

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA BARBARA COUNTY

Reporting Period 01/01/2017 - 12/31/2017

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

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

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

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Table A

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

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
111-184-001	SU	Renter	0	1	0	0	1	1		0	Affordable by design - 450 s.f. unit may be a 1-BR unit to accommodate no more than 2 persons. Average rent for units of similar size in this area of the county is \$1,196/month, which is deemed affordable to low-income households.
Cavaletto Tree Farm (multiple APNs)	5+	Renter	8	0	0	100	108	108		8 DB	State Density Bonus Program. Affordable housing component - Project consists of a total of 108 units, including eight rental units affordable to very-low income households, and 16 for-sale units affordable to workforce households earning 120-200% AMI. The rental units range

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

Please note: Units may only be credited to the table below when a jurisdiction has included a program 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 GC Section 65583.1(c)(1)

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

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	40	0	0	5	9	54	52
No. of Units Permitted for Above Moderate	27	2	11	4	1	45	35

* Note: This field is voluntary

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

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	159	49	0	8	0	0	0	0	0	0	57	102
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	106	36	0	0	0	0	0	0	0	0	49	57
	Non-Restricted		5	7	1	0	0	0	0	0	0		
Moderate		112	44	13	54	0	0	0	0	0	0	111	1
Above Moderate		284	94	31	145	0	0	0	0	0	-	270	14
Total RHNA by COG. Enter allocation number:		661											
Total Units ▶ ▶ ▶			228	51	208	0	0	0	0	0	0	487	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													174

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 1.7: Isla Vista Master Plan	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.	Summer 2015	<p>STATUS: COMPLETE. The Board of Supervisors 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 California Coastal Commission (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 of Supervisors 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 IVCS could have on parking programs and other aspects of the IVMP.</p> <p>The Board of Supervisors has not allocated funding for further revisions to the IVMP. Therefore, no additional work has occurred on the IVMP, and new</p>

			development in Isla Vista remains subject to existing County plans and zoning ordinances (e.g., Goleta Community Plan, Coastal Land Use Plan, Coastal Zoning Ordinance).
Program 1.8: Permit Streamlining for Energy Efficiency	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.	Ongoing	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).
Program 1.9: Energy Efficiency Policy and Financing	<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>	ECAP - Winter 2014/2015, Community Choice Aggregation - N/A, EmPower - Ongoing	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. The County adopted the Energy and Climate Action Plan (ECAP) in May 2015 and began implementing the plan in 2016. County departments responsible for implementing emission reduction measures report regularly to the County Sustainability Committee. Throughout 2017, staff collected data to track the County's progress implementing the ECAP and presented an annual report to the Board of Supervisors on September 12, 2017.</p> <p>Other notable implementation efforts in 2017 included completion of a feasibility study for a "community choice energy" electric utility, approval of the Tajiguas Landfill Resource Recovery project, initiation of a greenhouse gas emission inventory update, initiation of plan to utilize green business strategies for County facilities and operations, and continued outreach to community members regarding energy efficiency programs, including the release of a County sustainability website.</p> <p>In Fiscal Year 2016-2017 (July 1, 2016 through June 30, 2017), the emPower program performed 225 energy coach site visits, provided information to 5,012 interested individuals, and serviced \$417,567 in loan applications for energy efficient upgrades.</p>
Program 1.10: State Density Bonus Law Consistency Amendments	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,	Winter 2017/2018	<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</p>

	<p>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>Bonus Law (SDBL) Update. This project will amend the County's zoning ordinances to comply with four state assembly 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 will begin drafting potential zoning ordinance amendments in winter 2017. Staff expects to present the zoning ordinance amendments to the MPC, PC, and Board of Supervisors for adoption at public hearings in summer 2018.</p>
<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 2017, County HCD administered five sub-recipient contracts of federal HOME funds for Tenant-Based Rental Assistance. These contract funds totaled \$1,653,203. 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.</p>
<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,</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 (Ordinance 4940). The County applied the zone to 56 parcels within the EGVCP plan area (see Program 1.3 for additional details). The County could apply the MU zone to other plan areas in the future.</p>

	<p>and workforce housing near job centers.</p> <p>The mixed-use zone could include a variable residential density incentive that rewards appropriate design through the provision of additional units at higher densities and smaller unit sizes. Options could also include form based building standards, such as zero lot lines and minimum mass requirements.</p>		
<p>Program 1.16: 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. Program 1.16 creates incentives for new affordable, special needs, and senior housing. In 2016, staff presented proposed ordinance amendments to the Planning Commission and Board of Supervisors. 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 of Supervisors adopted the proposed ordinance amendments to the MLUDC, LUDC, and CZO. The ordinance amendments went into effect in the Inland Area upon adoption. The County submitted the amendments to the CCC for review and certification in December 2016, and received certification in November 2017. The amendments are now in effect in the Coastal Zone.</p>
<p>Program 1.18: Water and Sewer Service Priority for Affordable Housing</p>	<p>Pursuant to Government Code section 65589.7, the County shall immediately deliver the adopted Housing Element and any subsequent amendments to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential within the unincorporated county. The County shall work with each public agency or private entity providing water or sewer services to verify that it grants a priority for the provision of these services to proposed developments that include housing units affordable to lower-income households.</p>	<p>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 Planning and Development Department will continue to help ensure that water and sanitation districts grant priority to lower income housing projects for water and sewer services, respectively.</p>

	<p>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>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. County 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 2017, 35 potential projects received a formal County housing consultation service. Seven projects received a Pre-Application Assessment and 28 projects received a Planner Consultation. Of those projects, one project included an accessory dwelling unit and another included a single-family dwelling.</p>
<p>Program 2.3: Farmworker Employee Housing Law Consistency Amendments</p>	<p>The County shall amend the County Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Coastal Zoning Ordinance (CZO) to be consistent with Health and Safety Code Sections 17021.5 and 17021.6 regarding 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,</p>	<p>Winter 2016/2017</p>	<p>STATUS: COMPLETE. In November 2015, the Board of Supervisors 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 LUDC (Ordinance 4944) and MLUDC (Ordinance 4945) went into effect in December 2015. The County submitted the amendment to the CZO (Ordinance 4946) to the CCC in December 2015. The CCC conducted a public hearing and certified the amendment in December 2016.</p>

	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.		
Program 2.4: Farmworker Housing	<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, Housing and Community Development Division).</p> <p>In addition, the County shall continue to evaluate and revise as appropriate permit process procedures which streamline the permit process for farm worker housing.</p> <p>The County shall also provide opportunities for stakeholder input from growers, ranch owners, and other agricultural operators regarding the need and opportunities for additional farm worker housing.</p>	Ongoing	<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 2018.</p> <p>The County is implementing Program 2.4 concurrent with Agricultural Tiered Permitting. In part, this project may include zoning ordinance amendments that streamline the permit procedures and reduce the permit requirements for agricultural employee housing. Staff expects to complete draft zoning ordinances amendments and public outreach for this portion of the project in spring 2018. Staff also expects to present the proposed amendments to the MPC, PC, and Board of Supervisors in summer 2018.</p>
Program 2.5: Fair and Safe Special Needs Housing	The County shall evaluate and revise as appropriate its existing "Reasonable Accommodation Policy" (Appendix A, 2015-2023 Housing Element) to ensure	Winter 2016/2017	STATUS: COMPLETE. In November 2015, the Board of Supervisors 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

	<p>the policy is fully consistent with Chapter 671, Statutes of 2001 (SB 520), which amended Government Code section 65583(c)(3).</p> <p>To increase the effectiveness of the policy, the County shall incorporate the revised Reasonable Accommodations Policy into the Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Coastal Zoning Ordinance (CZO). The policy will provide flexibility in the application of County zoning ordinances that pose barriers to housing projects that accommodate the needs of persons with disabilities and their families.</p> <p>As a result, the Reasonable Accommodations Policy will facilitate compliance with federal and state fair housing laws and promote housing opportunities for persons with disabilities.</p>		<p>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 (Ordinance 4944) and MLUDC (Ordinance 4945) went into effect in the Inland Area in December 2015. The County submitted the CZO amendment (Ordinance 4946) to the CCC in December 2015. The CCC conducted a public hearing and certified the amendment in December 2016.</p>
<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 of Supervisors amended the County's 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 amendments to the LUDC (Ordinance 4944) and MLUDC (Ordinance 4945) went into effect for the Inland Area in December 2015. The County submitted the CZO amendment (Ordinance 4946) 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</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 spring 2017, staff conducted public outreach and presented the amendments to the Montecito and County Planning Commissions. In June 2017, the Board of Supervisors 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</p>

	<p>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>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 FHOME Program. FHOME 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. Legal Aid is currently in its second quarter of program implementation.</p>
<p>Program 4.1: Government Funding Continuum</p>	<p>Continue to access HOME Investment Partnerships (HOME), CDBG program, and other resources provided by federal, state, or regional entities to increase the efficiency of locally generated Inclusionary Housing Ordinance (IHO) in-lieu fees collected to construct new and conserve and improve existing affordable</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. The County receives an annual allocation of HOME, Community Development Block Grants (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>

	housing stock.		In 2017, County HCD received \$614,680 in HOME funding, \$1,073,897 in CDBG, \$1,733,165 in CoC funding, and \$583,706 in ESG.
Program 4.2: Avoid Conversion of Affordable Housing to Market Rate	<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>	Ongoing	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.
Program 4.3: Improve and Rehabilitate Existing Housing Stock	<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>	Ongoing	STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2016, County HCD started working 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 are under construction and are expected to be completed and sold to eligible buyers in Spring 2018. The non-profit Housing Trust Fund 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.
Program 4.5: Code Enforcement	<p>The County shall continue to administer a building code enforcement program that responds to complaints regarding</p>	Ongoing	STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2017, County HCD continued to provide annual federal CDBG funding to the city of Lompoc to address code enforcement issues in the city. County HCD also provided

	<p>dangerous buildings and building code violations. This program helps ensure property owners maintain existing housing stock through the enforcement of applicable building codes and laws. The applicable building codes include the County of Santa Barbara Building Code and 1997 Uniform Code for the Abatement of Dangerous Buildings. The applicable laws include the California Health and Safe Code, such as Health and Safety Code Section 17980(c)(C)(2) which requires that code enforcement agencies consider needs expressed in the housing element when deciding whether to require vacation or repair of property.</p> <p>The County shall continue to annually process and consider applications for CDBG Urban County Partnership and the HOME Consortium grant funds for code enforcement activities. These funds may be used for new or existing programs in unincorporated areas and incorporated cities throughout Santa Barbara County.</p>		<p>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. In part, County HCD reviewed affordable units under covenant with the County to determine their compliance with Housing Quality Standards (HQS).</p>
<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 2017, 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> <p>(1) \$1.7 million (2017-18) in federal HUD Continuum of Care Homeless funds;</p> <p>(2) \$583,706 (2017-18) in State ESG funding for homeless prevention and emergency services; and</p> <p>(3) \$949,000 of the County's federal HUD 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 2018.</p>
<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</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 County HOME Consortium</p>

	<p>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>and CDBG Urban County programs. 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 Continuum of Care. In 2017, the County's Continuum of Care received approximately \$1.7 million in federal funding to help address homelessness.</p>
<p>Program 5.3: Housing Programs Outreach</p>	<p>Facilitate public outreach regarding the County's housing programs and housing opportunities, such as residential second units, farm employee dwellings, and permit streamlining. In addition, the County shall provide information on its website and provide literature detailing the opportunities to develop housing which is affordable by design or with price restrictions.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2017, County HCD's Local Affordable Housing Program held "Lunch and Learn" seminars in Santa Barbara. 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.</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 HUD with current information regarding current program activities in the county. Locally, P&D uses a permit database called ACCELA to track development progress in the county. County HCD also works in partnership with P&D on planning for census tabulations, which ultimately assist the County in planning and enhancing eligibility for a variety of funding opportunities.</p>
<p>Program 1.1: Regional Planning</p>	<p>Promote housing opportunities adjacent to employment centers through regional and local planning efforts, including updates to the Regional Growth Forecast, Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS), Regional Housing Needs Allocation (RHNA) Plan, Congestion Management Plan (CMP), and Bicycle</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In October 2015, the Board of Supervisors 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</p>

	<p>Master Plan. This will help ensure that community values are preserved; commute pressures, vehicle trips, and greenhouse gas emissions are reduced; rural areas are protected; fiscal and economic interests are upheld; and, adequate housing is provided for households and individuals at all economic levels and needs.</p>		<p>1.1, the proximity of new housing to public transit will potentially reduce vehicle trips and greenhouse gas emissions.</p>
<p>Program 1.3: Community Plan Rezones</p>	<p>Implement community enhancement and revitalization tools where warranted through the community planning process using strategies that promote affordability by design, such as mixed-use, infill, and adaptive reuse.</p> <p>Currently, one community plan update is underway for Eastern Goleta Valley that includes two categories of rezones for affordable housing and community revitalization. As part of this community plan update, the County shall evaluate and adopt as appropriate one category of rezones that would allow mixed-use development on 55 parcels covering approximately 28 acres within the Hollister Avenue/State Street commercial corridor. The County shall also evaluate and adopt as appropriate a second category of rezones that would allow residential development at a density of 20 units per acre on seven separate sites that range from approximately 1 to 23 acres in size. This category of rezones shall establish housing opportunities on 20 to 30 acres, if such rezones can be found compatible with surrounding development and serviceable by infrastructure capacity.</p>	<p>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 acres 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 Mixed Use (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>
<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</p>	<p>Winter 2018/Ongoing</p>	<p>STATUS: IN PROCESS. On January 1, 2017, new state laws went into effect regarding the permitting of accessory dwelling units (ADUs). Specifically, Assembly Bill 2299 and Senate Bill 1069 amended Government Code Section</p>

	<p>planning, development review, and/or zoning ordinance amendment processes to provide housing opportunities for all economic segments of the population, including extremely low-income households:</p> <ol style="list-style-type: none"> 1. Policies to encourage the development of unit types that are affordable by design, including residential second units (RSU), farm employee dwellings, infill, and mixed-use development. 2. Permit streamlining efforts overseen by Planning and Development, and priority permit processing for projects with affordable units built on site. 3. Incentives for special types of housing, detailed in Appendix C - Quality Housing Design and Development Incentives. 4. Modifications to setback, parking, yard area, or other applicable zoning standards for new affordable housing projects approved via Development Plans or Conditional Use Permits. 5. Board-approved discretionary reductions of development impact fees for projects with demonstrated public benefits, including the provision of onsite affordable and/or special needs housing. 6. Incentives for construction of RSUs priced affordable to lower-income, moderate, workforce, and senior households, including reducing or waiving development impact mitigation fees and reducing parking requirements (e.g., allow tandem parking, allow parking within setbacks). 		<p>65852.2 to reduce barriers and expand opportunities for ADUs in order to create additional housing opportunities in California. Assembly Bill 494 and Senate Bill 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 cities and counties may allow ADUs.</p> <p>In 2017, staff prepared draft zoning ordinance amendments to comply with State laws regarding the permitting of ADUs. These amendments streamline the permit process and include development standards consistent with the limitations of Government Code Section 65852.2. Staff prepared and presented the final draft amendments to the MPC and PC in January 2018. Staff expects that the Board of Supervisors will consider adopting these amendments in summer 2018.</p> <p>The County is also considering zoning ordinance amendments to streamline the permit process for agricultural employee dwellings. Staff is developing these amendments as part of the Agricultural Tiered Permitting project.</p>
<p>Program 1.6: Housing Design</p>	<p>Ensure quality housing design and neighborhood compatibility by continuing to require, where applicable, that projects undergo review by regional Boards of Architectural Review for consistency with applicable design guidelines and findings</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</p>

	for Design Review.	<p>prevent poor quality of design. The County has adopted design guidelines for some communities.</p> <p>In 2016, the County also submitted the Eastern Goleta Valley Residential Design Guidelines to the CCC for certification and application in the Coastal Zone. The CCC certified these guidelines in December 2017, and they are now in effect in the Coastal Zone. In 2017, P&D also took steps to implement a limited update of the Montecito Architectural Guidelines and Development Standards (Guidelines). The limited update proposes zoning ordinance and Guidelines amendments that limit the size and number of detached accessory buildings in Montecito.</p> <p>In 2017, the BARs granted final approval of 29 residential housing projects, including 33 single family dwellings and one agricultural employee housing unit.</p>
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA BARBARA COUNTY

Reporting Period 01/01/2017 - 12/31/2017

General Comments: