

# **Attachment A**

## **County of Santa Barbara 2020 Comprehensive Plan Annual Progress Report**



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# County of Santa Barbara 2020 Comprehensive Plan Annual Progress Report

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

In accordance with Government Code Section 65400, the County of Santa Barbara (County) Planning and Development Department (P&D) prepared this annual progress report for the County Planning Commission (CPC), Board of Supervisors (Board), Governor’s Office of Planning and Research (OPR), and California Department of Housing and Community Development (HCD). This report describes the status of the County’s general plan (Comprehensive Plan), including the 2015-2023 Housing Element Update and the County’s progress in implementing the plan from January 1 through December 31, 2020. The report also describes the County’s progress in meeting its share of regional housing needs and removing governmental constraints to the maintenance, improvement, and development of housing within the unincorporated areas of Santa Barbara County.

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

The Montecito Planning Commission (MPC) and CPC conducted public hearings to review and receive public comments on this report on February 17 and February 24, 2021, respectively. The Board received and filed the report at a public hearing on March 16, 2021, 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 12 elements (seven mandatory elements, five optional elements, as well as the Coastal Land Use Plan). The County also has adopted 10 community plans, three zoning ordinances, and other ordinances to help implement adopted land use goals and policies.

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

As part of the development of the P&D budget, LRP prepares an annual (fiscal year) update to the work program that sets forth staff’s recommendations regarding the ongoing and proposed new programs and projects for the three-year period, in order to implement the goals and corresponding policies of the Comprehensive Plan. This annual progress report summarizes programs and projects from the second half of FY 2019-2020 and the first half of the current (FY 2020-2021) (i.e., January, 2020 through December, 2020).

<b>Table 1 Santa Barbara County Comprehensive Plan Elements</b>			
<b>Mandatory Elements</b>	<b>Year Adopted</b>	<b>Last Comprehensive Update<sup>1</sup></b>	<b>Last Amendment<sup>2</sup></b>
Circulation Element	1980	In Progress	2014
Coastal Land Use Plan	1982	N/A	2018
Conservation Element	1979	N/A	2010
Housing Element	1969	2015	N/A
Land Use Element	1980	N/A	2015
Noise Element	1979	N/A	1997
Open Space Element	1979	N/A	1991
Seismic Safety & Safety Element	1979	In Progress	2015
<b>Optional Elements</b>			
Agricultural Element	1991	N/A	N/A
Energy Element	1994	N/A	2015
Environmental Resource Management Element	1980	N/A	1991
Hazardous Waste Element	1990	N/A	N/A
Scenic Highways Element	1975	N/A	1991
<b>Community Plans</b>			
Eastern Goleta Valley	2015 – Inland 2017 – Coastal	N/A	2018
Gaviota Coast	2016 – Inland 2018 – Coastal	N/A	N/A
Goleta	1993	N/A	1995
Los Alamos	2011	N/A	N/A
Mission Canyon	2014	N/A	N/A
Montecito	1992	N/A	1995
Orcutt	1997	N/A	2020
Santa Ynez Valley	2009	N/A	N/A
Summerland	1992	N/A	2014 – Inland 2016 – Coastal
Toro Canyon	2002 – Inland 2004 – Coastal	N/A	N/A
<b>New Elements</b>			
Environmental Justice Element	N/A	In Progress	N/A

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

<sup>2</sup> 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 eight mandatory general plan elements and the Coastal Land Use Plan. However, the County has created an approach that exceeds minimum requirements based upon extensive public input, recommendations from staff and the planning commissions, and, ultimately, Board direction.

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

The Comprehensive Plan includes community plans that address planning issues within defined geographic areas. The County has adopted community plans for 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 areas of Santa Barbara County (e.g., residential, commercial, industrial). The zoning ordinances specify the land uses allowed in each specific zone. They also specify setbacks, height limits, parking requirements, minimum lot sizes, and other development standards and regulations.

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

### **3. Comprehensive Plan Amendments and Implementation Activities for 2020**

P&D takes a principal role in maintaining and implementing the Comprehensive Plan. The following subsections describe the programs and projects that P&D undertook in 2020, starting with Housing Element implementation projects. Subsequent subsections list projects that implement other elements of the Comprehensive Plan in alphabetical order.

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

The 2015-2023 Housing Element Update contains 37 programs with separate timeframes to help meet the housing goals and needs of the unincorporated areas of Santa Barbara County. In 2020, P&D staff made significant progress implementing three of these programs and meeting the County's share of regional housing needs. The following paragraphs summarize these programs:

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

From 2016 to 2020, the State amended certain sections of the Government Code related to planning and housing. In spring 2019, the County began analyzing the new State requirements 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), Government Code Section 65913.4 (streamlined multifamily housing approvals), Government Code Section 65585 (streamlined low barrier navigation centers approvals), and AB 2162 (streamlined supportive housing approvals). Staff plans to finish the draft amendments and conduct public outreach in spring 2021.

On January 1, 2020, new State ADU and junior ADU (JADU) laws went into effect and caused the County's Inland Area ADU ordinances to become null and void. In early 2020, staff established interim ADU and JADU permit processes and procedures and began drafting zoning ordinance amendments to comply with the new State laws. Staff will take the ADU and JADU amendments to decision makers for approval in early 2021 and submit them to the California Coastal Commission (CCC) for review and certification in spring 2021.

In early 2020, the County applied for and received grant funding totaling \$307,000 through the SB 2 Planning Grants Program. LRP will use this grant funding to cover the costs of preparing and implementing the ADU ordinance amendments and the Housing Bill Implementation Project across FY 2018-2019 through 2021-2022.

- 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 2020. 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 AEDs. In December, 2018, the Board adopted zoning ordinance amendments to streamline the permit process for AEDs in the Agricultural I (AG-I) and Agricultural II (AG-II) zones in the unincorporated areas of Santa Barbara County. These amendments (1) allow certain AEDs with a Zoning Clearance in the Inland Area and Coastal Development Permit 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.

On February 20, 2020, the CCC conditionally certified the AED CZO amendment (i.e., the AED Local Coastal Program Amendment, or LCPA) with five suggested modifications. P&D staff presented the CCC's conditionally certified AED LCPA to the Board for approval on April 7, 2020. The Board requested that staff return with options for amending the AED employment location requirements. Staff returned to the Board on June 2, 2020 with a revised AED LCPA, which the Board approved and staff resubmitted to the CCC.

In fall 2020, CCC and P&D staff identified minor errors and omissions in the submitted AED LCPA. Staff will return to the Board with a revised AED LCPA in February, 2021 and resubmit to the CCC shortly thereafter.

In addition, the Community Services Department Sustainability Division and (Sustainability Division) Housing and Community Development Division continue to coordinate with P&D to maintain and implement Housing Element programs. In 2020, these two divisions took steps to implement 13 programs. For example, these programs include providing incentives for energy efficient and green building techniques, educating first time homebuyers, and promoting affordable housing opportunities. Table D of Attachment 1 of this annual progress report provides information on this significant progress. Finally, P&D staff continues to participate in the County Executive Office's 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.

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

In December, 2019, SBCAG initiated a process to allocate Santa Barbara County's 6<sup>th</sup> cycle RHNA (June 30, 2022 to February 15, 2031) among the eight incorporated cities and the unincorporated County. In part, SBCAG formed an ad hoc committee, the RHHA Project Development Team, to advise its staff throughout the RHNA allocation process. The team included planning/community development directors and staff from the cities and the County.

County staff took an active role in the RHNA allocation process throughout 2020. Initial activities included completing SBCAG's RHNA planning factors survey. County staff also attended five RHHA Project Development Team meetings. These meetings focused on seven scenarios and several methodologies for allocating the 6<sup>th</sup> cycle RHNA. Key factors included vacancy rate, cost burden, and overcrowding.

In mid-December, 2020, SBCAG authorized its staff to submit the draft RHNA methodology to HCD for review according to Government Code Section 65584.04(i). SBCAG will consider adopting the draft RHNA methodology after HCD's review.

The currently anticipated 6<sup>th</sup> cycle RHNA for Santa Barbara County totals 29,313 units. Based on the draft RHNA methodology, the County's share of the 6<sup>th</sup> cycle RHNA would total 6,680 units, or 22.8 percent of the currently anticipated RHNA for Santa Barbara County. The County's 5<sup>th</sup> cycle RHNA totals 661 units. The County will need to consider innovative plans and programs to accommodate this nearly 10 fold increase as it prepares the 2024-2032 Housing Element Update.

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

The 2019 General Package Ordinance Amendments consist of three minor amendments to the County's zoning ordinances: (1) repeal of all regulations in the LUDC and MLUDC that apply solely within the Coastal Zone and were never certified by the CCC; (2) addition of regulations to both LUDCs and the CZO to allow recordation of Notices to Property Owners when required by permit conditions of approval for matters related to real property where not already required by zoning ordinances; and (3) amendments to the telecommunications regulations in the LUDCs and the CZO to comply with new federal rules that took effect in January 2019. Staff presented these amendments to the MPC on October 16, 2019, and the CPC on November 7, 2019. On December 10, 2019, the Board approved the amendments and authorized P&D to submit the CZO amendment to the CCC for certification. The CCC certified the CZO amendment on December 10, 2020 with two amendments to the telecommunications regulations. Staff will present the certification with modifications to the Board on February 2, 2021, for acceptance of the modifications.

### ***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 units and associated utility poles, antennas, and photovoltaic panels. SoCalGas proposed LUDC and MLUDC amendments that would allow new advanced metering facilities throughout the Inland Area with a streamlined ministerial review rather than a discretionary 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 presented the amendments to the CPC and MPC in fall 2020. The Board adopted the amendments in December, 2020. LRP staff will update the LUDC and MLUDC and provide staff training in winter, 2021.

### ***Agricultural Tiered Permitting***

The Agricultural Tiered Permitting project consists of amendments to 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 (GCP) and determine whether those permit procedures would be appropriate for rural agricultural lands throughout the county. 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 GCP area.

In June 2020, the Board approved funding for P&D to proceed with a farmstay ordinance amendment separate from the Agricultural Tiered Permitting project and delayed further work on the Agricultural Tiered Permitting until the second quarter of Fiscal Year 2020-2021 for budgetary reasons. (See Farmstay Ordinance Amendment below.) On November 17, 2020, the Board considered several options for moving forward, and directed staff to proceed with an expansion of the project scope. The Board directed that staff include the following uses in the project: incidental food service, small scale farm-to-table dinners or cooking classes, other small-scale events, and educational opportunities (such as school tours, agriculture and natural resource workshops/tours, bird/wildlife viewing, astronomy/stargazing and photography). Staff began work to hire a consultant to assist with stakeholder outreach and environmental review and expects to have a consultant on board in January 2021. Stakeholder outreach will commence in winter 2021 and the environmental review process will begin in spring 2021.

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

The Santa Barbara County Association of Governments (SBCAG) has sporadically worked on an updated Airport Land Use Compatibility Plan (ALUCP) 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 to SBCAG. 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 placed the project on hold until 2021, and anticipates that SBCAG will take action on the ALUCPs 2021 or 2022. LRP staff will begin working with SBCAG and local jurisdictions on the draft ALUCPs and IS/NDs in 2021. After the SBCAG Board adopts the final ALUCPs, LRP staff will update the County LUDC and CZO for consistency with the adopted ALUCPs.

### ***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 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 amendments to the LUDC that mitigate odor and other impacts of cannabis operations along urban-rural boundaries and conflicts with existing agricultural operations. Staff presented draft ordinance amendments to the CPC in summer 2020. The Board adopted the ordinance amendments in August 2020.

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

Senate Bill (SB) 743 changed 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). SB 743 went into effect on July 1, 2020. Jurisdictions must now use VMT-based metrics and environmental thresholds for determining the significance of a project's transportation impacts under CEQA.

In 2019, LRP staff prepared a request-for-proposals (RFP) and selected Fehr & Peers to help prepare VMT methodologies, thresholds, and feasible mitigation measures. Staff also formed an Advisory Group to oversee the project, established baseline VMT, and analyzed threshold options. Staff and Fehr & Peers presented the draft VMT methodologies, thresholds, and mitigation measures to the CPC in August, 2020. The Board adopted these provisions in December, 2020. Staff is now completing a VMT calculator tool to help planners and other CEQA practitioners implement the new VMT thresholds.

Caltrans awarded the County Public Works Department (Public Works) a Sustainable Communities Grant for a countywide Active Transportation Plan (ATP). LRP staff will take an active role in the planning process. In fall 2020, the Public Works and P&D selected a consulting team led by Fehr & Peers to help prepare the ATP. The ATP will serve as a master plan and policy document to guide the development and maintenance of active transportation infrastructure. The ATP and the VMT thresholds will also help LRP update the Circulation Element. LRP staff expects to select a consultant and initiate data collection for the Circulation Element in summer 2022.

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

In December, 2018, the Board directed LRP and the Sustainability Division to update the County's 2015 Energy and Climate Action Plan (ECAP). The Sustainability Division initiated the update (now known as the 2030 Climate Action Plan) in winter 2020/2021 by releasing an RFP, selecting a consultant, and initiating public outreach.

The 2030 Climate Action Plan will address GHG emission mitigation and climate adaptation efforts in the unincorporated areas of Santa Barbara County. The plan will also contain thresholds of significance for determining the significance of a project's impacts from GHG emissions under CEQA. Sustainability Division staff expects to complete the 2030 Climate Action Plan in 2022. In the meantime, LRP staff and its consultant, Ascent Environmental, developed draft interim GHG thresholds for land use projects and plans. (The County adopted a GHG threshold for industrial stationary source projects (e.g., oil, gas, mining, and renewable energy) in 2015.)

The interim GHG thresholds will help the County comply with CEQA Guidelines Section 15064.4, which requires the County and other lead agencies to "describe, calculate or estimate the amount of GHG emissions resulting from a project." The interim GHG thresholds will also streamline the environmental review process and help meet the Board's 2030 GHG emissions reduction target (50 percent reduction by 2030, based on 2007 levels).

LRP staff presented the draft interim GHG thresholds to the CPC in winter, 2020. Staff is presenting the interim GHG thresholds to the Board for approval in January, 2021. County staff and CEQA practitioners will use the interim GHG thresholds until the Board adopts the 2030 Climate Action Plan and corresponding final GHG thresholds.

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

The Coastal Resiliency Project evaluates the impacts of sea level rise and related coastal hazards along Santa Barbara County's 110-mile long coastline. Staff prepared amendments to the County's Local Coastal Program (LCP) to help 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. In December, 2019, CCC staff suggested modifications to the LCP amendment. Per CCC staff's request, LRP staff then withdrew and resubmitted the LCP amendment in April, 2020, to restart the statutory deadline for CCC review and certification of the amendment.

In September, 2020, CCC staff suggested additional modifications to the LCP amendment. These modifications raise serious issues regarding six key policies. LRP and CCC staff will discuss these issues and possible alternatives in early 2021. If the County and CCC cannot resolve the outstanding policy issues and complete work on this project by June, 2021, LRP staff will recommend that the Board suspend further activity on this project until a later fiscal year when additional funding to complete the remaining tasks becomes available.

### ***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 sent materials (including the EGVCP boundary) to SBCAG. As the local PSAP coordinator, SBCAG provides input on proposed statistical boundary changes. Staff coordinated with SBCAG and submitted proposed boundary changes to the U.S. Census Bureau in winter 2020. Staff anticipates the U.S. Census Bureau will inform the County of their determination prior to release of a final 2020 PSAP plan.

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

The Farmstay Ordinance Amendment project will consider the Board-adopted farmstay permit requirements of the GCP, 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 GCP area.

LRP staff completed consultant selection and initiated project kickoff in fall 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. Stakeholder engagement, public workshops, and draft ordinance development will occur in winter/spring 2021, and decision maker hearings are anticipated in summer/fall 2021.

### ***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 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. 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. Public Works expects to release a Draft Environmental Impact Report (EIR)/Environmental Assessment for the project in mid-2021.

### ***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.

### ***Orcutt Community Plan Amendment/Union Valley Parkway Extension***

During the FY 2019-20 budget hearings, the Board directed LRP staff to initiate an amendment to 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) and Psomas to prepare conceptual roadway drawings, engineering and traffic impact studies, and a mitigated negative declaration (MND).

In October, 2020, the CPC held a public hearing and unanimously (5-0) recommended that the Board approve the amendment. In December, 2020, the Board adopted the MND and approved the amendment. In addition to the amendment, the project requires additional studies as well as approvals from the California Department of Transportation (Caltrans) and other agencies. P&D’s preparation of the amendment and accompanying engineering and traffic impact studies completes the conceptual work authorized and directed by the Board during the FY 2019-20 and FY 2020-21 budget hearings. The project is now ready to advance to the engineering phase.

### ***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 Government Code Section 65302(g), and comments and recommendations received previously from the State Board of Forestry on the County’s Safety Element.



In 2019 and early 2020, 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. 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. The CCVA will also evaluate the extent of impacts of these in hazards and the extent to which the County's assets are able to adapt to these hazards or are vulnerable to them. 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 retained a consultant to assist with the CCVA and developed a list of climate change hazards and a list of populations and assets at risk. The County has assembled a stakeholder group consisting of County Departments to advise the project and to assess the adaptive capacity of its populations and assets with respect to various climate hazards. The first of two virtual public workshops was held on December 9, 2020. Staff anticipate having a draft CCVA for public review in spring of 2021 and to complete work on the CCVA in early summer of 2021. Work on the Adaptation Plan will be initiated soon after CCVA completion and scheduled to complete in summer 2022.

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

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

In September, 2019, the CPC approved a Coastal Development Permit (CDP), Development Plan, and MND for the project. In 2020, LRP staff worked with Public Works staff to complete 100 percent construction plans and implement required conditions of approval, such as developing a wetland mitigation plan. LRP staff also processed a time extension for the CDP and Development Plan to provide additional time to complete the construction plans and implement required conditions of approval.

### ***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 September 2020, the Board directed staff to develop revised CZO amendments for STRs. Staff is conducting research and will develop ordinance amendments during winter 2021. Planning commission

hearings will commence during spring 2021 and Board hearings in summer/fall 2021, followed by submittal of the amendments to the CCC during fall 2021.

### ***Transportation Improvement Plan (TIP) Fee Buildout Analysis***

In spring 2019, LRP 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. Staff completed the analysis and presented the results to Public Works in January, 2020. Public Works will use the buildout analysis to update the TIP and the County's transportation development impact mitigation fees.

### ***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 Santa Barbara County.

LRP staff initiated these amendments in fall 2019. In June, 2020, the Board delayed the project in order for LRP to complete other ongoing projects. LRP continued work on the Utility-Scale Solar Ordinance Amendments in fall 2020. Staff is now preparing zoning ordinance amendments. It is also exploring possible amendments to the Uniform Rules for Agricultural Preserves that would be necessary to allow utility-scale solar facilities on agricultural lands under contract under the Williamson Act. Staff expects to commence public outreach in spring 2021 and present draft recommendations to the CPC and MPC and Board by mid to late 2021. Staff will commence environmental review soon thereafter.

## **4. Housing Element Activity**

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

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

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

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

The 2015-2023 Housing Element Update includes 37 programs to implement its goals and policies and otherwise meet the housing needs of the unincorporated county. Some of these programs are ongoing

while others have specific timeframes for completion. Table D of Attachment 1 of this annual progress report summarizes the status of each program. In addition, the subsection titled “Housing Element Implementation” in Section 3 (Comprehensive Plan Amendments and Implementation Activities for 2020), above, summarizes actions that P&D took in 2020 to implement several of these programs.

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

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

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

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

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

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

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

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

Table 3 shows the County’s household income limits for 2020. 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 2020, the County AMI was \$61,450 for a household of one, \$70,250 for a household of two, \$79,000 for a household of three, \$87,800 for a household of four, and \$94,800 for a household of five.

<b>Income Level</b>	<b>Number of Persons in Household</b>				
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Very Low-Income	41,650	47,600	53,550	59,500	64,300
Low-Income	66,750	76,250	85,800	95,300	102,950
Moderate-Income	73,750	84,300	94,800	105,350	113,800

*Source: State Income Limits for 2020 (California Department of Housing and Community Development, 2020)*

***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).

***2020 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 2020. 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 67 percent of its RHNA for the very low- and low-income categories.

Housing production decreased in 2020. The County issued building permits for 205 units in 2020 compared to 242 units in 2019. These building permits included three manufactured homes, 94 ADUs, 107 one-family dwellings, and one AED.

Of the total 205 units, 30 units, or approximately 15 percent, qualified as affordable to low-income households; 60 units, or 29 percent, qualified as affordable to moderate-income households; and 115 units, or approximately 56 percent, qualified as affordable to above moderate-income households.

<b>Year</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
2014	0	0	59	80	139
2015	49	41	44	94	228
2016	0	7	13	31	51
2017	8	1	54	145	208
2018	1	14	82	231	328
2019	0	26	21	195	242
2020	0	30	60	115	205
<b>Total</b>	<b>177 (58 Very Low + 119 Low)</b>		<b>333</b>	<b>891</b>	<b>1,401</b>
<b>RHNA</b>	<b>265</b>		<b>112</b>	<b>284</b>	<b>661</b>

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 2020, the County issued six building permits for reconstructed housing units lost during the Thomas Fire and resulting debris flow event in January, 2018.

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

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

On June 25, 2019, HCD determined that, based upon data from the *2018 Comprehensive Plan Annual Progress Report*, the County had not met its pro-rata share of very low- and low-income housing thus

far in its 2014 to 2022 RHNA projection period. As a result, the County became subject to the streamlining provisions for proposed developments with at least 50 percent affordability [Government Code Section 65913.4(a)(4)(B)(ii)]. As of January 15, 2021, HCD had not completed its annual update of the Statewide Determination Summary to include data from the *2019 Comprehensive Plan Annual Progress Report*. In 2020, the County received two new applications for very low- and low-income housing projects. One project is currently in review, and the other received approval in August 2020. However, the County remained subject to the streamlining provisions throughout 2020 and will likely remain so through 2021.

In order to plan for qualifying housing developments and facilitate increased housing production for very low- and low income categories, staff applied for and received grant funding in order to process zoning ordinance amendments to create objective design standards for qualifying projects during Fiscal Year 2021-2022.

***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., Goleta Community Plan, CLUP, and CZO).

Table 5 summarizes the housing production by household income category in Isla Vista from 2009 through 2020. Of the 197 new units, 79 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 2020, the County issued one building permit for a new housing unit 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.

<b>Year</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
2009	0	2	0	0	2
2010	0	0	0	0	0
2011	0	14	57	0	71
2012	1	22	29	29	81
2013	32	7	1	0	40

2014	0	0	0	2	2
2015	0	0	0	0	0
2016	0	0	0	0	0
2017	0	0	0	0	0
2018	0	0	0	0	0
2019	0	0	0	0	0
2020	0	1	0	0	1
<b>Total</b>	<b>33</b>	<b>46</b>	<b>87</b>	<b>31</b>	<b>197</b>

## 5. Housing Permit Activity in Mission Canyon

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

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

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

“Major housing units ... approved or completed” means new one-family dwellings and ADUs for which the County has issued land use and building permits and completed a final building inspection. “Major housing units” exclude remodels, additions, accessory structures, and other minor residential development that are associated with existing one-family dwellings or ADUs.

From January 1 through December 31, 2020, the County issued four and finalized two building permits for ADUs, and finalized one building permit for a one-family dwelling in the plan area. As mentioned in Section 4 (Housing Element Activity), above, these replacement units do not add net new housing units to the county’s housing stock and, therefore, do not count toward the County’s RHNA. However, for purposes of reporting to the City of Santa Barbara, these building permits are included in Table 6 below. Table 6 summarizes the key information regarding the development allowed pursuant to these land use and building permits (e.g., location, lot size, unit size, and source of water supply and method of wastewater disposal).

**Table 6**  
**Mission Canyon Housing Unit Production**  
**Housing Units Constructed (Building Permits Issued and Finalized)**  
**January 1, 2020 – December 31, 2020**

Unit Type	APN	Permit Number	Address	Lot Size (acres)	Unit Size (square feet)	Water	Waste Water	Project	Zone District
ADU	023-162-001	19BDP-00000-00267	2927 Glen Albyn Dr	.17	474	City of Santa Barbara	Mission Canyon	ADU conversion	7-R-1
ADU	023-112-021	20BDP-00000-00119	2634 Montrose Pl	.21	409	City of Santa Barbara	Mission Canyon	ADU conversion	7-R-1
ADU	023-222-029	20BDP-00000-00496	2720 Puesta Del Sol	.47	734	City of Santa Barbara	Mission Canyon	ADU conversion	10-R-1
ADU	023-163-019	20BDP-00000-00721	868 Cheltenham Rd	.24	539	City of Santa Barbara	Mission Canyon	ADU conversion	7-R-1
ADU	023-130-066	19BDP-00000-00529	2992 Kenmore Pl	.33	454	City of Santa Barbara	Mission Canyon	ADU conversion	7-R-1
ADU	023-222-032	19BDP-00000-01121	2681 Todos Santos Ln, Unit# 102	.76	950	City of Santa Barbara	Mission Canyon	ADU conversion	20-R-1
One-family dwelling	023-330-041	14BDP-00000-01030	1425 Mission Canyon Dr	1.64	2,875	City of Santa Barbara	County of Santa Barbara	Single-family dwelling	RR-5



## **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 2019-2020.”

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

On July 1, 2020, the County submitted a LEAP Grant application to HCD, which requested \$500,000 to help cover the cost of 2024-2032 Housing Element Update across FY 2020-2021 through 2022-2023. In fall/winter 2020, HCD requested that the County revise its application to (1) reduce the requested grant amounts for certain tasks, and (2) reallocate those funds to another qualifying project. Accordingly, the County revised its application to request \$423,500 for the *2024-2032 Housing Element Update* and \$76,500 for Land Use Element amendments to accommodate the County's sixth-cycle RHNA. The County submitted its revised application to HCD on January 14, 2021. The County anticipates HCD will approve the application in early 2021.

The County sought additional grant funding and submitted a Regional Early Action Planning (REAP) Grant application to the Association of Monterey Bay Area Governments (AMBAG) on November 30, 2020. The County was awarded \$164,403 in December 2020. The additional grant funds will be used to cover costs with preparing the Housing Element Update.

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# ATTACHMENT 1

## California Department of Housing and Community Development Data Tables

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

Jurisdiction	Santa Barbara County -
Reporting Year	2020 (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	
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 (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Row: Start Data Entry Below							0	11	0	81	3	51	135	281	168	1	2		
001-110-031		7392 SHEPARD MESA RD, CARPINTERIA, CA 93013			SFD	O	3/18/2020							1	1				
001-190-033		1241 LOMITA LN, CARPINTERIA, CA 93013			SFD	O	11/18/2020							1	1				
005-201-009		2535 GOLDEN GATE ST, SUMMERLAND, CA 93067			ADU	R	3/2/2020							1	1				
005-430-048		3800 VIA REAL, CARPINTERIA, CA 93013			MH	R	12/18/2020							1	1				
007-080-036		817 ROMERO CANYON RD, MONTECITO, CA 931081530			SFD	O	5/11/2020							1	1				
007-300-005		1694 SAN LEANDRO LN, SANTA BARBARA, CA 93108			ADU	R	4/30/2020							1	1				
007-350-038		127 LOUREVRO ST, SANTA BARBARA, CA 93108			ADU	O	7/20/2020							1	1				
009-560-003		89 BUTTERFLY LN, MONTECITO, CA 93108			ADU	R	8/18/2020							1	1				
011-070-002		EAST MOUNTAIN, CA			SFD	O	2/20/2020							1	1				
011-200-014		515 SANTA ANGELA LN, SANTA BARBARA, CA 93108			SFD	O	7/22/2020							1	1				
023-070-017		2243 LAS CANOAS RD, SANTA BARBARA, CA 93105			SFD	O	3/17/2020							1	1				
055-070-032		1060 WINTHER WAY, SANTA BARBARA, CA 93110			SFD	O	5/13/2020							1	1				
059-020-039		1150 VIA GAITERO RD, SANTA BARBARA, CA 93110			SFD	O	7/29/2020							1	1				
059-020-040		1160 VIA GAITERO RD, SANTA BARBARA, CA 93110			SFD	O	7/28/2020							1	1				
061-292-006		0 VIA TRANQUILA, SANTA BARBARA, CA			SFD	O	3/26/2020							1	1				
063-041-005		915 CAMINO MEDIO, SANTA BARBARA, CA 93110			ADU	O	10/19/2020							1	1				
063-062-002		4404 VIA ABRIGADA, SANTA BARBARA, CA 93110			SFD	O	12/1/2020							1	1				
067-270-016		978 VIA LOS PADRES, SANTA BARBARA, CA 93111			SFD	O	7/30/2020							1	1				
081-040-044		0 REFUGIO RD, SANTA YNEZ, CA			SFD	O	2/10/2020							1	1				

083-670-012		37 HOLLISTER RANCH, SANTA BARBARA, CA 93117			SFD	O	5/5/2020								1	1			
101-510-038		1172 SAGE CREST DR, SANTA MARIA, CA 93455			SFD	O	8/26/2020								1	1			
101-530-042		1283 JOSHUA CT, SANTA MARIA, CA 93455			SFD	O	11/13/2020								1	1			
101-530-058		1238 SAGE CREST DR, SANTA MARIA, CA 93455			SFD	O	10/14/2020								1	1			
101-550-008		5845 LEAF SPRINGS PL, SANTA MARIA, CA 93455			SFD	O	12/11/2020								1	1			
101-550-012		5832 LEAF SPRINGS PL, SANTA MARIA, CA 93455			SFD	O	12/11/2020								1	1			





Jurisdiction: Santa Barbara County, Unincorporated  
 Reporting Year: 2020 (Jan. 1 - Dec. 31)

### ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation CCR Title 25 §6202

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

AE 1 Item	AE 2 Category	AE 3 Name	AE 4 ID	AE 5 Status	AE 6 Location	AE 7 Location	AE 8 Location	AE 9 Location	AE 10 Location	AE 11 Location	AE 12 Location	AE 13 Location	AE 14 Location	AE 15 Location	AE 16 Location	AE 17 Location	AE 18 Location	AE 19 Location	AE 20 Location	AE 21 Location	AE 22 Location	AE 23 Location	AE 24 Location	AE 25 Location	AE 26 Location	AE 27 Location	AE 28 Location	AE 29 Location	AE 30 Location	AE 31 Location	AE 32 Location	AE 33 Location	AE 34 Location	AE 35 Location	AE 36 Location	AE 37 Location	AE 38 Location	AE 39 Location	AE 40 Location	
101-510-009		1165 GRAND MEADOW WAY, SANTA BARBARA, CA 93105		SFD	O																																			
101-510-010		1302 GRAND MEADOW WAY, SANTA BARBARA, CA 93105		SFD	O																																			
101-530-001		1277 GRAND MEADOW WAY, SANTA BARBARA, CA 93105		SFD	O																																			
101-530-002		1233 GRAND MEADOW WAY, SANTA BARBARA, CA 93105		SFD	O																																			
101-530-003		1228 GRAND MEADOW WAY, SANTA BARBARA, CA 93105		SFD	O																																			
101-530-004		1265 GRAND MEADOW WAY, SANTA BARBARA, CA 93105		SFD	O																																			
101-530-004		1305 GRAND MEADOW WAY, SANTA BARBARA, CA 93105		SFD	O																																			
101-530-005		1291 GRAND MEADOW WAY, SANTA BARBARA, CA 93105		SFD	O																																			
101-530-006		1297 GRAND MEADOW WAY, SANTA BARBARA, CA 93105		SFD	O																																			
101-530-007		1263 GRAND MEADOW WAY, SANTA BARBARA, CA 93105		SFD	O																																			
101-530-008		5817 THYME PL, SANTA BARBARA, CA 93105		SFD	O																																			
101-530-009		5825 THYME PL, SANTA BARBARA, CA 93105		SFD	O																																			
101-530-010		5822 THYME PL, SANTA BARBARA, CA 93105		SFD	O																																			
101-530-011		5820 THYME PL, SANTA BARBARA, CA 93105		SFD	O																																			
101-530-012		5824 THYME PL, SANTA BARBARA, CA 93105		SFD	O																																			
101-540-010		3818 LADY BELLE DR, SANTA BARBARA, CA 93105		SFD	O																																			
101-540-011		3816 LADY BELLE DR, SANTA BARBARA, CA 93105		SFD	O																																			
101-540-012		3814 LADY BELLE DR, SANTA BARBARA, CA 93105		SFD	O																																			
101-540-013		3812 LADY BELLE DR, SANTA BARBARA, CA 93105		SFD	O																																			
101-540-014		3810 LADY BELLE DR, SANTA BARBARA, CA 93105		SFD	O																																			
101-540-015		3808 LADY BELLE DR, SANTA BARBARA, CA 93105		SFD	O																																			
101-540-016		3806 LADY BELLE DR, SANTA BARBARA, CA 93105		SFD	O																																			
101-540-017		3804 LADY BELLE DR, SANTA BARBARA, CA 93105		SFD	O																																			
101-540-018		3802 LADY BELLE DR, SANTA BARBARA, CA 93105		SFD	O																																			
101-540-019		3800 LADY BELLE DR, SANTA BARBARA, CA 93105		SFD	O																																			
101-540-020		3798 LADY BELLE DR, SANTA BARBARA, CA 93105		SFD	O																																			
101-540-021		3796 LADY BELLE DR, SANTA BARBARA, CA 93105		SFD	O																																			
101-540-022		3794 LADY BELLE DR, SANTA BARBARA, CA 93105		SFD	O																																			
101-540-023		3792 LADY BELLE DR, SANTA BARBARA, CA 93105		SFD	O																																			
101-540-024		3790 LADY BELLE DR, SANTA BARBARA, CA 93105		SFD	O																																			
101-540-025		3788 LADY BELLE DR, SANTA BARBARA, CA 93105		SFD	O																																			
135-310-031		281 CANADA ESTE RD, SANTA YNEZ, CA 93460		ADU	R																																			
137-630-015		125 N. SANTA YNEZ, CA 93460		ADU	R																																			
139-330-009		2102 PELICAN RD, SCA VING, CA 93456		SFD	O																																			
143-191-012		3311 MADONNA ST, SANTA YNEZ, CA 93460		ADU	R																																			
087-142-009		1442 CALE, SECONDA, LOMPOC, CA 93450		ADU	R																																			
101-212-013		381 CORTINA ST, LOS ALAMOS, CA 94040		ADU	R																																			
103-263-007		126 NRA, FLORES DR, SANTA BARBARA, CA 93105		ADU	R																																			
105-104-010		210 S GRAY ST, ORCLIFF, CA 93445		ADU	R																																			
107-110-022		3322 DREYFUS RD, SANTA BARBARA, CA 93109		ADU	R																																			
107-164-001		258 SHARLEV LN, SANTA BARBARA, CA 93105		ADU	R																																			
109-162-004		140 WALTER RD, SANTA BARBARA, CA 93105		ADU	R																																			

Average need for a unit of single use and open in zip code 93433 is \$17,278/month, which is deemed affordable to low-income households (assuming a one person household size).  
 Based on the average price per square foot of units in zip code 93433 (\$1,004/SF), which is deemed affordable to low-income households (assuming a one person household size).  
 Average need for a unit of single use and open in zip code 93450 is \$13,248/month, which is deemed affordable to low-income households (assuming a two person household size).  
 Average need for a unit of single use and open in zip code 93455 is \$11,500/month, which is deemed affordable to low-income households (assuming a two person household size).  
 Average need for a unit of single use and open in zip code 93456 is \$11,200/month, which is deemed affordable to low-income households (assuming a two person household size).  
 Average need for a unit of single use and open in zip code 93452 is \$11,500/month, which is deemed affordable to low-income households (assuming a two person household size).  
 Average need for a unit of single use and open in zip code 93432 is \$11,500/month, which is deemed affordable to low-income households (assuming a two person household size).

















Jurisdiction	Santa Barbara County - Unincorporated	
Reporting Year	2020	(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									119	
	Non-Deed Restricted		5	7	1	14	26	30					
Moderate	Deed Restricted	90										274	
	Non-Deed Restricted		44	13	54	82	21	60					
Above Moderate		210	94	31	145	231	195	115				811	
Total RHNA		500											
Total Units			228	51	208	328	242	205				1262	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)

<b>Jurisdiction</b>	Santa Barbara County - Unincorporated	
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

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

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

<p>Program 1.3: Community Plan Rezones</p>	<p>Implement community enhancement and revitalization tools where warranted through the community planning process using strategies that promote affordability by design, such as mixed-use, infill, and adaptive reuse.</p> <p>Currently, one community plan update is underway for Eastern Goleta Valley that includes two categories of rezones for affordable housing and community revitalization. As part of this community plan update, the County shall evaluate and adopt as appropriate one category of rezones that would allow mixed-use development on 55 parcels covering approximately 28 acres within the Hollister Avenue/State Street commercial corridor. The County shall also evaluate and adopt as appropriate a second category of rezones that would allow residential development at a density of 20 units per acre on seven separate sites that range from approximately 1 to 23 acres in size. This category of rezones shall establish housing opportunities on 20 to 30 acres, if such rezones can be found compatible with surrounding development and serviceable by 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 acre and ranging in size from 1 to 14 acres. These five sites allow a density of 20 units per acre and, therefore, may accommodate housing for very low and low income households [Government Code Section 65583.2(c)(3)(B)].</p> <p>The EGVCP rezoned the Hollister Avenue - State Street commercial corridor to MU. The MU zone encompasses 56 parcels totaling approximately 30 acres. This rezone added development potential for an additional 163 primary residential units, including live/work units, multiple-family dwellings, mixed-use development, and other housing types that promote affordability by design. It also allows residential densities of 20 units or more per acre.</p>
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<p>Program 1.4: Tools to Incentivize High-Quality Affordable Housing</p>	<p>The County shall evaluate and adopt/apply as appropriate the following land-use tools through the community planning, development review, and/or zoning ordinance amendment processes to provide housing opportunities for all economic segments of the population, including extremely low-income households:</p> <ol style="list-style-type: none"> <li>1. Policies to encourage the development of unit types that are affordable by design, including residential second units (RSU), farm employee dwellings, infill, and mixed-use development.</li> <li>2. Permit streamlining efforts overseen by Planning and Development, and priority permit processing for projects with affordable units built on site.</li> <li>3. Incentives for special types of housing, detailed in Appendix C – Quality Housing Design and Development Incentives.</li> <li>4. Modifications to setback, parking, yard area, or other applicable zoning standards for new affordable housing projects approved via Development Plans or Conditional Use Permits.</li> <li>5. Board-approved discretionary reductions of development impact fees</li> </ol>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2018, the County implemented Program 1.4 through two projects: The Accessory Dwelling Unit (ADU) Ordinance Amendments and the Agricultural Employee Dwelling (AED) Ordinance Amendments.</p> <p>On January 1, 2020, new State ADU and junior ADU (JADU) laws went into effect and caused the County’s Inland Area ADU ordinances to become null and void. In early 2020, staff established interim ADU and JADU permit processes and procedures and began drafting zoning ordinance amendments to comply with the new State laws. Staff will take the ADU and JADU amendments to decision makers for approval in early 2021 and submit them to the California Coastal Commission (CCC) for review and certification in spring 2021.</p>
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<p>Program 1.6: Housing Design</p>	<p>Ensure quality housing design and neighborhood compatibility by continuing to require, where applicable, that projects undergo review by regional Boards of Architectural Review for consistency with applicable design guidelines and findings for Design Review.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. The County has four regional Boards of Architectural Review (BARs) that cover the entire unincorporated area of Santa Barbara County. The BARs include Central County, Montecito, North County, and South County. The BARs encourage development that exemplifies professional design practices so as to enhance the visual quality of the environment, benefit surrounding property values, and prevent poor quality of design. The County has adopted design guidelines for some communities.</p> <p>The CCC certified the Eastern Goleta Valley Residential Design Guidelines in December 2017, which are now in effect in the Coastal Zone. In 2017 and 2018, staff also implemented a limited update of the <i>Montecito Architectural Guidelines and Development Standards (Guidelines)</i>. The update proposed zoning ordinance and <i>Guidelines</i> amendments that limit the size and number of detached accessory buildings in Montecito. The Board adopted the proposed amendments in February 2018, and staff submitted the adopted <i>Guidelines</i> and CZO amendments to the CCC for review and certification in September 2018. The CCC certified the amendments in November 2018. The amendments are now in effect in both the Inland Area and Coastal Zone portions of the county.</p> <p>In 2020, the BARs granted final approval of 18 residential housing projects, including 17 one-family dwellings (six projects involved demolition and reconstruction of existing dwellings) and one accessory dwelling 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 (SB<sup>2</sup>) to streamline the permit process for projects meeting energy efficiency requirements. The existing SB<sup>2</sup> is a free, voluntary program which provides incentives to applicants to incorporate energy-efficient and green building techniques in their building plans.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. On May 30, 2017, the SB2 committee approved one residential project in Carpinteria, which received streamlined permit review. The project went beyond the requirements of Title 24 by 15.4% and received 50 energy points (energy-efficient items outside the purview of Title 24).</p>

<p>Program 1.9: Energy Efficiency Policy and Financing</p>	<p>Seek opportunities to finance and support energy efficiency and renewable energy improvements for the market rate and affordable housing stock in the county. Examples to be considered as part of this program include (1) adopting an Energy and Climate Action Plan, (2) pursuing a feasibility study to establish a Community Choice Aggregation partnership with cities and counties in the region, and (3) prioritizing the expenditure of County affordable housing funds for projects that encourage energy efficiency improvements.</p> <p>Continue to support emPower, a program developed by Santa Barbara County to help homeowners countywide overcome obstacles to making energy saving improvements to their homes. emPower provides a variety of services to homeowners, including rebates, low-interest, and unsecured financing.</p>	<p>ECAP - Ongoing</p> <p>Community Choice Aggregation - N/A</p> <p>3C-REN - Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. 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 measures to hard-to-reach customers (e.g. renters, rural, non-English speakers). The CLUC has approved 3C-REN to receive \$50 million through</p>
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<p>Program 1.10: State Density Bonus Law</p>	<p>Amend applicable County regulations to comply with the provisions of State Density Bonus Law (SDBL), which is intended to increase the economic feasibility of affordable housing development for extremely low, very low, and low-income households. Specifically, amend Article II (Coastal Zoning Ordinance) to allow up to a 35 percent density bonus for applicable projects. The current Article II regulations only allow a 25 percent density bonus.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2015, the County amended its zoning ordinances to increase the density bonus for qualifying housing projects from 25 to 35 percent. The amendments went into effect in the Inland Area and Coastal Zone in November 2015 and December 2016, respectively.</p> <p>The County expanded the scope of Program 1.10 to include the State Density Bonus Law (SDBL) Update. This project will amend the County's zoning ordinances to comply with four bills passed in September 2016 (AB 2442, 2556, 2501, and 1934). Specifically, this project will update zoning ordinance provisions related to density bonuses for eligible affordable housing projects. Thus, the SDBL Update will further implement Program 1.10 and expand opportunities for the development of affordable housing in unincorporated Santa Barbara County.</p> <p>From 2016 to 2020, the State amended certain sections of the Government Code related to planning and housing. In spring 2019, the County began analyzing the new State requirements 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), Government Code Section 65913.4 (streamlined multifamily housing approvals), Government Code Section 65585 (streamlined low barrier navigation centers approvals), and AB 2162 (streamlined supportive housing approvals). Staff plans to finish the draft amendments and conduct public outreach in spring 2021.</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> <p>In 2020, Good Samaritan Shelter's Pine Street Bungallows II project (1 4-bedroom homeless family unit) was funded using HOME funds, HomeKey Studios (14 special needs units) in Lompoc was approved by the County and funded using Coronavirus Aid, Relief, and Economic Security (CARES) Act funds, with ongoing services to be funded using County Permanent Local Housing Allocation (PLHA) funds.</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>
<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>

<p>Program 1.18: Water and Sewer Service Priority for Affordable Housing</p>	<p>Pursuant to Government Code section 65589.7, the County shall immediately deliver the adopted Housing Element and any subsequent amendments to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential within the unincorporated county. The County shall work with each public agency or private entity providing water or sewer services to verify that it grants a priority for the provision of these services to proposed developments that include housing units affordable to lower-income households.</p> <p>This program should be implemented according to the information in the California Department of Housing and Community Development's memorandum on Senate Bill 1087, Water and Sewer Service Priority for Housing Affordable to Lower-Income Households, dated May 22, 2006.</p>	<p>Summer 2015/ Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETE. In May 2015, the County mailed a cover letter and the adopted 2015-2023 Housing Element Update to 10 water districts and 11 sanitation districts in May 2015. The County's Planning and Development Department (P&amp;D) will continue to help ensure that water and sanitation districts grant priority to lower income housing projects for water and sewer services, respectively.</p>
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<p>Program 2.1: Applicant Consultations</p>	<p>Provide housing consultation services to help applicants understand the regulatory environment, applicable state laws and incentives, and local policies and incentives affecting the development of special needs housing, including the County's Reasonable Accommodation Policy in Appendix A of this Housing Element.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. P&amp;D staff provide general over-the-counter information to property owners and developers regarding County and state regulations, laws, and incentives for new special needs housing. In addition, property owners and developers may apply for a Planner Consultation or Pre-Application Assessment. In these cases, a planner answers detailed questions about the planning process and applicable regulations (Planner Consultation) or provides an initial review of a proposed project before the applicant submits a formal application (Pre-Application Assessment).</p> <p>In 2020, 14 potential projects received a formal County housing Planner Consultation service.</p>
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<p>Program 2.3: Farmworker Employee Housing Law Consistency Amendments</p>	<p>The County shall amend the County Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Coastal Zoning Ordinance (CZO) to be consistent with Health and Safety Code Sections 17021.5 and 17021.6 regarding farm worker housing developed by state-licensed agricultural operators. Section 17021.5 requires that any employee housing providing accommodations for six or fewer employees be deemed a single family structure, while Section 17021.6 requires that employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family or household be deemed an agricultural use. As such, no conditional use permit, zoning variance, zoning clearance or business taxes, local registration fees, use permit fees, or other fees shall be applied to these housing types which are not typically subject to uses of the same type in the same zone.</p>	<p>Winter 2016/2017</p>	<p>STATUS: COMPLETE. In November 2015, the Board amended the County's three zoning ordinances to implement Program 2.3. The amendments made the zoning ordinances consistent with the California Health and Safety Code regarding the permitting of farmworker housing. The amendments to the County Land Use and Development Code (LUDC) and Montecito Land Use and Development Code (MLUDC) went into effect in December 2015. The County submitted the CZO amendment to the CCC in December 2015, and the CCC certified the amendment in December 2016. Thus, the CZO amendment is now in effect in the Coastal Zone.</p>
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<p>Program 2.4: Farmworker Housing</p>	<p>The County shall continue to evaluate and approve as appropriate applications from agricultural operators, housing authorities, non-profit organizations, and other housing developers for funds to supplement funds from federal, state, and local funding sources for farm worker housing projects. Past and/or potential funding sources for farm worker housing projects include County Housing Trust Funds (in-lieu fees collected through the County Inclusionary Housing Ordinance), County Successor Agency repayments from past loans by the former County of Santa Barbara Redevelopment Agency in Isla Vista), and HOME Investment Partnerships (U.S. Department of Housing and Urban Development, administered by the County of Santa Barbara, Community Services Department, HCD Division).</p> <p>In addition, the County shall continue to evaluate and revise as appropriate permit process procedures which streamline the permit process for farm worker housing. The County shall also provide opportunities for stakeholder input from</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>On February 20, 2020, the CCC conditionally certified the AED CZO amendment (i.e., the AED Local Coastal Program Amendment, or LCPA) with five suggested modifications. P&amp;D staff presented the CCC's conditionally certified AED LCPA to the Board for approval on April 7, 2020. The Board requested that staff return with options for amending the AED employment location requirements. Staff returned to the Board on June 2, 2020, with a revised AED LCPA, which the Board of Supervisors approved and staff resubmitted to the CCC. In fall 2020, CCC and P&amp;D staff identified minor errors and omissions in the submitted AED LCPA. Staff will return to the Board with a revised AED LCPA in February 2021 and resubmit to the CCC shortly thereafter.</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> <p>In 2020, Legal Aid was awarded \$50,000 in CDBG Corona-Virus (CDBG-CV) funds for eviction prevention legal services.</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> <p>In 2019, the County received \$2.01 million in HUD Homeless Continuum of Care (CoC) funding, and \$328,940 in State ESG. The Continuum of Care competition and awards have been delayed for 2020 due to the pandemic.</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> <p>In terms of existing portfolio of county-funded projects in need of rehabilitation and preservation, County HCD has provided \$1 million in affordable housing funds to a local non-profit housing developer to rehabilitate and improve a 56-unit affordable housing apartment development in unincorporated south Santa Barbara County.</p> <p>The project has received a bond allocation from the California Debt Limit Advisory Committee and 4% low-income housing tax credits from the State of California Tax Credit Allocation Committee presently. This will extend the period of affordability for this development. As with actions associated with private-activity bond financing, the County will work with its Debt Advisory Commission, and the county Board of Supervisors in facilitating this process as well as conducting required TEFRA hearings. Regionally, Santa Barbara County, facilitated financial assistance and financial re-structuring for acquisition, rehabilitation, and improvement work to a project in the city of Santa Barbara that provides affordable housing for victims of domestic violence and vulnerable female populations who have either been homeless or at-risk of becoming homeless. The project was at-risk of loss, and these efforts will insure its ongoing viability and availability as a critical community resource. The county continues to evaluate projects within in the unincorporated county and our regional jurisdictions to provide support and to collaborate resources for preservation and maintenance of project's long-term affordability and asset management.</p>
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<p>Program 4.3: Improve and Rehabilitate Existing Housing Stock</p>	<p>The County shall continue to provide technical, administrative, and governmental support to the Housing Authority of the County of Santa Barbara and other affordable housing providers to conserve, improve, and rehabilitate existing affordable housing stock through the approval of revenue bonds and other federal and state funding programs.</p> <p>The County shall continue to annually process and consider applications for CDBG Urban County Partnership and the HOME Consortium grant funds to maintain, upgrade, and/or rehabilitate existing low-income affordable housing stock, including single-family and multifamily units. The County shall also take proactive steps that encourage affordable housing providers to apply for grants to rehabilitate affordable housing stock, such as assisting affordable housing providers with the grant application process and sending housing providers the annual Notice of Funding Availability (NOFA) and inviting proposals for repair, maintenance, and rehabilitation programs.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. See the annual update above for Program 4.1: Government Funding Continuum. In addition to this program, the County assists applicants for private activity bonds and convenes the County's approval boards, such as the Debt Advisory Committee (DAC) and the Board of Supervisors. In 2019, County HCD did not receive any requests for this type of assistance.</p> <p>In 2020, through the use of the State of California Housing &amp; Community Development's Permanent Local Housing Allocation (PLHA) funds, the County of Santa Barbara's PLHA Consortium has elected to fund the rehabilitation, and preservation of affordable ownership housing that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas through the Habitat for Humanity's Home Preservation Program. Habitat's Program offers home repair services to homeowners so they can continue to live in safe, decent homes for years to come.</p>
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<p>Program 4.4: Soft Second Mortgages</p>	<p>Explore opportunities to support and secure funding for County, public, and non-government organization programs that provide soft second mortgage loans or other financial tools to assist first-time moderate and low-income homebuyers who cannot afford to buy a home without financial assistance.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. This year, County HCD worked with Habitat for Humanity of Santa Barbara County to develop three single-family affordable units in the city of Carpinteria for low income homebuyers. The properties were completed and occupied in 2019.</p> <p>The non-profit Housing Trust Fund (HTF) of the County of Santa Barbara, a Community Development Financial Institution (CDFI), recently started a program in Santa Barbara County to offer soft second mortgages for income-qualified homebuyers. In 2020, The County's PLHA Consortium decided to invest PLHA funds for use as "soft mortgage" financing for employees working in Santa Barbara County, 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 Safe Code, such as Health and Safety Code Section 17980(c)(C)(2) which requires that code enforcement agencies consider needs expressed in the housing element when deciding whether to require vacation or repair of property.</p> <p>The County shall continue to annually process and consider applications for CDBG Urban County Partnership and the HOME Consortium grant funds for code enforcement activities. These funds may be used for new or existing programs in unincorporated areas and incorporated cities throughout Santa Barbara County.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2019, County HCD continued to provide enforcement oversight of County Ordinance 4444, which prevents the illegal eviction of tenants in buildings of four or more rental units due to the demolition, alteration, or substantial rehabilitation of the units. County HCD also continued to administer an extensive affordable housing monitoring program and reviewed a sample of affordable units under covenant with the County, based on risk factors, to determine their compliance with Housing Quality Standards (HQS).</p> <p>In 2020, the County of Santa Barbara Board of Supervisors passed an Urgency Ordinance that amends Chapter 44 of the County code. This chapter prohibits evictions through May 31, 2020, or until the Santa Barbara County local health emergency proclamation is terminated, whichever is earlier, for any tenant who can demonstrate that they have received a notice of eviction for failure to pay rent, and that such failure is related to a substantial loss of income or substantial out-of-pocket medical expenses resulting from the 2020 novel coronavirus pandemic or any local, state, or federal government response to the pandemic</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"> <li>(1) \$2.01 million (2019-20) in federal CoC Homeless funds;</li> <li>(2) \$328,840 (2019-20) in State ESG funding for rapid re-housing and emergency services;</li> <li>(3) \$9.38M in State of CA Homeless Emergency Aid Program (2019-2021) which funded development of new units as well as services and rental assistance</li> <li>(4) \$4.1M in Homeless, Housing Assistance and Prevention Program for rapid re-housing, services and outreach.</li> <li>(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,</li> <li>(4) \$3.1 million in HOME &amp; In-Lieu funding, and \$2.4 million in a County originated Mental Health Services Act (MHSA) loan to the 80-unit Depot Street Apts. in Santa Maria for a \$37 million affordable housing development.</li> <li>(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).</li> </ul>
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<p>Program 5.2: Regional Housing Programs Participation</p>	<p>Participate in regional planning and housing programs with the incorporated cities; public and private housing agencies such as the Housing Authority of Santa Barbara County, Housing Authority of the City of Santa Barbara, and Habitat for Humanity; and other stakeholders as appropriate. As part of this effort, the County shall pursue collaborative partnerships, such as the Central Coast Collaborative on Homelessness.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. 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.</p> <p>Community Services formed an Elected Leaders Forum to address homelessness to provide input on strategic planning to address homelessness in 2019. It meets quarterly and has representation from municipalities and other local elected leaders.</p> <p>County HCD created a Permanent Local Housing Allocation Consortium including the County of Santa Barbara, and Cities of Goleta and Santa Maria to develop a 5-year plan which will designate the County as the administrating jurisdiction of the County and cities' PLHA funds being allocated by the Permanent Local Housing Allocation Noncompetitive award from the State of California, Department of Housing and Community Development.</p>
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<p>Program 5.3: Housing Programs Outreach</p>	<p>Facilitate public outreach regarding the County's housing programs and housing opportunities, such as residential second units, farm employee dwellings, and permit streamlining. In addition, the County shall provide information on its website and provide literature detailing the opportunities to develop housing which is affordable by design or with price restrictions.</p>	<p>Ongoing</p>	<p>STATUS: ONGOING; KEY OBJECTIVE(S) COMPLETED. In 2020, County HCD's Local Inclusionary Housing Program held Affordable Homeownership seminars in Santa Barbara and Goleta. The seminars were designed to educate County employees who may be future homebuyers on the available affordable units under County-restrictive covenants. HCD regularly participates with the Coastal Housing Partnership programs including marketing efforts to home buyers within the County to promote discounted real estate transaction services with local businesses and down payment assistance programs designed to increase homeownership opportunities to the local workforce. County HCD was an active participant and sponsor for the 2020, 2nd Annual Housing Santa Barbara Day where the local constituents were provided opportunities to learn about workforce and subsidized housing. 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&amp;D uses a permit database called ACCELA to track development progress in the county. County HCD also works in partnership with P&amp;D on planning for census tabulations, which ultimately assist the County in planning and enhancing eligibility for a variety of funding opportunities.</p> <p>In 2020, County HCD relied upon the use of our designated Box.com account to allow Affordable Housing applicants to securely provide applications and supporting documents to County Staff electronically and without contact to facilitate the processing of Homeownership and Rental applications for local constituents.</p>

Jurisdiction	Santa Barbara County -
Reporting Period	2020 (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 E Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Santa Barbara County -	
Reporting Period	2020	(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)**

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

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



<b>Jurisdiction</b>	Maricopa County - Unincorporated	
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	30
Moderate	Deed Restricted	0
	Non-Deed Restricted	60
Above Moderate		115
<b>Total Units</b>		<b>205</b>

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

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	191
Number of Proposed Units in All Applications Received:	281
Total Housing Units Approved:	168
Total Housing Units Disapproved:	1

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	2
Number of Streamlining Applications Approved	26
Total Developments Approved with Streamlining	1
Total Units Constructed with Streamlining	0

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

Cells in grey contain auto-calculation formulas

<b>Jurisdiction</b>	Barbara County - Unincorporated	
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)

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

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

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

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

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	19
Above Moderate		9
<b>Total Units</b>		<b>29</b>

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	30
Moderate	Deed Restricted	0

Moderate	Non-Deed Restricted	60
Above Moderate		115
<b>Total Units</b>		<b>205</b>

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	23
Moderate	Deed Restricted	0
	Non-Deed Restricted	31
Above Moderate		117
<b>Total Units</b>		<b>171</b>

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## **ATTACHMENT 2**

Housing Successor Annual Report  
Low and Moderate Income Housing Asset Fund  
Fiscal Year 2019-2020

**COUNTY OF SANTA BARBARA**  
**HOUSING SUCCESSOR ANNUAL REPORT**  
**LOW AND MODERATE INCOME HOUSING ASSET FUND**  
**FISCAL YEAR 2019-2020**

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, 2019 to June 30, 2020 (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 2019-2020 as prepared by Brown Armstrong Accountancy as part of the audit for the County of Santa Barbara. The following Report conforms to Sections 1 through 13, of Section 34176.1(f) of the Dissolution Law:

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

The County of Santa Barbara received no monies.

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

<b>Amount Deposited in LMIHAF</b>	
Loan Payment Principal	9,578
Loan Payment Interest	68,700
Other Revenue	40,447
<b>Sub-Total Revenue</b>	<b>118,725</b>
Deposits Received for the Payment of ROPS Enforceable Obligations	-
<b>Total LMIHAF Deposits 07/01/19 to 06/30/20</b>	<b>118,725</b>

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

<b>Fund Balance</b>	
Fund Balance 06/30/2020	2,071,182
Funds Reserved for ROPS Obligations	-
<b>Total Fund Balance 06/30/20</b>	<b>2,071,182</b>

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

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

The Successor Agency, as of June 30, 2020, has no property held.

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

<b>Expenditures</b>	
Monitoring/Preserving Existing Affordable Housing & Administration	73,297
<b>Total LMIHAF Expenditures 07/01/19 to 06/30/20</b>	<b>73,297</b>
Cap on Administration Expenditures (2% of Statutory Value of Assets or \$200,000 whichever is greater)	242,319

- 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
<b>Properties Acquired after 2/1/12</b>				
None				

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

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

Replacement Housing: There are no other replacement housing obligations.

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

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

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

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

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

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

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

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

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

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