

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SANTA BARBARA COUNTY

Reporting Period 01/01/2014 - 12/31/2014

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

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

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

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Table A

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

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3					59	80					
(10) Total by Income Table A/A3			0	0	59	80					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

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

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	44	0	0	10	5	59	0
No. of Units Permitted for Above Moderate	75	0	0	0	5	80	0

* Note: This field is voluntary

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

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	159	0	0	0	0	0	0	0	0	0	0	159
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	106	0	0	0	0	0	0	0	0	0	0	106
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		112	59	0	0	0	0	0	0	0	0	59	53
Above Moderate		284	80	0	0	0	0	0	0	0	-	80	204
Total RHNA by COG. Enter allocation number:		661											
Total Units ▶ ▶ ▶			139	0	0	0	0	0	0	0	0	139	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													522

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 1.2 - Inclusionary Housing	Increase the effectiveness of the Inclusionary Housing Program (IHP) by establishing an IHP ordinance and relocating all IHP programmatic details from the Housing Element to the Land Use and Development Code (LUDC).	November 2012	<p>Completed and Continued. The County adopted a new Inclusionary Housing Ordinance (IHO) in May 2014, and added Goal 6 and Policies 6.1 through 6.8 to the Housing Element to provide an explanation of the basis for the IHO.</p> <p>Program 1.2 was amended and continued as Program 1.2-Inclusionary Housing in the 2015-2023 Housing Element. The amended program allows the County to monitor the effectiveness of the IHO and to amend the IHO requirements and fees to address conditions in the housing market.</p>
Program 1.3 - Community Planning	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.	Various	<p>Completed and Continued. The County completed updates of the Los Alamos Community Plan, Mission Canyon Community Plan, Orcutt Community Plan, and Summerland Community Plan. Eastern Goleta Valley Community Plan Update is currently in progress, with the adoption anticipated in Summer 2015.</p> <p>Program 1.3 was amended and continued as Program 1.3-Community Plan Rezones in the 2015-2023 Housing Element. The amended program reflects that the County recently updated four community plans and continues the update of Goleta Valley Community Plan. The Goleta Valley Community Plan Update encourages revitalization with a mix of commercial and residential uses</p>

			with a potential to provide affordable housing units. Board of Supervisors adoption hearings are expected in late Summer 2015.
Program 1.10 - Compliance with State Density Bonus Law	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.	November 2013	<p>Continued. Budget and staff reductions prevented the County from implementing Program 1.10 during the 2009-2014 Housing Element planning period.</p> <p>Program 1.10 was continued as Program 1.10 - State Density Bonus Law Consistency Amendments in the 2015-2023 Housing Element. Program 1.10 is expected to be completed by February 2018.</p> <p>In addition to Program 1.10, the County added Program 1.14 - Supplemental Density Bonus to provide additional density bonus in specific zones beyond that allowed by SDBL. Program 1.14 is expected to be completed by February 2018.</p>
Program 1.13 - Annual Review of Isla Vista Master Plan	The County shall continue to utilize the Isla Vista Master Plan (IVMP) in combination with redevelopment funds and equivalent resources to promote the creation of additional housing stock within the South Coast housing market area.	Annual	<p>Completed and Continued. The Board of Supervisors adopted and submitted the IVMP in 2007 to the Coastal Commission for certification. The Coastal Commission reviewed the IVMP for consistency with the California Coastal Act of 1976 and determined that some modifications were necessary before it could certify the plan. County staff has prepared minor amendments to the IVMP. The Board of Supervisors is expected to reconsider and resubmit the IVMP and zoning amendments to the Coastal Commission in the Fall 2015.</p> <p>During the 2009-2014 Housing Element planning period, projects in Isla Vista produced a total of 203 housing units, 74 of those units are affordable to low-income households.</p> <p>Program 1.13 was amended and continued as Program 1.13-Isla Vista Monitoring in the 2015-2023 Housing Element. The amended program will monitor the housing production in Isla Vista based on existing County Zoning Ordinances. After IVMP is in effect, the County shall monitor its effectiveness in producing varied housing types.</p> <p>In addition, Program 1.7 was amended and continued as Program 1.7-Isla Vista Master Plan in the 2015-2023 Housing Element. The amended program identifies the County as "Successor Agency" to the IVRDA, revises, readopts, and resubmits the IVMP to the California Coastal Commission for certification in Summer 2015.</p>
Program 1.9 - Energy Efficiency	Seek opportunities to finance and support energy efficiency and renewable energy improvements for the market rate and affordable housing stock in the County.	November 2013	<p>Continued. The County began the Climate Action Study in Summer 2011, followed by an Energy and Climate Action Plan (ECAP).</p> <p>Program 1.9 was amended and continued as Program 1.9-Energy Efficiency Policy and Financing in the 2015-2023 Housing Element. The amended</p>

			<p>program includes the Board of Supervisors' consideration of adoption of ECAP in Spring 2015, pursues a feasibility study to establish a Community Choice Aggregation partnership with cities and counties in the region, prioritizes affordable housing funds for energy efficient improvements, and continues EmPower program.</p>
<p>Program 2.3 - Amend LUDC for Farm Employee Dwellings</p>	<p>Amend the County's Land Use and Development Code (LUDC) to be consistent with Health and Safety Code Sections 17021.5 and 17021.6 regarding farmworker housing developed by state-licensed agricultural operators.</p>	<p>November 2014</p>	<p>Continued. The County amended the County Land Use and Development Code (LUDC) in June 2010 to reduce the permitting requirements and, as a result, reduce the governmental constraints to some types of agricultural employee housing in some portions of the unincorporated county. However, the amendments did not ensure full compliance with the Employment Housing Act, including Health and Safety Code Sections 17021.5 and 17021.</p> <p>Program 2.3 was amended and continued as Program 2.3-Farmworker Employee Housing Law Consistency Amendments in the 2015-2023 Housing Element. The amended program will amend all County zoning ordinances, which include the County Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Coastal Zoning Ordinance (CZO) by February 2017 to be consistent with Health and Safety Code sections regarding farmworker housing.</p>
<p>Program 2.5 - Reasonable Accommodations</p>	<p>Provide opportunities for administrative relief for housing projects that accommodate the needs of persons with disabilities and their families. County's Reasonable Accommodation procedure shall be incorporated into Land Use and Development Code (LUDC) to increase its effectiveness.</p>	<p>November 2014</p>	<p>Continued. County's "Reasonable Accommodation" policy is in effect. However, the it may not fully comply with fair housing laws, nor was the policy incorporated into the LUDC during the 2009-2014 Housing Element planning period due to a reduced budget.</p> <p>Program 2.5 was amended and continued as Program 2.5-Fair and Safe Special Needs Housing in the 2015-2023 Housing Element. The amended program will evaluate and revise the existing Reasonable Accommodation policy as appropriate to comply with federal and state fair housing laws, and incorporate the policy procedures into the County zoning ordinances (i.e., LUDC, MLUDC, CZO) by February 2017.</p>
<p>Program 3.2 - Fair Housing Public Outreach</p>	<p>Bolster support of the existing Fair Housing Public Outreach program by providing increased information via County websites, public pamphlets, informational handouts, and other means.</p>	<p>November 2013</p>	<p>Completed and Continued. County HCD website provides information to residents who are interested in affordable housing resources.</p> <p>Program 3.2 was amended and continued as Program 3.2-Fair and Safe Housing in the 2015-2023 Housing Element. The amended program clarifies the description and intent of the program to be completed by February 2018.</p>

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General Comments:

The County began updating its 2009-2014 Housing Element in early 2014. The 2015-2023 Housing Element Update was adopted by the County Board of Supervisors and submitted to California Department of Housing and Community Development by the statutory deadline of February 15, 2015. The 2015-2023 Housing Element Update includes goals, policies, and programs for the 2015-2023 housing element planning period. In large part, the update deleted completed programs, revised programs as necessary for clarification of intent of the program, and added new programs to comply with state housing law. The County will include the Housing Element programs for implementation in its annual work program and continue reporting on its progress in the Comprehensive Plan Annual Progress Reports.