

**County of Santa Barbara
2019 Comprehensive Plan Annual Progress Report**



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March 17, 2020

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County of Santa Barbara 2019 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 Montecito Planning Commission (MPC), 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, 2019. It 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 the county.

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

The MPC and CPC conducted public hearings to review and receive public comments on this report on February 19 and February 26, 2020, respectively. The Board received and filed the report at a public hearing on March 17, 2020, where the public had an additional opportunity to comment on the report.

The MPC, CPC, and 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 13 elements (seven mandatory elements, five optional elements, as well as the Coastal Land Use Plan). The County has also adopted 10 community plans, three zoning ordinances, and other ordinances to help implement adopted land use goals and policies.

LRP prepares an annual (fiscal year) work program that outlines ongoing and proposed programs and projects designed to update, improve, and otherwise implement the Comprehensive Plan for the fiscal year (July 1 through June 30). This annual progress report summarizes programs and projects from the second half of the previous Fiscal Year 2018-2019 Work Program and the first half of the current Fiscal Year 2019-2020 Work Program.

Table 1 Santa Barbara County Comprehensive Plan Elements			
Mandatory Elements	Year Adopted	Last Comprehensive Update¹	Last Amendment²
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
Optional Elements			
Agricultural Element	1991	N/A	N/A
Energy Element	1994	N/A	2015
Environmental Resource Management Element	1980	N/A	1991
Hazardous Waste Element	1990	N/A	N/A
Scenic Highways Element	1975	N/A	1991
Community Plans			
Eastern Goleta Valley	2015 – Inland 2017 – Coastal	N/A	2018
Gaviota Coast	2016 – Inland 2018 – Coastal	N/A	N/A
Goleta	1993	N/A	1995
Los Alamos	2011	N/A	N/A
Mission Canyon	2014	N/A	N/A
Montecito	1992	N/A	1995
Orcutt	1997	N/A	2012
Santa Ynez Valley	2009	N/A	N/A
Summerland	1992	N/A	2014 – Inland 2016 – Coastal
Toro Canyon	2002 – Inland 2004 – Coastal	N/A	N/A

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

² An *amendment* means the County completed an amendment(s) to a 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 seven³ mandatory elements of the Comprehensive Plan and the Coastal Land Use Plan. However, the County has created an approach that exceeds minimum requirements based upon extensive public input, technical recommendations from staff, and direction from the MPC, CPC, and Board.

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. 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 Eastern Goleta Valley, Gaviota Coast, Goleta, Los Alamos, Mission Canyon, Montecito, Orcutt, Santa Ynez Valley, Summerland, and Toro Canyon.

The County has adopted three zoning ordinances, which consist of 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, including the Coastal Land Use Plan. State law requires that zoning ordinances and associated zoning districts be consistent with the Comprehensive Plan. The County zoning maps zone each property within the unincorporated portions 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), Deciduous Oak Tree Protection and Regeneration Ordinance (Ibid, Article IX), and Medical Marijuana Regulations (Ibid, Article X).

³ If an Environmental Justice Element is included as a stand-alone element, there are eight mandatory elements.

3. Comprehensive Plan Amendments and Implementation Activities for 2019

P&D helps maintain and implement the Comprehensive Plan. The following subsections describe the programs and projects that P&D undertook in 2019, starting with Housing Element implementation projects. Subsequent subsections list projects that implement other elements of the Comprehensive Plan in alphabetical order.

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 the county. In 2019, 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 farm employee dwellings. In 2019, the County initiated the implementation of this program through the Housing Bill Implementation Project and ADU ordinance amendments.

From 2016 to 2019, the State passed several bills amending sections of the Government Code (GC) related to planning and housing. In spring and summer 2019, the County began analyzing the bills and drafting zoning ordinance amendments for the Housing Bill Implementation Project. 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), Senate Bill (SB) 35 (streamlined multifamily housing approvals), Assembly Bill (AB) 101 (streamlined low barrier navigation centers approvals), and AB 2162 (streamlined supportive housing approvals). Staff plans to finish drafting the amendments and conduct public outreach starting in spring 2020.

In October 2019, new State legislation amended GC Section 65852.2 and made it easier for homeowners to develop ADUs. In fall 2019, staff began preparing permit processing guidelines to help planners implement State ADU law starting on January 1, 2020 (the effective date of the new legislation). In early 2020, staff will prepare zoning ordinance amendments to comply with State ADU law. Staff plans to present these amendments to decision-makers for adoption in spring 2020.

- 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 2019. Please see pages 15 and 16 for additional information.
- Program 2.4 – Farmworker Housing. Program 2.4 directs the County to consider actions that further streamline the permit process for agricultural employee dwellings (AEDs). In December, 2018, the Board adopted zoning ordinance amendments to streamline the permit process for AEDs in the AG-I and AG-II zones in the unincorporated 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 amendments also clarify that AEDs may include mobile homes, manufactured homes, and park trailers that comply with State law. The LUDC amendments went into effect in the Inland Area in January 2019.

Staff submitted the Coastal Zoning Ordinance (CZO) amendment to the California Coastal Commission (CCC) for certification in December 2018. The CCC provided staff with suggested modifications to the CZO amendment in November, 2019. The CCC plans to certify the CZO amendment at a public hearing that is scheduled for February 12-14, 2020. Staff will return to the Board in mid-late winter 2020 for the Board to consider accepting the CCC's modifications. Following Board acceptance, the amendment will go into effect immediately in the Coastal Zone after the CCC has concurred with the Executive Director's determination.

In addition, the Community Services Department Sustainability Division and Housing and Community Development Division continue to coordinate with P&D to maintain and implement Housing Element programs. In 2019, these two divisions took steps to implement seven 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 the Annual Progress Report provides information on this significant progress. Finally, P&D staff continues to participate in the County Executive Office's Homeless 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.

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 certification process for the CZO amendments will commence in winter 2020.

Advanced Meter Zoning Ordinance Amendment

The LUDC and MLUDC consider advanced meter facilities for natural gas providers to be telecommunication facilities and, therefore, subject to discretionary review and permitting requirements. The Southern California Gas Company (SoCalGas) is proposing new facilities to support its Advanced Meter and Pipeline Safety Enhancement Programs. The advanced metering facilities include data collection unit components as well as associated utility poles, antennas, and photovoltaic panels. SoCalGas is also proposing LUDC and MLUDC amendments that would allow new advanced metering facilities throughout the Inland Area without a Land Use Permit or other planning permit if they meet specific development standards. The County hired a consultant to assist County and SoCalGas staff with the proposed ordinance amendments. Staff expects the County and Montecito Planning Commissions and the Board to consider the proposed amendments in spring 2020 and summer 2020, respectively.

Agricultural Tiered Permitting

The Agricultural Tiered Permitting project proposes to 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 project will evaluate permit procedures that were developed and approved as a part of the Gaviota Coast Plan and determine whether those permit procedures would be appropriate for rural agricultural lands throughout the county. In June 2019, the Board approved funding for P&D to proceed with a farmstay ordinance amendment separate from the Agricultural Tiered Permitting project. (See Farmstay Ordinance Amendment below.)

The project will also incorporate streamlined permit procedures for general larger-scale development (i.e., increasing the thresholds to determine when buildings and structures would require a Development Plan permit on agricultural-zoned lands) in the Coastal Zone. The County has already incorporated these amendments into the LUDC countywide and into the CZO for the Gaviota Coast Plan area. Staff expects to complete draft amendments and commence public outreach in spring 2020, and begin the environmental review process in summer 2020.

Airport Land Use Plan Consistency Amendments

The Santa Barbara County Association of Governments (SBCAG) has worked on an updated Airport Land Use Compatibility Plan (ALUCP) sporadically since September, 2012. In August, 2019, SBCAG released six draft ALUCPs (one for each airport within the county) and a revised initial study/negative declaration (IS/ND). County staff provided comments on the draft ALUCPs and IS/ND for SBCAG's consideration. On September 19, 2019, SBCAG conducted a hearing on the draft ALUCPs and IS/ND and decided to continue the item to allow SBCAG staff additional time to address the County's and other jurisdictions' comments. SBCAG recently placed the project on hold until 2021.

Cannabis Land Use Ordinance

On January 29, 2019, the Board directed staff to process amendments to the LUDC to ban commercial cannabis activities in areas of Agriculture I (AG-I) zone districts that could affect residential uses and to expand noticing of all properties in Existing Developed Rural Neighborhoods (EDRNs) in the Inland and Coastal Areas. In response to this request, on July 9, 2019, County staff presented, and the Board approved, LUDC cannabis ordinance amendments that prohibit commercial cannabis activities in the AG-I zone on all lots that are less than or equal to 20 acres in size, and amendments that require a conditional use permit for these same activities on AG-I lots greater than 20 acres in size. The Board also adopted amendments to the LUDC and Article II that require noticing for projects that occur within or adjacent to an EDRN or Rural Neighborhood.

On July 16, 2019, the Board directed staff to work with the CPC and return with additional ordinance amendments that mitigate odor and other impacts of cannabis operations along urban-rural boundaries and conflicts with existing agricultural operations. This assignment was not included in the LRP Work Program that was presented to the Board for consideration when adopting the Department budget for the 2019-2020 Fiscal Year.

On January 22, 2020, the CPC received a staff report and public testimony on potential zoning ordinance amendments and continued the hearing until January 29, 2020, at which the CPC further continued the hearing to determine the appropriate next steps for staff. Staff will prepare the draft amendments and

other supporting materials for decision-makers' consideration of the ordinance amendments. Staff will return to the CPC for a hearing during spring/summer 2020, and will present the CPC's recommended amendments to the Board for consideration in summer/fall 2020.

Circulation Element Update/Transportation Threshold Amendment

Senate Bill (SB) 743 changes how public agencies measure transportation impacts under the California Environmental Quality Act (CEQA) from using level of service (LOS) to using vehicle miles traveled (VMT). Lead agencies have until July 1, 2020, to develop VMT-based metrics and environmental thresholds for evaluating projects under CEQA. To implement SB 743, the County is preparing appropriate VMT methodologies, thresholds, and feasible mitigation measures.

In 2019, P&D staff prepared a request-for-proposals (RFP) and, in consultation with the County Public Works Department (Public Works) and SBCAG, selected Fehr & Peers to help update the County's transportation thresholds. P&D staff also formed an Advisory Group to oversee the project, established baseline VMT in the unincorporated county, and analyzed threshold options. In 2020, staff and Fehr & Peers will complete the draft thresholds, local traffic analysis guidelines, and present the project to the CPC and Board for adoption by the state mandated deadline of July 1, 2020.

Staff, in consultation with Public Works, applied to the Caltrans Sustainable Communities Grant Program for a countywide Active Transportation Plan (ATP). If successful, staff will begin working on the ATP in fall 2020. The ATP will integrate and update existing plans, including the Circulation Element, Bicycle Master Plan, and community plans, to serve as a master plan and policy document to guide the development and maintenance of active transportation infrastructure.

Coastal Resiliency Project

The Coastal Resiliency Project evaluates the impacts of sea level rise and related coastal hazards along the county's 110-mile long coastline. Staff prepared amendments to the County's Local Coastal Program (LCP) to help prepare for, mitigate, and respond to threats resulting from current and reasonably foreseeable future sea level rise and coastal hazards. In part, the amendments include development standards to protect coastal resources and proposed residential, commercial, and other development. In December, 2018, the Board adopted the LCP amendment and submitted it to the CCC for certification. Staff expects to receive the CCC staff's comments on the LCP amendment in early 2020. The CCC may consider the LCP amendment in spring 2020.

Eastern Goleta Valley Census Designation

The purpose of this project is to establish the Eastern Goleta Valley as a new Census Designated Place. In 2018, the County submitted the Eastern Goleta Valley Community Plan (EGVCP) boundary GIS files to the U.S. Census Bureau, Los Angeles branch. The U.S. Census Bureau will consider this preliminary information as part of the Participant Statistical Areas Program (PSAP) in order to establish a new Census Designated Place. In January 2019, the U.S. Census Bureau will send materials (including the EGVCP boundary) to SBCAG. As the local PSAP coordinator, SBCAG will provide input on proposed statistical boundary changes. Staff will continue to coordinate with SBCAG and the U.S. Census Bureau during this phase. Staff anticipates the U.S. Census Bureau will inform the County of their determination prior to release of a draft 2020 PSAP plan and coordinate with staff during the review period in spring 2020.

Energy and Climate Action Plan (ECAP) Implementation and Interim Greenhouse Gas (GHG) Emission CEQA Thresholds of Significance

In December, 2018, the Board of Supervisors directed LRP and the Community Services Department Sustainability Division (Sustainability Division) to update the ECAP. At that hearing, the Board directed staff to: (1) update the ECAP to achieve a new GHG reduction target of 50 percent below 1990 baseline emission levels by the year 2030, (2) employ a regional approach to addressing climate change as part of the update, and (3) include both GHG emission mitigation and climate adaptation into the ECAP update.

In 2019, staff from both divisions drafted an RFP for a consultant to help with the update. Staff also worked together to submit a grant application (approximately \$154,000) to the California Department of Conservation (DOC). In mid-September, 2019, DOC awarded the Sustainability Division \$90,000 to use TerraCount, a land use modeling program, to study potential GHG implications of different land use and management scenarios for the natural and working (i.e., agricultural) lands sectors. DOC may award the Sustainability Division additional funds (i.e., up to \$64,000) depending on available funding after the next round of grant awards in winter 2019/2020. Staff expects to release the ECAP update RFP in winter 2020 and to begin the TerraCount modeling in winter/spring 2020. Additionally, LRP staff published an RFP and selected a consultant to prepare interim GHG emissions environmental thresholds. P&D planners will use the thresholds to assess potential significance of development projects under CEQA until the ECAP is updated. Staff expects to present the interim thresholds to the Board for adoption early summer 2020.

Notable GHG emission reduction efforts in 2019 included: (1) implementation of a resource recovery project (Tajiguas Landfill Resource Recovery); (2) initiation to the Monterey Bay Community Power community choice energy program; and (3) Board direction to staff to replace over 50 County vehicles with electric and clean fuel options.

Hollister Avenue – State Street Streetscape Improvement Project

LRP and Public Works are working together to improve the roadway and streetscape on Hollister Avenue – State Street, a “gateway” corridor between the city of Santa Barbara and the Eastern Goleta Valley. Action TC-EGV-1E of the EGVCP directs the County to enhance circulation of this corridor through multimodal improvements and streetscape planning. The project also includes “complete streets design,” which, in part, aims to encourage a mix of commercial and residential uses, including multiple-family units, live/work units, and studios. Public Works is designing roadway and circulation improvements, and LRP is planning streetscape improvements.

In July 2019, LRP completed the Conceptual Streetscape Improvements Plan and Design Guidelines. The streetscape components include landscaping, transit structures, bike lanes, sidewalks, and other streetscape improvements. In 2020, Public Works expects to release a Draft Environmental Impact Report (EIR)/Environmental Assessment for the project.

Farmstay Ordinance Amendments

The Farmstay Ordinance Amendment project will consider the Board-adopted farmstay permit requirements of the Gaviota Coast Plan, as LUDC and CZO amendments to allow farmstays countywide on Agriculture II zoned lands. Farmstays are a type of working farm or ranch operation that is partially oriented towards visitors or tourism by providing guest accommodations. Such an operation may include

interactive activities where guests participate in basic farm or ranch operations or a work exchange agreement where the guest works a set number of hours in exchange for free or reduced rate accommodation. Currently, farmstays are only allowed in the Gaviota Coast Plan area.

LRP staff is currently working on completing professional services agreements with select consultants who will be taking the amendments forward. Consultant selection and project kickoff are expected to occur in winter/spring 2020. Consultant tasks will include preparing the environmental document, assisting staff with public outreach, processing the ordinance amendments, and presenting the amendments to decision-makers at public hearings.

Hoop Structures Ordinance Amendment Project and Streams and Creeks Setbacks Guidance

The Hoop Structures Ordinance Amendment project amended the LUDC to address the permit requirements for hoop structures and shade structures on agriculturally zoned lands in the Inland Area. The amendment created a permit exemption for hoop structures and shade structures that are located in agricultural zones and less than 20 feet in height and established a land use permit and development plan requirements for hoop structures and shade structures taller than 20 feet. Between May 2018 and January 2019, staff prepared an EIR and presented it to the CPC at several public hearings. At a second hearing on the project, the Board approved the ordinance amendment on April 9, 2019. The ordinance amendment is now in effect.

Also, on April 9, 2019, as part of its motion to approve the Hoop Structures Ordinance Amendment, the Board “directed staff to return with a description of which streams are considered waterways with the appropriate criteria,” pursuant to an EIR mitigation measure, which established a setback for hoop structures from streams and creeks. The Agricultural Advisory Committee (AAC) identified a subcommittee, which worked with staff to develop a set of criteria for identifying streams and creeks for which the setback must be applied. The AAC authorized staff to present the guidance/criteria to the Board, anticipated for February 2020.

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), updates to GC Section 65302(g), and comments and recommendations received previously from the State Board of Forestry on the County’s Safety Element.

In 2018, staff developed a work program and began researching update requirements, data needs, and legislative requirements. Staff also began to develop a scope for a Climate Change Vulnerability Assessment (CCVA) and Adaptation Plan (AP). The CCVA will set forth the effects that climate change will have on hazards such as flooding, wildfire, debris flows, coastal erosion, and sea level rise. Staff will evaluate these projected changes in hazards with respect to the County’s existing and projected changes in its natural resources and built environment. The CCVA will inform revisions to the County’s hazard maps and inform policy updates and implementation actions within the Safety Element.

The County has assembled a stakeholder group consisting of County Departments to advise the project. An RFP has been distributed for consultant services to assist with the development of the CCVA and AP. Staff anticipates retaining a consultant and initiating work on the CCVA in early 2020. Work on the

CCVA including stakeholder and community outreach will be completed by the end of 2020. Staff expects to complete the AP by 2021.

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 and beach located between Summerland and Carpinteria (Santa Claus Lane). 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 2019, staff hosted a public workshop with property owners, presented a conceptual landscape plan to the South Board of Architectural Review (SBAR), prepared a mitigated negative declaration (MND), and presented the project to the CPC. In September, 2019, the CPC approved the project and MND. In 2020, staff will return to SBAR for final design approval. Staff will also work with Public Works to complete 100 percent construction plans and implement required conditions of approval, such as developing a wetland mitigation plan.

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 LCP amendment at a hearing in May 2018 due to findings that the proposed amendment limited coastal access.

In August 2018, the Board directed staff to develop revised CZO amendments for STRs. Work on the proposed amendment has been on hold to accommodate work added to the Work Program mid-fiscal year, but will resume in spring/summer 2020. Staff will prepare and present options to the Board to get policy direction and schedule planning commission briefings in summer 2020 to receive guidance from the planning commissions regarding specific items that the Board requested. Based (in part) on this guidance, staff will develop ordinance amendments and commence with planning commission hearings during summer 2020 and Board hearings in fall 2020, followed by submittal of the amendments to the CCC during winter 2020/2021.

Transportation Improvement Plan (TIP) Fee Buildout Analysis

In spring 2019, staff began preparing a countywide buildout analysis to estimate the location and amount (e.g., square footage or number of units) of existing and future commercial, non-commercial, and residential development in the unincorporated county through 2040. Public Works will use the buildout analysis to update the TIP and Transportation Development Impact Mitigation Fees. Staff completed the analysis and presented the results to Public Works in January, 2020.

Orcutt Community Plan Amendment/Union Valley Parkway Extension

The Board directed staff to amend the Orcutt Community Plan to show a new connection between the Union Valley Parkway/U.S. Highway 101 interchange and the adjoining frontage road on the east side of U.S. Highway 101. A primary purpose of the connection is to address traffic circulation problems and related public safety issues that occur during events at the Elks Unocal Event Center. In mid-2019, staff released an RFP and selected Rincon Consultants, Inc. (Rincon) to prepare conceptual roadway drawings, a traffic study, and an environmental document. The County, Caltrans, and SBCAG met with stakeholders and visited the project site in mid-2019. Staff, in coordination with Rincon and Caltrans, continued work on the environmental document and traffic study in mid to late 2019. Staff expects to release a draft MND in spring 2020 and present the amendment to the CPC and Board for adoption in spring and summer 2020, respectively. Staff would require additional time if the amendment requires an EIR.

Utility-Scale Solar Ordinance Amendments

In 2018, the Board commissioned the development of a Strategic Energy Plan (SEP) to help stimulate renewable energy development, meet aggressive state and local GHG emissions reduction goals, and improve the resiliency of the local electric grid. The Board adopted the SEP in August, 2019. The SEP contains several recommendations for P&D, such as amending the LUDC and potentially the MLUDC and LCP to allow and promote utility-scale solar within unincorporated areas of the county. LRP staff initiated these amendments in fall 2019. Staff will prepare zoning ordinance amendments in winter/spring 2020, and commence environmental review in summer/fall 2020. This project may require an EIR and, if so, Planning Commission and Board hearings will likely commence in summer 2021 and fall 2021, respectively. CCC certification would begin in fall 2021, if the County amends the LCP. If staff prepares an ND rather than an EIR, the County could complete environmental review and decision-maker hearings approximately three to six months earlier than estimated above.

4. Housing Element Activity

2015-2023 Housing Element Update

GC Section 65585 mandates that the County periodically update the Housing Element of its 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 2019), above, summarizes actions that P&D took in 2019 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 the 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.

Table 2		
2014-2022 RHNA and 2015-2023 Housing Element Land Inventory		
Unincorporated Santa Barbara County		
Income Category	RHNA (units)	Land Inventory (units)
Very Low/Low	265	853
Moderate	112	581
Above Moderate	284	3,719
Total	661	5,153

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

Affordable Housing Income Categories and Income Limits

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

Table 3 shows the County’s household income limits for 2019. 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 2019, the County AMI was \$55,700 for a household of one, \$63,700 for a household of two, \$71,650 for a household of three, \$79,600 for a household of four, and \$85,950 for a household of five.

Table 3					
2019 Santa Barbara County Household Income Limits					
Income Level	Number of Persons in Household				
	1	2	3	4	5
Very Low-Income	38,650	44,150	49,650	55,150	59,600
Low-Income	61,850	70,650	79,500	88,300	95,400
Moderate-Income	66,850	76,400	85,950	95,500	103,150

Source: State Income Limits for 2019 (California Department of Housing and Community Development, 2019)

Reporting Requirements and Housing Data Tables

Government Code Section 65400(a)(2)(B) requires annual progress reports to use 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. On January 1, 2018, SB 35 and Assembly Bill (AB) 879 went into effect, which amended annual progress report requirements and affected the preparation of this annual progress report. In part, SB 35 and AB 879 require that annual progress reports include the following additional planning and building permit information:

- Housing development applications received;
- Units included in all development applications;
- Units approved and disapproved;
- Sites rezoned to accommodate that portion of the city’s or county’s share of their 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 (SB 35 streamlined permit process).

2019 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 2019. 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 moderate- and above moderate-income categories. However, it has only met 55 percent of its RHNA for the very low- and low-income categories.

The *2018 Annual Progress Report* omitted the number of issued building permits for 2014 from the table equivalent to the one below. The County and HCD use this permit data to track pro-rated progress toward the County’s RHNA. Staff revised the table below with the *2014 Annual Progress Report* permit data to correct this omission.

Housing production decreased in 2019. The County issued building permits for 242 units in 2019 compared to 328 units in 2018. These building permits included two manufactured homes, 77 ADUs, 11 multiple-family dwellings, 151 one-family dwellings, and one AED.

Of the total 242 units, 26 units, or approximately 11 percent, qualified as affordable to low-income households; 21 units, or 8 percent, qualified as affordable to moderate-income households; and 195 units, or approximately 81 percent, qualified as affordable to above moderate-income households.

Table 4					
2014 to 2022 RHNA Projection Period					
Residential Units by Income Category					
(Issued Building Permits)					
Year	Very Low	Low	Moderate	Above Moderate	Total
2014 ⁴	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
Total	147 (58 Very Low + 89 Low)		273	776	1,196
RHNA	265		112	284	661

Consistent with past annual progress reports, the data in this table (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 natural 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 2019, the County issued five building permits for replacement housing units, including two units lost during the Jesusita Fire of 2009, and three units lost in the Thomas Fire and resulting debris flow event in January, 2018.

⁴ The *2018 Annual Progress Report* omitted the number of issued building permits in 2014 from this table. The County and HCD use this permit data to track pro-rated progress toward the County’s RHNA. Staff revised the table to include the 2014 Annual Progress Report permit data to correct this omission.

SB 35 Streamlined Ministerial Approval Process

In addition to amending annual progress report requirements, SB 35 establishes a streamlined, ministerial approval process for qualifying housing developments in jurisdictions that have not met their pro-rata share of regional housing needs (GC Section 65913.4). 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 SB 35 streamlining for proposed developments with at least 50 percent affordability [Government Code Section 65913.4(a)(4)(B)(ii)]. As of January 15, 2020, the County was still subject to the SB 35 streamlining. HCD updates SB 35 determinations annually and expects to release the next update in June, 2020, which will include data from the *2019 Comprehensive Plan Annual Progress Report*. The County has not received any recent applications for very low- and low-income housing projects. Thus, it will remain subject to SB31 Streamlining throughout 2020.

To plan for qualifying housing developments, staff is processing zoning ordinance amendments to create objective design standards for SB 35 projects as part of the current Fiscal Year 2019-2020 and the forthcoming Fiscal Year 2020-2021 work programs.

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. Some supervisors felt the proposed form-based code and residential housing densities did not reflect the community’s long-term vision. 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., the Goleta Community Plan, Coastal Land Use Plan, and CZO).

Table 5 summarizes the housing production by household income category in Isla Vista from 2009 through 2019. Of the 196 new units, 78 units, or 40 percent, were affordable to very low- and low-income households; 87 units, or 44 percent, were affordable to moderate-income households; and 31 units, or 16 percent, were affordable to above moderate-income households.

From 2015 through 2019, the County did not issue any building permits for new housing units in Isla Vista. This represents a significant drop in housing production compared to the production that occurred from January 1, 2011, to December 31, 2013. The dissolution of the Isla Vista Redevelopment Agency in 2012 may have contributed to this downturn in housing development.

Year	Very Low	Low	Moderate	Above Moderate	Total
2009	0	2	0	0	2
2010	0	0	0	0	0
2011	0	14	57	0	71
2012	1	22	29	29	81
2013	32	7	1	0	40
2014	0	0	0	2	2
2015	0	0	0	0	0
2016	0	0	0	0	0
2017	0	0	0	0	0
2018	0	0	0	0	0
2019	0	0	0	0	0
Total	33	45	87	31	196

5. Housing Permit Activity in Mission Canyon

The Mission Canyon Plan area encompasses approximately 1,122 acres within the unincorporated areas of the 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, 2019, the County issued three and finalized two building permits for ADUs, and finalized one building permit for a single-family dwelling in the plan area. In addition, the County issued and finalized two building permits to rebuild one-family dwellings lost in the Jesusita fire of 2009. 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, respectively, summarize the key information regarding these land use and building permits and the associated dwellings, including 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, 2019 – December 31, 2019

Unit Type	APN	Permit Number	Address	Lot Size (acres)	Unit Size (square feet)	Water	Waste Water	Project	Zone District
ADU	023-171-028	18BDP-00000-01136	885 Windsor Way	0.18	878	City of Santa Barbara	County of Santa Barbara	ADU conversion	7-R-1
ADU	023-171-025	18BDP-00000-00621	872 Windsor Way	0.28	455	City of Santa Barbara	County of Santa Barbara	ADU conversion	7-R-1
ADU	023-092-019	18BDP-00000-01330	985 Cheltenham Rd	0.16	413	City of Santa Barbara	County of Santa Barbara	ADU conversion	7-R-1
ADU	023-130-066	19BDP-00000-00529	2992 Kenmore Pl	0.33	454	City of Santa Barbara	County of Santa Barbara	ADU conversion	7-R-1
ADU	023-222-032	19BDP-00000-01121	2681 Todos Santos Ln	0.76	950	City of Santa Barbara	County of Santa Barbara	ADU conversion	20-R-1
One-family dwelling	023-172-002	16BDP-00000-01136	849 Cheltenham Rd	0.18	2,540	City of Santa Barbara	County of Santa Barbara	Single-family dwelling	7-R-1
One-family dwelling	023-310-002	17BDP-00000-00256	1528 Mission Canyon Rd	2.67	2,495	City of Santa Barbara	Private septic system	Jesusita Fire rebuild	AG-I-40
One-family dwelling	023-300-004	10BDP-00000-00415	1091 Palomino Rd	0.79	1,615	City of Santa Barbara	Private septic system	Jesusita Fire rebuild	1-E-1

6. Redevelopment Activity

On February 1, 2012, AB X1 26 dissolved all redevelopment agencies (RDAs) in California, including the County of Santa Barbara Redevelopment Agency in Isla Vista (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 included in SB 341 (California Health and Safety Code Section 34176.1(f), effective January 1, 2014) addressed particular provisions and functions relating to former RDAs and new successor agencies. In part, SB 341 requires successor agencies to prepare and submit annual reports on the Low and Moderate Income Housing Asset Fund to the State Controller and HCD. In addition, SB 341 requires that the annual progress report contain certain successor agency financial information.

The Santa Barbara County Housing and Community Development Division prepares reports to address the reporting requirements in SB 341. 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 2018-2019.”

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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.

Please Start Here

General Information	
Jurisdiction Name	Santa Barbara County - Unincorporated
Reporting Calendar Year	2019
Contact Information	
First Name	Corina
Last Name	Venegas
Title	Planner
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Mailing Address	
Street Address	123 East Anapamu Street
City	Santa Barbara
Zipcode	93101

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

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Jurisdiction	County -	
Reporting Year	2019	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

(CCR Title 25 §6202)

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

**Table A
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	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 (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below																			
	001-040-008	1970 LILLINGSTON CANYON RD, CARPINTERIA, CA 93013			5+	R	9/25/2019							6	6	0	0	No	In review
	001-160-028	7243 GOBERNADOR CYN RD, CARPINTERIA, CA 93013			SFD	O	9/17/2019							1	1		0	No	In review
	001-160-028	7243 GOBERNADOR CYN RD, CARPINTERIA, CA 93013			ADU	R	9/17/2019						1	1			0	No	In review
	001-190-032	1237 LOMITA LN, CARPINTERIA, CA 93013			SFD	O	1/23/2019							1	1	1	0	No	
	005-060-018	115 OAK TREE PL, MONTECITO, CA 93108			ADU	R	7/31/2019							1	1		0	No	In review
	005-142-015	2303 WHITNEY AVE, SUMMERLAND, CA 93067			ADU	R	8/13/2019						1	1			0	No	In review
	005-210-051	2700 VISTA OCEANO LN, SUMMERLAND, CA 930673019			ADU	R	9/19/2019						1	1			0	No	In review
	005-210-062	200 MONTECITO RANCH LN, SUMMERLAND, CA 93067			SFD	O	6/18/2019							1	1		0	No	In review
	005-210-064	2740 MONTECITO RANCH PL, SUMMERLAND, CA 93067			SFD	O	5/29/2019							1	1		0	No	In review
	005-260-018	2825 PADARO LN, CARPINTERIA, CA 93013			SFD	O	2/11/2019							1	1		0	No	In review
	005-400-030	3353 PADARO LN, CARPINTERIA, CA 93013			ADU	R	7/11/2019						1	1			0	No	In review
	005-480-007	582 FREEHAVEN DR, SANTA BARBARA, CA 93108			ADU	R	8/13/2019							1	1		0	No	In review
	007-130-024	1970 EAST VALLEY RD, SANTA BARBARA, CA 93108			ADU	R	5/8/2019							1	1		0	No	In review

007-190-006	1779 GLEN OAKS DR, SANTA BARBARA, CA 93108			SFD	O	8/19/2019							1	1		0	No	In review
007-450-001	404 COURT PL, SANTA BARBARA, CA 93108			ADU	R	2/26/2019							1	1		0	No	In review
009-070-004	369 HOT SPRINGS RD, SANTA BARBARA, CA 931082009			ADU	R	2/12/2019							1	1		0	No	In review
009-244-007	1371 SANTA CLARA WAY, SANTA BARBARA, CA 93108			ADU	R	12/20/2019							1	1		0	No	In review
011-040-023	1081 E MOUNTAIN DR, SANTA BARBARA, CA 93108			ADU	R	2/7/2019							1	1		0	No	In review
013-192-007	2560 SYCAMORE CANYON RD, SANTA BARBARA, CA 93108			ADU	R	4/1/2019							1	1		0	No	In review
023-320-033	1560 SAN ROQUE RD, SANTA BARBARA, CA 93105			ADU	R	4/18/2019						1	1		0	No	In review	
057-192-028	3860 FAIRFAX RD, SANTA BARBARA, CA 93110			ADU	R	10/7/2019						1	1		0	No	In review	
059-440-024	1210 SAN ANTONIO CRK RD, SANTA BARBARA, CA 93111			ADU	R	1/10/2019						1	1		0	No	In review	
061-181-016	4527 AUHAY DR, SANTA BARBARA, CA 931101705			ADU	R	2/21/2019						1	1		0	No	In review	
061-181-026	4523 AUHAY DR, SANTA BARBARA, CA 931101705			ADU	R	2/21/2019						1	1		0	No	In review	
067-243-003	4821 WINDING WAY, SANTA BARBARA, CA 93111			ADU	R	3/5/2019						1	1		0	No	In review	

Jurisdiction	Santa Barbara County - Unincorporated	
Reporting Year	2019	(Jan. 1 - Dec. 31)

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							58	62
	Non-Deed Restricted				1								
Low	Deed Restricted	80	36									89	
	Non-Deed Restricted		5	7	1	14	26						
Moderate	Deed Restricted	90										214	
	Non-Deed Restricted		44	13	54	82	21						
Above Moderate		210	94	31	145	231	195					696	
Total RHNA		500											
Total Units			228	51	208	328	242					1057	62

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Santa Barbara County - Unincorporated		
Reporting Year	2019	(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</p>	<p>Summer 2015</p>	<p>STATUS: COMPLETE. The EGVCP went into effect in the Inland Area in November 2015. The Coastal Zone portion of the plan was certified by the California Coastal Commission (CCC) and went into effect in the Coastal Zone in December 2017.</p> <p>The EGVCP allows an additional 2,212 primary residential units (maximum theoretical buildout), including 549 potentially affordable housing units on five sites totaling approximately 27 acre and ranging in size from 1 to 14 acres. These five sites allow a density of 20 units per acre and, therefore, may accommodate housing for very low and low income households [Government Code Section 65583.2(c)(3)(B)].</p> <p>The EGVCP rezoned the Hollister Avenue - State Street commercial corridor to MU. The MU zone encompasses 56 parcels totaling approximately 30 acres. This rezone added development potential for an additional 163 primary residential units, including live/work units, multiple-family dwellings, mixed-use development, and other housing types that promote affordability by design. It also allows residential densities of 20 units or more per acre.</p>
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<p>Program 1.4: Tools to Incentivize High-Quality Affordable Housing</p>	<p>The County shall evaluate and adopt/apply as appropriate the following land-use tools through the community planning, development review, and/or zoning ordinance amendment processes to provide housing opportunities for all economic segments of the population, including extremely low-income households:</p> <ol style="list-style-type: none"> 1. Policies to encourage the development of unit types that are affordable by design, including residential second units (RSU), farm employee dwellings, infill, and mixed-use development. 2. Permit streamlining efforts overseen by Planning and Development, and priority permit processing for projects with affordable units built on site. 3. Incentives for special types of housing, detailed in Appendix C – Quality Housing Design and Development Incentives. 4. Modifications to setback, parking, yard area, or other applicable zoning standards for new affordable housing projects approved via Development Plans or Conditional Use Permits. 	<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>On January 1, 2017, new state laws went into effect regarding the permitting of ADUs. Specifically, Assembly Bill (AB) 2299 and Senate Bill (SB) 1069 amended Government Code Section 65852.2 to reduce barriers and expand opportunities for ADUs in order to create additional housing opportunities in California. AB 494 and SB 229, both effective January 1, 2018, further amended Section 65852.2 to clarify certain provisions of the previous legislation and expand the circumstances under which the County may allow ADUs.</p> <p>Throughout 2017 and 2018, staff prepared draft zoning ordinance amendments to streamline the permit process for ADUs in compliance with State law. The Board adopted the proposed amendments on August 14, 2018, and the amendments went into effect in the Inland Area in September 2018. The County also submitted the Coastal Zoning Ordinance (CZO) amendment to the CCC for review and certification in September 2018. The CCC is scheduled to consider certification of the amendment at a public hearing in early 2019.</p> <p>In 2018, the County also prepared zoning ordinance amendments to streamline the permit process for AEDs in the Agriculture I (AG-I) and Agriculture II (AG-II) zones in the unincorporated areas of the county. In December 2018, the Board adopted the proposed amendments and staff submitted the CZO amendment to the CCC for review and certification. Staff anticipates CCC certification of the amendment in early winter 2020.</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 2019, the BARs granted final approval of 36 residential housing projects, including 28 one-family dwellings (six projects involved demolition and reconstruction of existing dwellings), four residential second units, and two agricultural employee housing unit.</p>
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<p>Program 1.7: Isla Vista Master Plan</p>	<p>The County shall revise, readopt, and resubmit the Isla Vista Master Plan (IVMP) to the California Coastal Commission for certification. The IVMP will promote workforce housing and contribute to the diversity and affordability of the housing stock in the county, adjacent to the county's largest employer, University of California Santa Barbara.</p>	<p>Summer 2015</p>	<p>STATUS: COMPLETE. The Board adopted the IVMP in August 2007, which encourages mixed-use development, implements a form-based code, and allows residential housing at densities up to 45 units per acre. Isla Vista is located in the Coastal Zone and, therefore, the CCC must certify the IVMP before it can go into effect. In November 2007, the County submitted the IVMP to the CCC. However, CCC staff never deemed the submittal complete. In part, CCC staff raised concerns about coastal access parking.</p> <p>Staff worked with community stakeholders and CCC staff and completed a revised IVMP in late 2015. In March 2016, the Board conducted a public hearing and passed a motion to take no action on the revised IVMP. Some supervisors felt the proposed form-based code and residential housing densities no longer reflected the community's long-term vision. Some were also concerned about the impact that the IVCSA could have on parking programs and other aspects of the IVMP.</p> <p>The Board has not allocated funding for further revisions to the IVMP. Therefore, no additional work has occurred on the IVMP, and new development in Isla Vista remains subject to existing County plans and zoning ordinances (e.g., Goleta Community Plan, Coastal Land Use Plan, and the CZO).</p>
<p>Program 1.8: Permit Streamlining for Energy Efficiency</p>	<p>Continue to support and expand the use of the County's Smart Build Santa Barbara Program (SB²) to streamline the permit process for projects meeting energy efficiency requirements. The existing SB² is a free, voluntary program which provides incentives to applicants to incorporate energy-efficient and green building techniques in their building plans.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. On May 30, 2017, the SB2 committee approved one residential project in Carpinteria, which received streamlined permit review. The project went beyond the requirements of Title 24 by 15.4% and received 50 energy points (energy-efficient items outside the purview of Title 24).</p>

<p>Program 1.9: Energy Efficiency Policy and Financing</p>	<p>Seek opportunities to finance and support energy efficiency and renewable energy improvements for the market rate and affordable housing stock in the county. Examples to be considered as part of this program include (1) adopting an Energy and Climate Action Plan, (2) pursuing a feasibility study to establish a Community Choice Aggregation partnership with cities and counties in the region, and (3) prioritizing the expenditure of County affordable housing funds for projects that encourage energy efficiency improvements.</p> <p>Continue to support emPower, a program developed by Santa Barbara County to help homeowners countywide overcome obstacles to making energy saving improvements to their homes. emPower provides a variety of services to homeowners, including rebates, low-interest, and unsecured financing.</p>	<p>ECAP - Winter 2014/2015</p> <p>Community Choice Aggregation - N/A</p> <p>emPower - Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In May 2015, the Board adopted and appropriated funds to implement the County's Energy and Climate Action Plan (ECAP). In fall 2015, the County Executive Office formed the County Sustainability Committee (CSC) to help implement and monitor progress on the ECAP. Since adopting the Plan, the County has conducted two annual reports and an update of the greenhouse gas inventory. County staff presented the latest results to the Board on December 11, 2018. The next steps will be to update the ECAP to meet a 2030 goal of 50 percent reduction below the 2007 baseline.</p> <p>In 2019 the Board made a decision to join Monterey Bay Community Power (MBCP), and existing community choice energy (CCE) program, rather than creating a new, locally operated CCE program. MBCP's default energy option is 100% carbon free. MBCP service to utility customers in the unincorporated county will begin in 2021.</p> <p>The emPower program closed as of December 31st, 2018 due to a lack of funding and lower than expected uptake.</p> <p>The Counties of Santa Barbara, Ventura and San Luis Obispo, have formed the Tri-County Regional Energy Network (3C-REN). 3C-REN was established 3C-REN was established to deliver energy-saving programs to residents and industry trainings that help reduce energy use, strengthen local job markets and support efforts to achieve climate goals. 3C-REN offers three unique programs including; a Workforce, Education and Training program for contractors, architects and other building professionals; a Codes and Standards Program that provides training and onsite mentoring to encourage contractors and building departments to comply with and enforce codes and; a Residential Direct Install program that provides installation of low cost energy efficiency</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>Winter 2019</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>Staff began analyzing the new bills in fall 2017 and developed a work program in winter 2018. Staff will begin drafting zoning ordinance amendments in early 2019. Staff expects to present the zoning ordinance amendments to decision-makers at public hearings in 2020.</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 2018, County HCD administered three sub-recipient contracts of federal HOME funds for Tenant-Based Rental Assistance. These contract funds totaled \$1.37 million. The funds were distributed in the form of monthly rental payments or security/utility deposits to expand housing opportunities for households at extremely low to low income levels. An additional \$3.5 million in federal HOME and local In-Lieu Fee funds was committed to two affordable housing projects (The Depot Apts, School Street House), which will create 87 new units of affordable housing. In 2019, the Sierra Madre Senior Apts (40 units) and the West Cox Cottages (30 Special Needs units) were approved by the County and funded using HOME and non-competitive No Place Like Home (NPLH) state funding.</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&D) will continue to help ensure that water and sanitation districts grant priority to lower income housing projects for water and sewer services, respectively.</p>
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<p>Program 2.1: Applicant Consultations</p>	<p>Provide housing consultation services to help applicants understand the regulatory environment, applicable state laws and incentives, and local policies and incentives affecting the development of special needs housing, including the County's Reasonable Accommodation Policy in Appendix A of this Housing Element.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. P&D staff provide general over-the-counter information to property owners and developers regarding County and state regulations, laws, and incentives for new special needs housing. In addition, property owners and developers may apply for a Planner Consultation or Pre-Application Assessment. In these cases, a planner answers detailed questions about the planning process and applicable regulations (Planner Consultation) or provides an initial review of a proposed project before the applicant submits a formal application (Pre-Application Assessment).</p> <p>In 2019, 21 potential projects received a formal County housing consultation service. One project received a Pre-Application Assessment and 20 projects received a Planner Consultation.</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</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>In 2016, County HCD awarded approximately \$948,852 in federal HOME funds for the development of Los Adobes De Maria III in the city of Santa Maria. This project will consist of 34 rental units for farmworkers and their families. The project is under construction with full occupancy expected by spring 2019.</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>The Board adopted the proposed amendments in December 2018, which went into effect in the Inland Area in January 2019. Staff also submitted the CZO amendment to the CCC in December 2018, which the CCC will consider for certification in 2020.</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 2019 Legal Aid was awarded \$125,000 in 2018 State CESH funding for eviction prevention, legal services, shelter diversion, housing relocation and stabilization.</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 2018, County HCD received \$1.038 million in HOME funding and \$1.19 million in CDBG. In 2017 the County received \$1.77 million in HUD homeless Continuum of Care (CoC) funding, and \$583,706 in State ESG. 2018 homeless grant announcements have not been released as of December 2019.</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. In 2015 the County assisted the Housing Authority of the County of Santa Barbara County in the TEFRA hearing for the issuance of private activity bonds in the acquisition and rehabilitation of Positano Apts. The action preserved 118 affordable housing units and extended their affordability for another 55 years.</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</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. In 2019, County HCD did not receive any requests for this type of assistance.</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. 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. The HTF is working with the County's Human Resources Department on a program for County employees. The County also will continue to consider investing HOME or other funds for use as "soft mortgage" financing, as funding becomes available.</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 Safety 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</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>
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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. In 2018, County HCD worked with a variety of community partners, including homeless service providers and advocates, affordable housing developers, and community stakeholders to develop partnerships to apply for funding to address affordable housing needs. The results include the following:</p> <ul style="list-style-type: none"> (1) \$1.9 million (2019-20) in federal CoC Homeless funds; (2) \$583,706 (2017-18) in State ESG funding for homeless prevention and emergency services; (3) \$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; and, (4) \$3.1 million in HOME & In-Lieu funding, and \$2.4 million in a County originated Mental Health Services Act (MHSA) loan to the 80 unit Depot Street Apts. in Santa Maria for a \$37 million affordable housing development. (5) the leverage of State HEAP (\$1.35m) and non-competitive No Place Like Home (NPLH) (\$1.5m) funding for the development of West Cox Apts (30 units of special needs housing).
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<p>Program 5.2: Regional Housing Programs Participation</p>	<p>Participate in regional planning and housing programs with the incorporated cities; public and private housing agencies such as the Housing Authority of Santa Barbara County, Housing Authority of the City of Santa Barbara, and Habitat for Humanity; and other stakeholders as appropriate. As part of this effort, the County shall pursue collaborative partnerships, such as the Central Coast Collaborative on Homelessness.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. County HCD regularly collaborates with partner cities on regional planning and housing programs. In part, collaboration occurs through the Joint Cities-County Affordable Housing Task Group, County HOME Consortium, CDBG Urban County programs, and the newly formed Elected Leaders Forum to Address Homelessness. The efforts of the Central Coast Collaborative on Homelessness (C3H) which is no longer in existence since 2016, have been expanded through efforts by the Northern Santa Barbara County United Way's Home For Good. The County HCD also collaborates with homeless regional planning bodies, such as the United Way of Santa Barbara County and the Santa Maria/Santa Barbara CoC. In 2019, the County's CoC received approximately \$1.9 million in federal funding to help address homelessness. In 2019, the County HCD partnered with the Golden State Finance Authority for the purpose of reinstating the Mortgage Credit Certificate Program for all County constituents, providing the opportunity to increase the home purchasing power for first time buyers.</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 2019, County HCD's Local Affordable Housing Program held "Lunch and Learn" seminars in Santa Barbara and Santa Maria. The seminars were designed to educate County employees who may be future homebuyers on the available affordable units under County-restrictive covenants. County HCD continued to serve on the Board of Directors for the Coastal Housing Partnership, a non-profit organization that helps local employees purchase homes. In addition, HCD regularly participates with the Coastal Housing Partnership programs including marketing efforts to homebuyers within the County to promote discounted real estate transaction services with local businesses and down payment assistance programs designed to increase homeownership opportunities to the local workforce. County HCD was an active participant and sponsor for the 2019, 2nd Annual Housing Santa Barbara Day where the local constituents were provided opportunities to learn about workforce and subsidized housing and tiny homes. The County also issues an annual Notice of Funding Availability (NOFA) to affordable housing stakeholders and developers on the availability of local, state, and federal funding available for affordable housing development.</p>
<p>Program 5.4: Use Technology to Monitor Programs</p>	<p>Continue to utilize new technology and data to monitor and assess housing development and the affordability of housing. The County shall continue to develop more efficient housing tracking options in its Accela permit tracking system.</p> <p>The County will also provide support to federal, state, and regional authorities to successfully implement the 2020 U.S. Census, which will provide valuable information regarding population and housing for the 2024-2032 Housing Element.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING. In addition to the Homeless Management Information System (HMIS), County HCD uses the Integrated Disbursement and Information System (IDIS) nationwide monitoring software platform to provide the federal Department of Housing and Urban Development (HUD) with current information regarding current program activities in the county. In 2018, in compliance with a federal HUD mandate for all CoC grant recipient communities, County HCD implemented a regional Coordinated Entry System (CES) to prioritize scarce homeless housing resources, such as permanent supportive housing (PSH) to the most vulnerable homeless community members. Locally, P&D uses a permit database called ACCELA to track development progress in the county. County HCD also works in partnership with P&D on planning for census tabulations, which ultimately assist the County in planning and enhancing eligibility for a variety of funding opportunities.</p>

Jurisdiction	County -	
Reporting Period	2019	(Jan. 1 - Dec. 31)

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)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	Maricopa County - Unincorporated	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	5
Moderate	Deed Restricted	0
	Non-Deed Restricted	8
Above Moderate		112
Total Units		125

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

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	224
Total Housing Units Approved:	108
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

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ATTACHMENT 2

Housing Successor Annual Report
Low and Moderate Income Housing Asset Fund
Fiscal Year 2018-2019

**COUNTY OF SANTA BARBARA
HOUSING SUCCESSOR ANNUAL REPORT
LOW AND MODERATE INCOME HOUSING ASSET FUND
FISCAL YEAR 2018-2019**

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, 2018 to June 30, 2019 (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 2018-2019 as prepared by Brown Armstrong Accountancy as part of the audit for the County of Santa Barbara. The following Report conforms to Sections 1 through 13, of Section 34176.1(f) of the Dissolution Law:

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

The County of Santa Barbara received no monies.

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

Amount Deposited in LMIHAF	
Loan Payment Principal	10,043
Loan Payment Interest	14,964
Other Revenue	57,424
Sub-Total Revenue	82,431
Deposits Received for the Payment of ROPS Enforceable Obligations	-
Total LMIHAF Deposits 07/01/18 to 06/30/19	82,431

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

Fund Balance	
Fund Balance 06/30/2019	2,025,753
Funds Reserved for ROPS Obligations	-
Total Fund Balance 06/30/19	2,025,753

- 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, 2019, has no property held.

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

Expenditures	
Monitoring/Preserving Existing Affordable Housing & Administration	69,973
Total LMIHAF Expenditures 07/01/18 to 06/30/19	69,973
Cap on Administration Expenditures (2% of Statutory Value of Assets or \$200,000 whichever is greater)	237,514

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

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

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

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

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

Address	Date Acquired	DOF Transfer Approved	Deadline to Initiate Activity	Status

761 Camino Pescadero	9/15/10	8/29/12	9/15/10	Property sold on 11/27/13
Properties Acquired after 2/1/12				
None				

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

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

Replacement Housing: There are no other replacement housing obligations.

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

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

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

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

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

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

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

- 13) **Inventory of Homeownership Units:** An inventory of homeownership units assisted by the former redevelopment agency, the County of Santa Barbara or the Housing Successor that are subject to covenants or restrictions or to an adopted program that protects the

former redevelopment agency's investment of monies from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3.

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

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