation	40,500	0	In Progress	REAP	
Hearings-Draft Element	18,000	0	Other (Please Specify in Notes)	None	Adoption phase.
HCD Initial Review	9,000	0	Other (Please Specify in Notes)	None	Adoption phase.
Environmental Review (CEQA)	200,000	0	In Progress	None	
Housing Element Adoption Hearings	17,150	0	Other (Please Specify in Notes)	None	Adoption phase.
Project and Grant Management	19,100	0	In Progress	None	
HE-related Land Use Element Amendments	76,500	0	Other (Please Specify in Notes)	None	Adoption phase.

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

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		78
<b>Total Units</b>		<b>79</b>

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	10
	Non-Deed Restricted	0

Low	Deed Restricted	50
	Non-Deed Restricted	29
Moderate	Deed Restricted	0
	Non-Deed Restricted	72
Above Moderate		229
<b>Total Units</b>		<b>390</b>

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	4
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		144
<b>Total Units</b>		<b>151</b>



<b>Jurisdiction</b>	Maricopa County - Unincorporated	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	02/15/2015 - 02/15/2023

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	10
	Non-Deed Restricted	0
Low	Deed Restricted	50
	Non-Deed Restricted	29
Moderate	Deed Restricted	0
	Non-Deed Restricted	72
Above Moderate		229
<b>Total Units</b>		<b>390</b>

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

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	0	0	0
SFD	78	113	117
2 to 4	0	0	1
5 +	0	0	0
ADU	0	162	29
MH	1	4	3
<b>Total</b>	<b>79</b>	<b>279</b>	<b>150</b>

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	136
Number of Proposed Units in All Applications Received:	404
Total Housing Units Approved:	95
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	2
Total Developments Approved with Streamlining	2
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	10	0	10
Low	50	0	50
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>60</b>	<b>0</b>	<b>60</b>

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## **ATTACHMENT 2**

Housing Successor Annual Report  
Low and Moderate Income Housing Asset Fund  
Fiscal Year 2020-2021

**COUNTY OF SANTA BARBARA  
HOUSING SUCCESSOR ANNUAL REPORT  
LOW AND MODERATE INCOME HOUSING ASSET FUND  
FISCAL YEAR 2020-2021**

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, 2020 to June 30, 2021 (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 2020-2021 as prepared by Brown Armstrong Accountancy as part of the audit for the County of Santa Barbara. The following Report conforms to Sections 1 through 13, of Section 34176.1(f) of the Dissolution Law:

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

The County of Santa Barbara received no monies.

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

<b>Amount Deposited in LMIHAF</b>	
Loan Payment Principal	11,604
Loan Payment Interest	81,853
Other Revenue	-3,568
<b>Sub-Total Revenue</b>	<b>89,889</b>
Deposits Received for the Payment of ROPS Enforceable Obligations	-
<b>Total LMIHAF Deposits 07/01/20 to 06/30/21</b>	<b>89,889</b>

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

<b>Fund Balance</b>	
Fund Balance 06/30/2021	2,150,839
Funds Reserved for ROPS Obligations	-
<b>Total Fund Balance 06/30/21</b>	<b>2,150,839</b>

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

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

The Successor Agency, as of June 30, 2021, has no property held.

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

<b>Expenditures</b>	
Monitoring/Preserving Existing Affordable Housing & Administration	10,232
<b>Total LMIHAF Expenditures 07/01/20 to 06/30/21</b>	<b>10,232</b>
Cap on Administration Expenditures (2% of Statutory Value of Assets or \$200,000 whichever is greater)	244,581

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

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

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

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

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

<b>Address</b>	<b>Date Acquired</b>	<b>DOF Transfer Approved</b>	<b>Deadline to Initiate Activity</b>	<b>Status</b>
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.

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

Replacement Housing: There are no other replacement housing obligations.

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

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

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

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

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

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

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

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

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

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