



Planning and Development Department
LONG RANGE PLANNING DIVISION

2023-2031 HOUSING ELEMENT GOALS, POLICIES & PROGRAMS

County Board of Supervisors
February 14, 2023

Schedule

- Housing Element Process and Timelines
 - 30-day public review; ends March 1st
 - Draft sent to HCD for early review
 - 10 business day period to consider public comments
 - Submit draft to State for their 90 day review
 - Adoption Hearings for Housing Element
 - Hearings on Required Rezones

Goals & Policies



Housing Element Goals & Policies

1. Enhance the Affordability, Diversity, Quantity, and Quality of the Housing Supply
 - i. Promote new housing and housing revitalization for all income levels while preserving the county's unique character
 - ii. Encourage employers to fund/develop workforce housing
 - iii. Promote housing near employment centers
 - iv. Include recreational opportunities within developments or expand existing community facilities

Housing Element Goals & Policies

2. Promote, Encourage, and Facilitate Housing for Special Needs Groups.
 - i. Encourage special needs housing
3. Affirmatively Further Fair Housing
 - i. Promote equal housing & location choices for all housing types

Housing Element Goals & Policies

4. Preserve the Affordable Housing Stock and Cultivate Financial Resources for the Provision of Affordable Housing in Santa Barbara County
 - i. Preserve and improve existing affordable housing stock
 - ii. Use county resources to leverage state and federal housing subsidies

Housing Element Goals & Policies

5. Foster Cooperative Relationships and Efficient Government
 - i. Work with public housing providers to assist with access and provision of housing
 - ii. Reduce governmental constraints where feasible

Housing Element Goals & Policies

6. Promote Home Ownership and/or the Continued Availability of Affordable Housing Units ... including extremely low-, very low-, low-, moderate-, and/or workforce-income households...
 - i. Designate/Identify strategies to incentivize affordable housing
 - ii. Promote the inclusion of affordable units in housing developments to achieve 1) a reduction in VMT and social effects of J/H imbalance; and 2) achieve compact development
 - iii. Maintain Inclusionary Housing requirements
 - iv. Provide incentives in the Inclusionary Housing ordinance
 - v. Require inclusionary units to blend in with market rate units and designs along the perimeter to complement adjacent land uses

Programs



Housing Element Programs

- Chapter 5 includes 23 programs:
 - Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss
 - Program 2: Use by Right Approval
 - Program 3: Replacement Housing
 - Program 4: Inclusionary Housing
 - Program 5: Tools and Incentives for High-Quality Affordable Housing

Housing Element Programs (cont.)

- Chapter 5 includes 23 programs:
 - Program 6: Housing for Farm and Hospitality Workers
 - Program 7: Project Homekey
 - Program 8: Housing for the Homeless
 - Program 8: Housing for the Homeless
 - Program 9: Sites for Emergency Shelters
 - Program 10: Accessory Dwelling Units

Housing Element Programs (cont.)

- Chapter 5 includes 23 programs:
 - Program 11: SB 9 Implementation
 - Program 12: Priorities for Disposal of County Land
 - Program 13: Density Bonus Provisions
 - Program 14: Water and Sewer Services
 - Program 15: Water and Sewer Service Priority for Affordable Housing

Housing Element Programs (cont.)

- Chapter 5 includes 23 programs:
 - Program 16: Reduction of Governmental and Non-Governmental Constraints
 - Program 17: Tenant Protection and Fair Housing Services
 - Program 18: Preservation of Affordable Housing at Risk of Conversion to Market Rate
 - Program 19: Short-Term Rentals
 - Program 20: Housing Rehabilitation

Housing Element Programs (cont.)

- Chapter 5 includes 23 programs:
 - Program 21: Local Preference
 - Program 22: Recreational Amenities for Housing Projects
 - Program 23: Workforce Housing Study

Public Outreach/Participation



Public Outreach & Participation

- Spring 2022:
 - Surveys
 - Videos (Youtube)
 - Educational resources and notifications
 - Targeted meetings with community groups
- Summer 2022 – PEIR Scoping Hearing
- Fall 2022/Winter 2023:
 - Two Workshops; Santa Maria and Santa Barbara
 - 30-day Public Review of Draft Housing Element
 - BOS Hearing on Goals, Policies & Programs
 - Targeted meetings with community groups

Public Outreach & Participation

- Summer/Fall 2023: Housing Element Adoption
 - PC Hearing
 - BOS Hearing
- Summer/Fall/Winter 2023-24: Rezones
 - 45-day Public Review of PEIR
 - Environmental review hearing on PEIR
 - PC Hearing
 - BOS Hearing

Questions

