

# **Prohousing Designation Program Application**



**State of California  
Governor Gavin Newsom**

**Melinda Grant, Undersecretary  
Business, Consumer Services and Housing Agency**

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January 2024

# Prohousing Designation Program Application Package Instructions

The applicant is applying for a Prohousing Designation under the Prohousing Designation Program (“**Prohousing**” or “**Program**”), which is administered by the Department of Housing and Community Development (“**Department**”) pursuant to Government Code section 65589.9.

The Program creates incentives for Jurisdictions that are compliant with State Housing Element Law and that have enacted Prohousing Policies. These incentives will take the form of additional points or other preference in the scoring of applications for competitive housing and infrastructure programs. The administrators of each such program will determine the value and form of the preference.

In order to be considered for a Prohousing Designation, the applicant must accurately complete all sections of this application, including any relevant appendices. The Department reserves the right to request additional clarifying information from the applicant.

This application is subject to Government Code section 65589.9 and to the regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) adopted by the Department in promulgation thereof (“**Regulations**”). All capitalized terms in this application shall have the meanings set forth in the Regulations.

All applicants must submit a complete, signed application package to the Department, in electronic format, in order to be considered for a Prohousing Designation. Please direct electronic copies of the completed application package to the following email address: [ProhousingPolicies@hcd.ca.gov](mailto:ProhousingPolicies@hcd.ca.gov).

A complete application will include all items identified in the Application Checklist.

In relation to **Appendix 1**, the Formal Resolution for the Prohousing Designation Program, please use ~~strikethrough~~ and underline if proposing any modifications to the text of the Resolution. Please be aware, any substantive deviations from the Formal Resolution may result in an incomplete application and will likely be subject to additional internal review and potential delays.

**Appendix 2**, the Proposed Policy Completion Schedule, applies only if an application includes proposed policies.

**Appendix 3**, Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Project Proposal Scoring Sheet with an example of how this template may be completed.

**Appendix 4** lists examples of Prohousing Policies with enhancement factors to aid applicants in understanding how enhancement factors may be applied.

**Appendix 5** is where the applicant will include any additional information and supporting documentation for the application.

If you have questions regarding this application or the Program, or if you require technical assistance in preparing this application, please email [ProhousingPolicies@hcd.ca.gov](mailto:ProhousingPolicies@hcd.ca.gov).

### Application Checklist

	Yes	No
Application Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certification and Acknowledgement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Legislative Information form is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Threshold Requirements Checklist is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See <b>Appendix 1</b> for the Formal Resolution for the Prohousing Designation Program form.)	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, the Proposed Policy Completion Schedule is completed. (See <b>Appendix 2</b> .)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Project Proposal Scoring Sheet is completed. (See <b>Appendix 3</b> for the Project Proposal Scoring Sheet and the Sample Project Proposal Scoring Sheet.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional information and supporting documentation (Applicant to provide as <b>Appendix 5</b> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Application Information

Applicant (Jurisdiction):	County of Santa Barbara
Applicant Mailing Address:	Housing and Community Development Division, Engineering Building, 2 <sup>nd</sup> Floor, 123 E. Anapamu Street
City:	Santa Barbara
ZIP Code:	93101
Website:	<a href="https://www.countyofsb.org/">https://www.countyofsb.org/</a>
Authorized Representative Name	Jesús Armas
Authorized Representative Title:	Director, Community Service Department
Phone:	(805) 568-2467
Email:	jarmas@countyofsb.org
Contact Person Name:	Lucille Boss
Contact Person Title:	Housing Programs Manager
Phone:	(805) 568-2459
Email:	lboss@countyofsb.org
<b>Proposed Total Score (Based on Appendix 3):</b>	79



## CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. [ ]), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code, § 6250 et seq.) and is therefore subject to public disclosure by the Department.

Signature: [ ]

Name and Title: [ ]

Date: [ ]

### Legislative Information

District	Number	Legislators Name(s)
State Assembly District	37	Gregg Hart
State Senate District	19	Monique Limon

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>

## Threshold Requirements Checklist

The applicant meets the following threshold requirements in accordance with Section 6604 of the Regulations:

	Yes	No
The applicant is a Jurisdiction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has adopted a Compliant Housing Element.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has completed or agrees to complete, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code sections 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Section 65585, subdivision (j); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); Permit Streamlining Act (Gov. Code, § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code sections 21080.1, 21080.2, and 21151.5(a).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has duly adopted and certified, by the applicant's governing body, a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has demonstrated that they engaged in a diligent public participation process that included 1) outreach through a variety of methods and languages; 2) specific efforts to engage all segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers and special needs service providers; 3) availability of the draft document to the public, including notification to interested parties and all segments of the community for 30 days and subsequent versions for 7 days; 4) public hearings and informative meetings; and 5) consideration of comments, including incorporation of comments into a jurisdiction's application and Prohousing Policies, as appropriate. The applicant has submitted documentation of comments received during this process.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Project Proposal**  
**Category 1: Favorable Zoning and Land Use**

Category	Prohousing Policy Description	Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	3
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	3
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	2
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	2
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	2
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	2
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing	2



	this policy, especially in areas with existing industrial and polluting uses.	
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	1
1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	1
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.	1
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	1
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.	1

**Project Proposal**  
**Category 2: Acceleration of Housing Production Timeframes**

Category	Prohousing Policy Description	Points
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	3
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	2
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	2
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	2
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	1
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	1
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	1
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	1
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	1
2K	Establishment of a standardized application form for all entitlement applications.	1
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	1
2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category.	1
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1

**Project Proposal**  
**Category 3: Reduction of Construction and Development Costs**

Category	Prohousing Policy Description	Points
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	3
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	2
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	1
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	1
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	1
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	1
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	1
3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	1
3I	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	1

**Project Proposal**  
**Category 4: Providing Financial Subsidies**

Category	Prohousing Policy Description	Points
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	2
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	2
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, "regular use" can be demonstrated through the number of units preserved annually by utilizing this funding source.	2
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	2
4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	2
4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.	2
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	2
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	1
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	1

4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).	1
4K	Providing operating subsidies for permanent Supportive Housing.	1
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	1
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	1

## Project Proposal Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. An individual Prohousing Policy may not use more than one enhancement factor. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

Category	Prohousing Policy Description	Points
1	The policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, housing affordable to Lower-Income Households, climate change solutions, and/or hazard mitigation.	2
2	Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1.	1
3	Policies that diversify planning and target community and economic development investments (housing and non-housing) toward place-based strategies for community revitalization and equitable quality of life in lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to Health and Safety Code sections 39711 and 39715 (California Senate Bill 535 (2012)).	1
4	Policies that go beyond state law requirements in reducing displacement of Lower-Income Households and conserving existing housing stock that is affordable to Lower-Income Households.	1
5	Rezoning and other policies that support intensification of residential development in Location Efficient Communities.	1
6	Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas.	1
7	Zoning policies, including inclusionary housing policies, that increase housing choices and affordability, particularly for Lower-Income Households, in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps.	1
8	Other policies that involve meaningful actions towards Affirmatively Furthering Fair Housing outside of those required pursuant to Government Code sections 65583, subdivision (c)(10), and 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.	1

## Project Proposal Scoring Sheet Instructions

The Department shall validate applicants' scores based on the extent to which each identified Prohousing Policy contributes to the Acceleration of Housing Production. The Department shall assess applicants' Prohousing Policies in accordance with statutory requirements and the Regulations.

The Department shall further assess applicants' Prohousing Policies using the following four scoring categories: Favorable Zoning and Land Use, Acceleration of Housing Production Timeframes, Reduction of Construction and Development Costs, and Providing Financial Subsidies. Applicants shall demonstrate that they have enacted or proposed at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four categories. A Prohousing Designation requires a total score of 30 points or more across all four categories.

### Instructions

Please utilize one row of the Scoring Sheet for each Prohousing Policy.

- **Category Number:** Select the relevant category number from the relevant Project Proposal list in this application. Where appropriate, applicants may utilize a category number more than once.
- **Concise Written Description of Prohousing Policy:** Set forth a brief description of the enacted or proposed Prohousing Policy.
- **Enacted or Proposed:** Identify the Prohousing Policy as enacted or proposed. For proposed Prohousing Policies, please complete **Appendix 2: Proposed Policy Completion Schedule**.
- **Documentation Type:** For enacted Prohousing Policies, identify the relevant documentary evidence (e.g., resolution, zoning code provisions). For proposed Prohousing Policies, identify the documentation which shows that implementation of the policy is pending.
- **Web Links/Electronic Copies:** Insert the Web link(s) to the relevant documentation or indicate that electronic copies of the documentation have been attached to this application as **Appendix 5**.
- **Points:** Enter the appropriate number of points using the relevant Project Proposal list in this application.
- **Enhancement Category Number (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the appropriate category number using the relevant Project Proposal list in this application.
- **Enhancement Points (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the point(s) for that Prohousing Policy.
- **Total Points:** Add the enhancement point(s) to the Prohousing Policy's general point score.

## **Appendix 1: Formal Resolution for the Prohousing Designation Program**

### **Formal Resolution for the PROHOUSING Designation Program**

#### **RESOLUTION NO. [INSERT RESOLUTION NUMBER]**

#### **A RESOLUTION OF THE GOVERNING BODY OF [INSERT THE NAME OF THE CITY OR COUNTY] AUTHORIZING APPLICATION TO AND PARTICIPATION IN THE PROHOUSING DESIGNATION PROGRAM**

WHEREAS, Government Code section 65589.9 established the Prohousing Designation Program (“Program”), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

WHEREAS, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive Applications for specified housing and infrastructure funding; and

WHEREAS, the California Department of Housing and Community Development (“Department”) has adopted regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program (“**Program Regulations**”), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the [INSERT THE NAME OF THE CITY OR COUNTY] (“Applicant”) desires to submit an Application for a Prohousing Designation (“Application”).

#### **THEREFORE, IT IS RESOLVED THAT:**

1. Applicant is hereby authorized and directed to submit an Application to the Department.
2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.
3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and actions include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures. Applicant further acknowledges and confirms that the Prohousing Policies in its Application comply with its duty to Affirmatively Further Fair Housing pursuant to Government Code sections 8899.50 and 65583. Applicant further acknowledges and confirms that its general plan is in alignment with an adopted sustainable communities strategy pursuant to Public Resources Code sections 21155-21155.4. Applicant further acknowledges and confirms that its policies for the treatment of homeless encampments on public property comply do and will continue to comply with the Constitution and that it has enacted best practices in its jurisdiction



that are consistent with the United States Interagency Council on Homelessness’ “7 Principles for Addressing Encampments” (June 17, 2022, update).

- 4. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the “Program Documents”).
- 5. Applicant acknowledges and agrees that it shall be subject to the Application, the terms and conditions specified in the Program Documents, the Program Regulations, and any and all other applicable law.

6. **[INSERT THE TITLE OF THE APPLICANT’S AUTHORIZED SIGNATORY]** is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

PASSED AND ADOPTED this day of \_\_\_\_\_, 2024, by the following vote:

AYES: [Insert #] NOES: [Insert #] ABSENT: [Insert #] ABSTAIN: [Insert #]

The undersigned, [INSERT NAME AND TITLE OF SIGNATORY] of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Applicant’s governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.

SIGNATURE:	DATE:
NAME:	TITLE:

## Appendix 2: Proposed Policy Completion Schedule

Category Number	Concise Written Description of Proposed Policy	Key Milestones and Milestone Dates	Anticipated Completion Date	Notes
1I	To implement Program 1 of the 2023-2031 Housing Element Update (HEU), the County will amend the zoning ordinances to modify development standards (e.g., height, lot coverage, and open space requirements) to ensure that maximum densities can be achieved on rezone sites.	Revise the development standards (e.g., height, lot coverage, and open space requirements) to ensure that maximum densities can be achieved on rezone sites.	December 31, 2025	
2N	To implement Program 9 of the 2023-2031 HEU, the County will amend the zoning ordinances to update the definition of “emergency shelter” and add objective standards to comply with State law.	<p>Present draft amendments (update definition of “emergency shelter” and add objective development standards) to the County Planning Commission for recommendation of approval to the Board of Supervisors (BOS).</p> <p>Present the draft amendments to the BOS for adoption.</p>	<p>March 12, 2025</p> <p>By April 30, 2025</p>	
3B	To implement Program 10 of the 2023-2031 HEU, the County will develop pre-approved plans for accessory dwelling units (ADUs) by December 31, 2025. These plans will help streamline the ADU building permit process for applicants. The County is currently working with a consultant to create	<p>County develops scope of work for consultant (engineering/architecture firm).</p> <p>Consultant develops pre-approved plans.</p>	<p>By January 31, 2025</p> <p>By June 30, 2025</p>	

	plans for one-, two-, and three-bedroom ADUs.	County creates new ADU webpage and publishes pre-approved plans online.	By December 31, 2025	
41	The Community Action Plan to Address Homelessness (CAP) proposes development of a housing subsidy pool, local or regional, sufficient to facilitate and support the development of housing affordable to Lower-Income Households, prioritizing persons moving from homelessness. Housing development funding is intended to create more supportive housing through nonprofit and affordable housing developers. These efforts are also aligned with the Consolidated Plan, which prioritizes meaningful actions towards Affirmatively Furthering Fair Housing.	<p>Create public and private partnerships across jurisdictions to contribute to a landlord fund to be used in jurisdictions. Engage health care and private sector for additional funding.</p> <p>Support and expand housing navigation efforts, which includes the development of tools to be shared across the Continuum of Care (CoC) (e.g., lists of available units/participating landlords in the private market).</p> <p>Support and expand homeless prevention services throughout the County, including a flexible funding source administered through Coordinated Entry System(CES).</p>	<p>By April 30, 2027</p> <p>By April 30, 2027</p> <p>By April 30, 2027</p>	

		Preserve homelessness prevention funding (emergency rental assistance grants	By April 30, 2027	
		Develop flexible funding for clients to assist them with employment related expenses (e.g., transportation costs, certification fees, tools or supplies).	By April 30, 2027	

## **Appendix 3: Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet**

### **Project Proposal Scoring Sheet**

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points

1C	<p>The sites inventory for the 2023-2031 HEU accommodates at least 130 and up to 377 percent of the current Regional Housing Needs Allocation (RHNA) by income category, including 1,373 very low-income, 1,200 low-income, 1,453 moderate-income, and 2,426 above moderate-income units.</p> <p>The County is utilizing Enhancement Category 1 by implementing HEU Programs 1 and 10 to compliment rezoning. This will achieve greater RHNA outcomes for the lower- and moderate-income levels by providing pre-approved plans for ADUs (Program 10) and revising the development standards in the Design Residential (DR) zone to ensure that maximum densities can be achieved on rezone sites and other DR-zoned sites (Program 1).</p>	E	<p>2023-2031 HEU Sites Inventory</p> <p>RHNA Surplus Tables</p> <p>Program 1 of the 2023-2031 HEU</p> <p>Program 10 of the 2023-2031 HEU</p>	Electronic copies attached	2	1	2	4
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1D	<p>The County's zoning ordinances include a provision that allows the Planning and Development Department to grant a greater density bonus than what is offered by State Density Bonus Law (SDBL). This provision allows the County to grant density bonuses that exceed SDBL on a project-by-project basis, and it applies to density bonus projects countywide and across all income levels. For example, this provision can be applied to grant a greater density bonus amount or percentage for lower- and moderate-income multifamily developments, senior citizen housing developments, supportive housing, and qualifying student housing as described in Government Code Section 65915(f). The County anticipates that developers will utilize SDBL in rezone site areas such as the Eastern Goleta Valley and Orcutt Community Plan Areas.</p>	E	County Code	Electronic copy attached	2	2	1	3
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	<p>Implementation of this provision would utilize Enhancement Factor Category 2 by promoting infill development and encourage efficient development patterns in rezone site areas (e.g., Eastern Goleta Valley and Orcutt Community Plan Areas). If built out at maximum density under current zoning, the rezone sites could result in 6,589 units in the Eastern Goleta Valley Community Plan Area and 3,448 units in the Orcutt Community Plan Area.</p> <p>Implementation of HEU Program 13 and the subsequent use of SDBL could promote even higher densities on these infill sites.</p>							
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1G	<p>The County utilizes project support tools (e.g., technical assistance from the U.S. Department of Housing and Urban Development [HUD] and the California Department of Housing and Community Development [HCD], planner consultations and pre-applications to review projects and SDBL with developers, and pre-approved ADU plans) and funding (e.g., CoC, HOME Investment Partnerships [HOME], and Permanent Local Housing Allocation [PLHA]) designed to increase affordable housing development in a range of types, including supportive housing, housing for transition age foster youth, and deep affordability targeted for extremely low-income households, with incentives designed to increase affordable housing development in higher resource areas shown in TCAC/HCD Opportunity Maps.</p> <p>The County is utilizing Enhancement Category 7 by providing targeted</p>	E	<p>Links:</p> <p>Elected Leaders Forum (ELF)</p> <p>CAP, Progress Reports, and Regionally Coordinated Homelessness Action Plan</p> <p>Consolidated Plan (ConPlan)</p> <p>Annual Action Plan (AAP)</p>	<p>ELF: <a href="#">link</a></p> <p>CAP: <a href="#">link</a></p> <p>ConPlan: <a href="#">link</a></p> <p>AAP: <a href="#">link</a></p>	2	7	1	3
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	financial and technical assistance for affordable special needs housing in high resource areas where it is typically scarce, such as the Eastern Goleta Valley and Orcutt Community Plan Areas, which are designated as High Resource areas on TCAC/HCD Opportunity Maps. For example, the Youth Homelessness Demonstration Program Grant from the U.S. Department of Housing and Urban Development to Channel Islands YMCA Youth and Family Services for Youth Homelessness Demonstration Program scattered site Permanent Supportive Housing includes the Eastern Goleta Valley Community Plan Area.							
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1H	<p>The County's zoning ordinances allow a variety of residential uses in non-residential (i.e., commercial and industrial) zones. Allowed residential uses in these zones include, but are not limited to, mixed-use projects with a residential component, transitional housing, supportive housing, special care homes, farmworkers dwelling units, farmworker housing complexes, ADUs, emergency shelters, and low barrier navigation centers.</p> <p>The County achieves Enhancement Factor Category 1 by creating a zoning framework for missing typologies. For example, the County is processing an application for a farmworker housing project (Perkins Place) in the Retail Commercial (C-2) zone. The County anticipates similar projects to be proposed during the planning period. Enhancement Factor Category 1 is further achieved through alignment with the</p>	E	<p>Zoning code</p> <p>Table of allowed residential uses in non-residential (i.e., commercial and industrial) zones</p> <p>RTP-SCS</p>	Electronic copies attached	2	1	2	4
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	<p>Connected 2050 Regional Transportation Plan – Sustainable Communities Strategy (RTP-SCS). Many of the nonresidential zones that allow residential uses are located near transit stops, which aligns with the transit-oriented development land use policies of the RTP- SCS. For example, the Santa Barbara Metropolitan Transit District (SBMTD) lines 6 and 11 make frequent stops along Hollister Ave., which adjoins the Mixed Use (MU), Professional Institutional (PI), and C- 2 zones.</p>							
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11	<p>To implement Program 1 of the 2023-2031 HEU, the County will amend the zoning ordinances to modify development standards (e.g., height, lot coverage, and open space requirements) to ensure that maximum densities can be achieved on rezone sites. This will allow for faster and easier by-right development of lower- and moderate-income housing on rezone sites throughout the county, resulting in community-wide beneficial impacts such as creating affordability.</p> <p>The County is utilizing Enhancement Factor Category 2 by promoting efficient development patterns and infill development on rezone sites. The County anticipates that developers will take advantage of the revised development standards in combination with entitlements from SDBL to build housing in close proximity to transit, particularly in the Eastern Goleta Valley. If built out at maximum density under</p>	P	<p>Program 1 of the 2023-2031 HEU</p> <p>Zoning code</p> <p>Draft revised commercial zone standards</p> <p>Draft revised residential zone standards</p> <p>Draft revised special purpose zone standards</p>	Electronic copies attached	1	2	1	2
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	current zoning, the rezone sites could result in 6,589 units in this area, with the potential for more density bonus units through SDBL. New development in this area would be in close proximity to SBMTD lines 6 and 11, which run along Hollister Ave., a key transportation corridor.							
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1K	<p>The County has adopted an Inclusionary Housing Ordinance (IHO) (County Code Chapter 46A) that requires new developments to include low- and very low-income housing in for-sale residential projects of five or more units.</p> <p>The County is utilizing Enhancement Factor Category 7 by implementing the IHO and pursuing its commitment to permit 50 percent of new affordable units in high resource areas (see Table 5-1 of the 2023-2031 HEU), which will achieve greater outcomes in those areas. For example, in 2017, the County contributed \$300,000 of IHO in-lieu fees to help construct 3 homeownership units for very low-income families at 4949 Sawyer Ave. in Carpinteria, which is designated as High Resource Area on TCAC/HCD Opportunity Maps.</p>	E	<p>County Code</p> <p>Table 5-1 of the 2023-2031 HEU</p>	Electronic copies attached	1	7	1	2
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1L	<p>On December 11, 2018, the County adopted an Agricultural Employee Dwelling (AED) Ordinance, which downshifted the permit requirements for AEDs. AEDs are an alternative to farmworker housing and provide much-needed affordable housing for workers in the agricultural industry, which represents the largest economic sector in the county.</p> <p>The County achieves Enhancement Factor Category 7 through implementation of its AED ordinance and its commitment to permit 50 percent of new affordable units in high resource areas (see Table 5-1 of the 2023-2031 HEU). For example, the County has permitted 11 AEDs since the Ordinance was adopted. AEDs provide affordable housing in High Resource Areas such as the Carpinteria Valley (e.g., Case No. 22BDP-00028) and the Santa Maria Valley (e.g., Case No. 20BDP-00084).</p>	E	<p>Zoning code</p> <p>Table 5-1 of the 2023-2031 HEU</p>	Electronic copies attached	1	7	1	2
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2A	<p>The County has adopted ministerial approval processes for multiple housing types, including ADUs, multifamily dwellings on sixth-cycle rezone sites, and supportive housing. The County also follows State law where it requires ministerial processing, including Senate Bill (SB) 35, Assembly Bill (AB) 2162, and the Housing Accountability Act (HAA).</p>	E	Zoning code	Electronic copies attached	3			3
2B	<p>County certified the program EIR (PEIR) for the 2023-2031 HEU. The PEIR included program-level environmental review for all HEU programs, including Program 1, which includes adoption of the sixth-cycle rezones. Future residential projects on rezone sites may tier off the PEIR to help streamline their environmental review.</p>	E	PEIR links	<p>PEIR chapters:  <a href="https://app.box.com/s/y6hdmwz2qubrcm0c862ehs9ddovh">https://app.box.com/s/y6hdmwz2qubrcm0c862ehs9ddovh</a>  <a href="https://app.box.com/s/y6hdmwz2qubrcm0c862ehs9ddovh">ehyd</a></p> <p>PEIR appendices:  <a href="https://app.box.com/s/cio1kquvbrgbn3k4kvvznxfpjhcr2g">https://app.box.com/s/cio1kquvbrgbn3k4kvvznxfpjhcr2g</a></p>	2			2

2C	<p>The County has a documented practice of streamlining housing developments by using CEQA exemptions and allowing tiering of previous EIRs. For example, the County approved planning permit applications for the following developments with CEQA exemptions:</p> <ul style="list-style-type: none"> <li>• Key Site 17 Senior Housing (Case No. 21DVP-00006, 115-bed residential care facility and 87 multifamily units, Pub. Resources Code, § 21094.5)</li> <li>• Rice Ranch (Case No. 14CUP-00006, 725 single family and multifamily units, Pub. Resources Code, § 65457). The County issued approximately 600 permits for grading and single-family dwellings for this project, which were exempt from CEQA due to compliance with the Specific Plan and because the County's zoning ordinance provides streamlined, ministerial permit processing after map recordation. As an</li> </ul>	E	<p>Approved planning permits or Action Letters and associated environmental review documents for each project</p> <p>Zoning code</p>	Electronic copies attached	2	2	1	3
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	<p>example of such streamlining, the County has attached the issued planning permit for the first unit permitted in the Valley View Neighborhood of Rice Ranch (Lot 1).</p> <ul style="list-style-type: none"><li>• Perkins Place (Case No. 22DVP-00027, 33 multifamily farmworker units, Pub. Resources Code §§ 15168, 15162, and 15183)</li></ul> <p>In addition, the County utilizes CEQA exemptions for use by-right housing developments on 2023-2031 HEU rezone sites and other housing development projects that are subject to ministerial approval (e.g., supportive housing, low barrier navigation centers, and projects subject to the HAA).</p> <p>The County achieves Enhancement Factor Category 2 through its practice of streamlining through CEQA exemptions on rezone sites and within Urban Areas such as the Orcutt Community Plan Area (see Rice Ranch</p>							
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	and Key Site 17 examples, above). This practice helps promote infill development, thus achieving the State planning priorities in Government Code Section 65401.1(a).							
2D	<p>The County eliminated planning permits for ADUs and junior ADUs (JADUs) in 2020. Now, ADUs and JADUs only require building permits, which are issued within 60 days from the time of submittal of a complete application.</p> <p>The County also processes planning permit applications for AB 2162 supportive housing within 60 or 120 days of the date applications are deemed complete and SB 423 multifamily housing applications within 60 or 120 days and 60 or 90 days of submittal.</p>	E	Zoning code	Electronic copy attached	2			2

2G	<p>The County has adopted a Preliminary Application for eligible housing development projects in accordance with SB 330. To comply with SB 330, a housing development project shall be subject only to the ordinances, policies, and standards adopted and in effect when a Preliminary Application was submitted.</p> <p>The County also processes permit applications that utilize multiple State housing laws such as AB 2162, SB 330, SB 35, the HAA, Builder's Remedy, and/or SDBL. For example, the County is currently processing the following applications that utilize multiple State laws:</p> <ul style="list-style-type: none"> <li>• Bailard (Case No. 21DVP-OOOOO-00029) proposes 52 lower-income, 6 moderate-income, and 136 above moderate-income units and utilizes SB 330, SDBL, and by-right processing per Government Code Section 65583.2(c).</li> </ul>	E	<p>SB 330 Preliminary Application link</p> <p>Table 5-1 of the 2023-2031 HEU</p>	<p>SB 330 Preliminary Application:</p> <p><a href="https://content.civicplus.com/api/assets/b153366a-d2a6-4317-a52e-8fdf64e951e9?cache=1800">https://content.civicplus.com/api/assets/b153366a-d2a6-4317-a52e-8fdf64e951e9?cache=1800</a></p>	1			1
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	<ul style="list-style-type: none"><li>• Bodger Meadows (Case No. 24DVP-00019) proposes 217 single-family units and 140 multifamily for-sale units, including 70 affordable units, and utilizes SB 330, Builder's Remedy, and SDBL.</li><li>• Patterson Point Apartments (Case NO. 24BDP-00269) includes 24 units, including 12 lower-income units, and utilizes SDBL, SB 35, and SB 330.</li></ul> <p>By processing applications that take advantage of the streamlining provisions and reduced development standards of various State laws, the County can implement its commitment to permit 25 housing units in commercial zones, with an aspirational goal of 50-100 units (see Table 5-1 of the 2023-2031 HEU).</p>							
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2H	<p>On February 13, 2024, the County adopted objective design standards for qualifying multiple-unit and mixed-use housing projects. Some projects subject to these standards do not require decision-maker or Board of Architectural Review hearings and those that do require hearings are subject to a five-hearing maximum per SB 330.</p> <p>Qualifying projects include multifamily residential and mixed-use development in all zones, including such development that constitutes a "housing development project" per the HAA, "multifamily housing development" per SB 423, "supportive housing" per AB 2162, and any other multifamily residential or mixed-use development project for which the County may require compliance with objective standards under State law.</p>	E	Zoning code	Electronic copy attached	1			1
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2J	<p>The County reduced plan check times for ADUs and JADUs by eliminating planning permit requirements and requiring building permits only. Plan check review timeframes were reduced from 120 days in 2018 to 60 days in 2020 and the County continues to maintain this timeline of 60 days or less in 2025.</p> <p>The County is utilizing Enhancement Factor Category 2 by implementing reduced ADU/JADU plan check timeframes per Government Code Section 65852.21(e) in addition to providing pre-approved ADU plans, which will help the County in its commitment to increase ADU/JADU stock countywide by 800 units over eight years, including 480 affordable units (see Table 5-1 of the 2023-2031 HEU). This will achieve greater outcomes by facilitating the streamlined development of ADUs, promoting infill development, and promoting the reuse</p>	E	<p>Zoning code</p> <p>Table 5-1 of the 2023-2031 HEU</p>	Electronic copies attached	1	2	1	2
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	and redevelopment of underutilized and previously developed land consistent with the State planning priorities in Government Code Section 65041.1(a).							
2K	The County has adopted a standardized permit application for all planning permits, which is available online through the County's permitting portal, Accela Citizen Access.	E	Link	County Permit Application: <a href="https://www.countyofsb.org/asset/525d733b-d67b-415e-b6e9-543a5ae0a3e0">https://www.countyofsb.org/asset/525d733b-d67b-415e-b6e9-543a5ae0a3e0</a>	1			1
2L	The County publicly posts and updates permit information online through Accela Citizen Access.  The County highlights affordable and homeless-dedicated projects through CAP updates, ConPlan/AAP, and ELF's.	E	Links	Accela Citizen Access Portal: <a href="https://aca-prod.accela.com/sbco/Default.aspx">https://aca-prod.accela.com/sbco/Default.aspx</a>  ELF: <a href="#">link</a> CAP: <a href="#">link</a> ConPlan: <a href="#">link</a> AAP: <a href="#">link</a>	1			1

2N	<p>To implement Program 9 of the 2023-2031 HEU, the County will amend the zoning ordinances to update the definition of “emergency shelter” and add objective standards in observance of State law, and to ensure that these uses are available in High Resource Areas where not previously typically accessible. These amendments would add clarity and certainty to the permit process and thus support the expeditious development of emergency shelters countywide, including in High Resource Areas where such housing typologies are uncommon (e.g., the Eastern Goleta Valley rezoned site area, located near Goleta Valley Hospital and multiple outpatient clinics along Hollister Ave.).</p> <p>The County is utilizing Enhancement Factor Category 1 by aligning its implementation of Program 9 with the vehicle miles travelled (VMT) and greenhouse</p>	P	<p>Program 9 of the 2023-2031 HEU</p> <p>RTP-SCS</p> <p>CAP link</p>	<p>Electronic copies attached</p> <p>CAP: <a href="#">link</a></p>	1	1	2	3
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	<p>gas (GHG) emissions reduction goals of the RTP-SCS and the provision of supportive services outlined in the Community Action Plan to Address Homelessness (CAP). This will achieve greater outcomes by increasing tenant access to lower-income housing, supportive services, and transit. For example, supportive housing tenants in Sanctuary Centers Hollister II benefit from access to SBMTD lines 6 and 11, which make frequent stops along Hollister Ave., and Sanctuary Centers' Outpatient Mental Health Center and Integrated Care Clinic on Hollister Ave.</p>							
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3A	<p>The County allows reductions in Parks development impact mitigation fees (DIMFs) for community benefit projects in the Goleta Planning Area, which is located adjacent to high housing demand areas, including the cities of Santa Barbara and Goleta and the University of California Santa Barbara. Community benefit projects may include affordable housing projects. For example, detached ADUs are eligible for DIMF reductions of up to 40 percent, attached ADUs and mobile homes are eligible for DIMF reductions of up to 60 percent, and multifamily apartment projects are eligible for upfront DIMF credits if they have a density of at least 15 units per acre and are developed on lots of five acres or less.</p> <p>The County is utilizing Enhancement Factor Category 1 by implementing DIMF reductions in a targeted rezone area. The Goleta Planning Area faces pressure due to</p>	E	<p>Resolution</p> <p>Zoning code</p>	<p>Electronic copies attached</p>	3	1	2	3
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	<p>its centralized location on the South Coast between multiple high housing demand areas. It is primed for infill development, with 12 underutilized sites located adjacent to or near Hollister Ave., a primary arterial that connects the cities of Santa Barbara and Goleta. The County rezoned these sites as part of the 2023-2031 HEU and will implement DIMF reductions for developers as applications move forward. This will result in additional cost savings that can translate to increased affordability on rezone sites.</p>							
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3B	<p>To implement Program 10 of the 2023-2031 HEU, the County will develop pre-approved plans for ADUs by December 31, 2025. The County will hire a consultant to create high-quality, free plans for one-, two-, and three-bedroom ADUs in a variety of styles, which will be posted online in addition to the pre-approved plans accepted by the County pursuant to Government Code Section 65852.27(a)(1).</p> <p>The County is utilizing Enhancement Factor Category 1 by implementing Program 4 of the 2023-2031 HEU in addition to developing ADU pre-approved plans through Program 10. This will achieve greater outcomes as Program 4 requires the County to amend the IHO to apply to ADUs, which would result in additional IHO in-lieu fees being available for future affordable housing development. These amendments, combined with pre-approved ADU plans, will help facilitate the</p>	P	<p>Program 10 of the 2023-2031 HEU</p> <p>Program 4 of the 2023-2031 HEU</p>	Electronic copies attached	2	1	2	4
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	development of lower-income housing in areas where it is typically available only to above moderate-income households, such as the Eastern Goleta Valley and Santa Ynez Valley, which are designated as High and/or Highest Resource areas on TCAC/HCD Opportunity Maps.							
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3D	<p>The County's zoning code allows stock cooperatives in the Old Town – Residential (OT-R), Old Town – Residential/Light Commercial (OT-R/LC), Old Town – Residential/General Commercial (OT-R/GC), DR, and Multi-Family Residential - Orcutt (MR-O) zones. The zoning code also allows park models (called “park trailers”) and manufactured homes to be used as AEDs in the Agriculture-I (AG-I) and Agriculture-II (AG-II) zones, and manufactured homes and recreational vehicles to be used as farmworker housing in multiple zones.</p> <p>The County and CoC have also funded innovative interim, transitional, and permanent housing types. Funding for innovative housing types is highlighted in the CAP.</p> <p>The County is utilizing Enhancement Factor Category 7 by providing funding for innovative housing types in</p>	E	<p>Zoning code</p> <p>Link</p>	<p>Electronic copies attached</p> <p>CAP: <a href="#">link</a></p>	1	7	1	2
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	<p>addition to allowing such uses in multiple zones countywide.</p> <p>These innovative housing types can help reduce development costs in High Resource areas, thus facilitating the development of lower- and moderate-income housing. For example, manufactured homes are often used as ADUs in the Santa Ynez Valley (e.g., Case No. 20BDP-01053) and as AEDs in the Carpinteria Valley (e.g., Case No. 22BDP-00028) and the Santa Maria Valley (e.g., Case No. 20BDP-00084). The County has also issued permits for pre-fabricated modular units to be used as interim supportive housing in the city of Santa Barbara.</p>							
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3E	<p>The County has funded transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles (primarily via CDBG [Community Development Block Grants] Capital and local general funds), including programs to expand sidewalks or protect bike/micro-mobility lanes. These projects represent investments in main arterials where density is projected to occur.</p> <p>For example, the Eastern Goleta Valley rezone area is located on Hollister Ave., a main arterial connecting the cities of Santa Barbara and Goleta.</p> <p>The RTP-SCS envisioned intensification of land uses in this area, including infill development and transit-oriented development, which is consistent with the 2023-2031 HEU rezones.</p> <p>The County is utilizing Enhancement Factor Category 1 by implementing the</p>	E	<p>RTP-SCS</p> <p>Links</p>	<p>Electronic copy of the RTP-SCS attached</p> <p>ConPlan: <a href="#">link</a>  AAP: <a href="#">link</a>  ATP: <a href="#">link</a>  ECAP: <a href="#">link</a></p>	1	1	2	3
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	<p>County's Active Transportation Plan (ATP) and 2030 Climate Action Plan (ECAP) and providing funding for projects that encourage alternatives to vehicles. Cumulatively, this will result in greater outcomes by reducing vehicle miles traveled and greenhouse gas emissions. One example of a funded active transportation project is the Franklin Creek Trail in Eastern Goleta Valley, which links neighborhoods to schools and after-school programming via new accessible path. Other examples in the North County include Brisa Encina supportive housing, which provides childcare on-site at affordable housing development to reduce traffic to services; and, the Buellton Senior Center, which is located near bus stops and bike lanes. All projects are described in the AAP.</p>							
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3H	<p>To implement Program 1.16 of the 2015-2023 HEU, the County adopted revised development standards (i.e., increased height, reduced open space, and reduced parking requirements and increased site coverage) for affordable housing, senior housing, and special care homes located within the DR zone.</p> <p>The revised development standards help qualifying projects achieve the maximum density allowed under current zoning. The County targeted the DR zone for these amendments because 1) the 2015-2023 HEU determined there was clear demand for affordable, senior, and special care housing, and 2) the DR zone allows such uses and encourages innovative and diverse design, making it well suited for these housing types.</p> <p>The County is utilizing Enhancement Factor Category 1 by implementing the rezones from the 2023-2031 HEU in combination with the</p>	E	<p>Zoning code</p> <p>List of Final Rezone Sites with Acres and Units Zoned DR</p>	Electronic copy attached	1	1	2	3
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	<p>revised development standards from the previous housing element. This will result in approximately 5,813 units on 388 acres of DR-zoned rezone sites. Examples of projects that have used these revised standards in the past include:</p> <ul style="list-style-type: none"> <li>• Orcutt Unified School District Senior Housing (Case Nos. 21DVP-00006, 21CUP-00003, -00004, -00005). The project includes a 115-bed Senior Residential Care Facility (Special Care Home), 66 senior independent living units, and 20 employee dwelling units.</li> <li>• Orchard Terrace Apartments (Case Nos. 24DVP-00029 and 24ZCI-00059). The project includes 99 lower-income units.</li> <li>• Key Site H Affordable Housing. (Case No. ZCI-00232). This 100 percent affordable project includes 61 lower-income units.</li> </ul>							
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31	<p>The County allows applicants to delay payment of DIMFs until final building inspection or issuance of the Certificate of Occupancy. This delay in DIMF payment allows developers to save money on interest on short-term construction loans from the time of planning permit approval through final building inspection, resulting in savings of tens of thousands of dollars over several months to several years. These savings can translate to increased unit affordability. The County includes delayed DIMF payment as a standard condition of approval for all planning permits.</p> <p>The County is utilizing Enhancement Factor Category 8 by implementing by-right streamlining on rezone sites (per County zoning ordinances) in addition to allowing delayed payment of DIMFs as described above. This will achieve greater outcomes by facilitating the development of more</p>	E	DIMF Standard Condition of Approval	Electronic copy attached	1	8	1	2
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	lower- and moderate-income housing in areas where it is typically scarce, such as the Santa Ynez and Eastern Goleta Valley Community Plan Areas, which are designated as High Resource areas on TCAC/HCD Opportunity Maps.							
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4A	<p>The Santa Barbara County Essential Community Services Measure (two percent Transient Occupancy Tax increase) was approved by voters on the November 5, 2024, General Election ballot. The ballot question read: "To fund local services such as: ... addressing homelessness...."</p> <p>The County is utilizing Enhancement Factor Category 1 by leveraging this new funding to preserve existing or create new lower-income housing in alignment with HEU goals and Program 18. Housing development resulting from funding will focus on low income housing prioritizing persons moving from homelessness, and will be placed in sites near transit and other amenities to benefit this population and the neighborhood(s). The County anticipates that sites will occur in all County districts and areas where persons are experiencing homelessness and where amenities such</p>	P	Link	<a href="#">Measure H webpage</a>	2	1	2	4
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	<p>as transit, parks, grocery markets, and medical services are available. Funds dedicated to new housing development reduces displacement of lower-income households through creation of new units/increased supply. Per Goal 4 (Preserve the affordable housing stock and cultivate financial resources for the provision of affordable housing in Santa Barbara County), Policy 4.1 (Preserve the affordable housing stock, maintain its affordability, improve its condition, and prevent future deterioration and resident displacement), and Program 18 (Preservation of Affordable Housing at Risk of Conversion to Market Rate and Mobile Home Parks) of the Housing Element Update, funding may also leverage other sources to conserve the existing affordable housing stock affordable to lower-income households by rehabilitating or preserving units</p>							
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	through other incentives.							
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4B	<p>In-lieu fees are deposited in the County's Housing Trust Fund (Fund). The County has made significant contributions via partnering with non-profit affordable developers to assist in the development of housing; funds have been used for the development or rehabilitation of very low- and low-income housing, special needs housing, housing for seniors and veterans, and to assist non-profit organizations and other governmental agencies in providing or preserving affordable housing in the county.</p> <p>Examples of projects that have used in-lieu fees include projects in south Santa Barbara County, a area with rental and home ownership prices typically out of reach for the local workforce and lower income households: an innovative 3D-printed single family home leased to a family moving from homelessness, ownership condos in a new development, and</p>	E	Resolution and Link	IHO and In-lieu Fees: <a href="#">webpage and links for Developers</a>	2			2
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	shared housing in a new apartment building.							
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4C	<p>The County regularly uses funding (e.g., federal, state, or local funds) for the preservation of assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation), demonstrated by units preserved/converted annually by utilizing HOME, CDBG, PLHA, and local in-lieu funds.</p> <p>The County is utilizing Enhancement Factor Category 4 by utilizing in-lieu fees to help fund projects that reduce displacement of lower-income households and conserving existing housing stock that is affordable to such households. Examples of projects that have used in-lieu fees include projects in south Santa Barbara County, an area with rental and home ownership prices typically out of reach for the local workforce and lower income households: an innovative 3D printed</p>	E	Links	ELF: <a href="#">link</a> CAP: <a href="#">link</a> ConPlan: <a href="#">link</a> AAP: <a href="#">link</a>	2	4	1	3
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	single family home leased to a family moving from homelessness, ownership condos in a new development, and shared housing in a new apartment building. Funding and efforts have preserved 57 affordable units through acquisition and rehabilitation since 2020.							
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4D	<p>The County makes local PLHA funds available via grants or low-interest loans for ADU/JADU construction affordable to lower- and moderate-income households.</p> <p>The policy represents one element of a unified, multi-faceted strategy to promote multiple objectives, such as increasing the supply of housing for households at or below 60% of area median income, increasing assistance to affordable owner-occupied workforce housing, assisting persons experiencing or at risk of homelessness, and facilitating housing affordability, particularly for lower- and moderate-income households. Local use of PLHA promotes projects and programs to meet the local unmet share of regional housing needs allocation, and through a consortium with other jurisdictions, ensures geographic equity in the distribution of the funds.</p> <p>In addition, the attached Annual Notice</p>	E	Link	NOFA: <a href="#">NOFA</a>	2	1	2	4
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	<p>of Funding Availability (NOFA) highlights workforce housing development, including predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including ADUs, that meet the needs of a growing workforce earning up to 120 percent of the area median income (AMI), or 150 percent of AMI in high-cost areas.</p> <p>The County is utilizing Enhancement Factor Category 1 by implementing a multi-faceted strategy to promote objectives such as efficient land use and housing affordable to Lower-Income Households. This will achieve greater outcomes in High Resource and Highest Resource areas, such as unincorporated South Santa Barbara County.</p>							
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4G	<p>The County has a history of prioritizing local general funds for affordable housing, including State Homekey projects such as Homekey Studios in Lompoc (14 units), Hedges House of Hope in Isla Vista (55 beds), and Buena Tierra in Goleta (59 units). Both in-lieu fees and general fund dollars awarded to nonprofit service providers through the Human Services Commission have prioritized affordable housing development as well as housing navigation and supportive services intended to help with housing retention. County general funds have also been leveraged with Federal COVID response and recovery dollars to purchase and rehab units for families, and with State Homekey dollars to acquire and convert sites through adaptive reuse, resulting in dozens of permanent housing placements for persons moving from homelessness.</p>	E	<p>Link to Human Services Commission webpage, which details history of funding</p>	<a href="#">HSC webpage</a> and <a href="#">list of current grantees</a> .	2			2
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	<p>The County Human Services Commission (HSC) recommends General Fund allocations to accelerate the production of housing affordable to lower-income households. The HSC webpage details the history of funding, which includes funding for best practices to move people into affordable housing, such as security deposits, rental housing/rapid re-housing, and supportive services/case management to help households retain their housing. CDBG capital improvements such as accessible trails and environmental remediation provide infrastructure needed to support housing developments.</p>							
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4H	<p>The County makes residual redevelopment funds available via Program Income to accelerate the production of affordable housing. PI is awarded alongside annual allocations of CDBG and HOME; CDBG has been used for acquisition, environmental remediation, and other infrastructure improvements, and HOME has been leveraged in new housing developments countywide, serving populations such as families, Veterans, farmworkers, and other populations in need of affordable housing.</p> <p>The County's annual NOFA highlights Uncommitted funds and program income, plus the estimated annual allocation and other projects distribution available through the NOFA. The NOFA is published in November, and applications are due in January. Staff and the Capital Loan Committee conduct site visits and review applications Feb-Mar, and make funding</p>	E	Link	NOFA: <a href="#">NOFA</a>	1			1
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	recommendations to the Board of Supervisors in May. Contracts are executed and projects are implemented in the fiscal year (July-June). Milestones are reported to staff on a quarterly basis, and are presented to the Capital Loan Committee and Board of Supervisors on an annual basis.							
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4l	<p>The CAP proposes development of a housing subsidy pool, local or regional, sufficient to facilitate and support the development of housing affordable to Lower-Income Households, prioritizing persons moving from homelessness. This will be implemented within the two-year timeframe from application submission to HCD</p> <p>The County is utilizing Enhancement Factor category 1 by implementing a multi-faceted strategy to promote objectives such as funding dedicated to making housing affordable to Lower-Income Households. This will achieve greater outcomes in High Resource and Highest Resource areas.</p>	P	Links	ELF: <a href="#">link</a> CAP: <a href="#">link</a>	1	1	2	3
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4K	<p>Funds from the County's Housing &amp; Community Development Division provide capital development, supportive services, and operating subsidies for permanent supportive housing, including at State Homekey projects such as Homekey Studios in Lompoc, Hedges House of Hope in Isla Vista, and Buena Tierra in Goleta</p> <p>The County has a history of prioritizing local general funds for affordable housing. Both in-lieu fees and general fund dollars awarded to nonprofit service providers through the Human Services Commission have prioritized affordable housing development as well as housing navigation and supportive services intended to help with housing retention. County general funds have also been leveraged with Federal COVID response and recovery dollars to purchase and rehab units for families, and with State Homekey</p>	E	Links	<p>ELF: <a href="#">link</a>  CAP: <a href="#">link</a>  ConPlan: <a href="#">link</a>  AAP: <a href="#">link</a></p>	1			1
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	dollars to acquire and convert sites through adaptive reuse, resulting in dozens of permanent housing placements for persons moving from homelessness.							
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4L	<p>The Continuum of Care and County leverage Federal (Department of Housing and Urban Development [HUD] funds) and State funds (Homeless Housing, Assistance and Prevention [HHAP], Encampment Resolution Funds [ERF], Housing and Disability Advocacy Program [HDAP], Emergency Solutions Grants Program [ESG State/Fed], etc.) to provide rental subsidies, through rapid re-housing, landlord incentives, security deposits, and Tenant-Based Rental Assistance (TBRA). These subsidies for housing affordable to Extremely Low-Income Households are provided countywide to persons experiencing of at-risk of homelessness.</p> <p>In addition, partner cities have pooled their HOME and CDBG funds with the County's for distribution via County NOFA and award process; Tenant-Based Rental Assistance and other sources provide</p>	E	Link to annual NOFA webpage, which highlights TBRA and funding available for operating subsidies.	NOFA: <a href="#">NOFA</a>	1			1
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	<p>subsidies for housing affordable to extremely low-income households.</p> <p>The County is utilizing Enhancement Factor Category 8 by creating opportunities for affordable housing in Moderate and High Resource Areas in which it is not typically accessible to lower-income households. For example, TBRA subsidies for housing affordable to extremely low-income Households are primarily used in the Mid- and North County areas (e.g., Lompoc and Santa Maria).</p>							
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4M	<p>State, State/Federal pass-through, and Federal funding has been leveraged with local governmental and philanthropic funding for housing affordable to Lower-Income Households. Specifically that County has utilized the following funding sources: Homekey, Emergency Rental Assistance, HOME-American Rescue Plan, HOME, ESG, ESG-CARES Act, CDBG, CDBG-CARES Act, NPLH, Homeless Housing Assistance and Prevention, Encampment Resolution Funding, Project Roomkey, Community Corrections Partnership, CalWORKs, Housing Disability and Advocacy Program, Supportive Services for Veteran Families, CoC, Emergency Housing Vouchers, HUD-Veterans Affairs Supportive Housing, Family Unification Program, and Coronavirus Fiscal Recovery Funds. In addition, the BOS dedicated American Rescue Plan Act</p>	E	<p>Link to BOS actions prioritizing housing and homelessness and ARPA SLFRF reports</p>	<p>Webpages:</p> <p>BOS actions  <a href="#">6/1/2021</a>  <a href="#">8/31/21</a>  <a href="#">9/21/21</a>  <a href="#">10/19/21</a></p> <p>U.S. Treasury reporting  <a href="#">webpage</a></p>	1	4	1	2
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	<p>(ARPA) State and Local Fiscal Recovery Funds (SLFRF) to quantifiably promote, develop, or leverage financial resources for housing affordable to lower-income households.</p> <p>The County is utilizing Enhancement Factor Category 4 by leveraging these funding sources to create lower-income housing opportunities to reduce displacement. To date, this has led to development of several emergency shelter and interim housing projects, as well as permanent housing projects supplemented with supportive services which leveraged other funding sources. The funding was also dedicated to expanding robust outreach and engagement to provide housing navigation services to persons experiencing homelessness.</p>							
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### Sample Project Proposal Scoring Sheet

**Note: This is a Sample Project Proposal Scoring Sheet; an actual submission may include more specificity when an applicant completes the “Concise Written Description of Prohousing Policy.”**

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
1B	Permitted missing middle housing uses by allowing duplexes and triplexes by right in existing low-density, single-family residential zones beyond what is required by SB 9.	E	Zoning code	Electronic copy attached	3	6	1	4
1C	Sufficient sites to accommodate 131 percent of the current RHNA with rezoning by total or income category.	P	Resolution	Electronic copy attached	2	1	2	4
1D	Density bonus program exceeds statutory requirements by 12 percent.	E	Zoning code	Electronic copy attached	2			2
1F	Eliminated parking requirements for residential development as authorized by Government Code section 65852.2.	E	Zoning code	Electronic copy attached	2			2
1G	Zoning that that is designed to increase affordable housing for a range of types and for	E	Zoning code	Electronic copy attached	1	1	2	3

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <b>or</b> Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
	extremely low-income households.							
1H	Modified development standards/other applicable zoning provisions to allow for residential uses in non-residential zones (light industrial).	E	Zoning code	Electronic copy attached	1	1	2	3
1L	Other zoning and land use actions that measurably support the Acceleration of Housing Production.	P	Resolution	Electronic copy attached	1			1
2B	Streamlined program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	E	Zoning code	Electronic copy attached	2			2
2G	Consolidated permit processes that minimize the levels of review and approval required for projects.	E	Zoning code	Electronic copy attached	1			1
2I	Established a one-stop-shop permitting process.	P	Resolution	Electronic copy attached	1	1	2	3

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
2N	Other actions that quantifiably decrease production timeframes.	E	Zoning code	Electronic copy attached	1			1
3A	Waiver of residential development impact fees.	E	Zoning code	Electronic copy attached	3			3
3B	Adopted policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22.	P	Resolution	Electronic copy attached	2	1	2	4
3E	Measures that reduce costs for transportation-related infrastructure.	E	Zoning code	Electronic copy attached	1			1
3I	Other actions that quantifiably reduce construction or development costs.	E	Zoning code	Electronic copy attached	1			1
4A	Local housing trust funds.	E	Zoning code	Electronic copy attached	2			2
4C	Regular use of funding for preserving assisted units at-risk of conversion to market-rate uses.	E	Zoning code	Electronic copy attached	2	2	1	3
4E	Establishes a program that complies with the Surplus Land Act and offers below-market land leases for affordable housing.	E	Zoning code		2			2

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
4G	Prioritization of local general funds for affordable housing.	E	Zoning code		2			2
4M	Other actions that leverage financial resources for housing.	E	Zoning code		1			1
TOTAL					33		12	45



## **Appendix 4: Examples of Prohousing Policies with Enhancement Factors**

If a Prohousing Policy incorporates any of the enhancement factors specified in the Project Proposal Enhancement Factors chart, it will receive extra points as indicated therein. Examples of such qualifying Prohousing Policies include the following:

### **Category 1: Favorable Zoning and Land Use**

- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in Location Efficient Communities.
- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Rezoning to accommodate 125 to 149 percent of the Regional Housing Needs Allocation in downtown commercial corridors or other infill locations.
- Expanding density bonus programs to exceed statutory requirements by 10 percent or more in Location Efficient Communities.
- Reducing or eliminating parking requirements for residential development as authorized by Government Code section 65852.2 in Location Efficient Communities.
- Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Modification of development standards and other applicable zoning provisions to promote greater development intensity in downtown commercial corridors or other infill locations.
- Coupling rezoning actions with policies that go beyond state law requirements in reducing displacement of lower-income households and conserving existing housing stock that is affordable to lower-income households.

### **Category 2: Acceleration of Housing Production Timeframes**

- Ministerial approval processes for multifamily housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Streamlined, program-level CEQA analysis and certification of specific plans in Location Efficient Communities.
- Documented practice of streamlining housing development at the project level in downtown commercial corridors and other infill locations.
- Expedited permit processing for housing affordable to lower-income households in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

### **Category 3: Reduction of Construction and Development Costs**

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

- Fee waivers or reductions for higher density housing in downtown commercial corridors or other infill locations.
- Measures that reduce costs and leverage financial resources for transportation-related infrastructure or programs in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Adoption of universal design ordinances to increase housing choices and affordability for persons with disabilities in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Permitting innovative housing types, such as manufactured homes, recreational vehicles or park models, in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

#### **Category 4: Providing Financial Subsidies**

- Targeting local housing trust funds to acquisition or rehabilitation of existing affordable units, or to affordable units at risk of converting to market rate uses, in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Utilizing publicly owned land for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Establishment of an Enhanced Infrastructure Financing District or similar local financing tool in a Low Resource or High Segregation & Poverty area (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Directing residual redevelopment funds or general funds to conservation or preservation of affordable housing in areas at high risk of displacement.

## **Appendix 5: Additional Information and Supporting Documentation**