



FINAL

**Santa Barbara County
Housing Element
2003 - 2008**



March 29, 2004

**SANTA BARBARA COUNTY
HOUSING ELEMENT
2003-2008**

Santa Barbara County
Michael Brown, Administrator

County Planning and Development
Valentin Alexeeff, Director
Dianne Meester, Assistant Director
Lisa Plowman, Deputy Director, Comprehensive Planning

County Housing and Community Development
Edward Moses, Director

MARCH 2004

COUNTY OF SANTA BARBARA



Planning & Development, 123 East Anapamu Street, Santa Barbara, CA 93101
(805) 568-2000, FAX (805) 568-2030, www.sbcountyplanning.org

Santa Barbara County presents its 2003-2008 Housing Element. The county wants to thank all of the community members who contributed their time and ideas to this effort. This Housing Element was adopted by the Board of Supervisors on March 29th, 2004. It also contains action items that require further community effort. The Action Phase of the Housing Element is outlined in the Introduction and further described in Section V of this document.

*See this Housing Element and related materials
at P&D offices or online at
www.countyofsb.org/plandev/comp/programs/housing/2003.*

ACKNOWLEDGEMENTS

The following individuals prepared or assisted in the preparation of this Housing Element:

Lisa Plowman, Deputy Director
Josh McDonnell, Supervising Planner
Alicia Harrison, Planner
Jeff Lindgren, Planner
Greg Mohr, Planner
Matt Murdock, Planner
Mike Sederholm, Planner
Patsy Stadelman, Planner
Kirsten Zecher, Mapping and Graphics
Pat Gabel, Housing Finance Division Manger
Elise Dale, Consultant
Bay Area Economics, Consultants
Tom Figg, Consultant

In addition Santa Barbara County wishes to thank the following individuals and organizations for their contributions of time and knowledge:

Brian Bresolin, Santa Barbara County Association of Governments
Don Thomas, Analyst, California Department of Housing and Community Development

TABLE OF CONTENTS

TERMS AND ACRONYMS	vii
SECTION I: INTRODUCTION	1
Overview.....	1
Setting	3
What is a Housing Element	4
About This Housing Element	5
SECTION II - HOUSING NEEDS & INVENTORY	11
Population Characteristics.....	12
1. Population Trends	12
2. Population by Age.....	14
3. Population by Ethnicity.....	14
Household Characteristics.....	15
1. Household Composition and Size	15
2. Employment	16
3. Income.....	17
4. Overcrowding	19
5. Special Needs	20
Elderly	21
Persons with Disabilities	22
Female-Headed Single-Parent Households	23
Large Households	24
Farm Workers	25
College and University Students	26
Military.....	27
Homeless.....	28
Existing Housing Inventory	30
1. Housing Unit Types.....	30
2. Age and Condition	30
3. Tenure	31
4. Vacancy.....	32
5. Cost of Housing	32
Regional Housing Needs Assessment.....	34
Summary of Housing Needs & Inventory	36
SECTION III - HOUSING CONSTRAINTS AND MITIGATING OPPORTUNITIES	37
Non-Governmental Constraints and Opportunities	38
1. Market Constraints.....	38
Land Costs.....	38
Financing.....	39
Construction Costs	41
2. Site Constraints	42
3. Public Opposition	43
State Governmental Constraints and Opportunities	44
1. California Coastal Act and Regulations	44
2. Congestion Management Plan	45
3. California Environmental Quality Act	46
4. Open Space and Habitat Preservation.....	47
5. Article XXXIV - California Constitution	48
Local Governmental Constraints and Opportunities	49
1. Comprehensive Plan	49
2. Zoning Ordinance.....	50

3. Growth Management Program.....	51
4. Permit Process and Procedures	52
5. County Staffing Levels	55
6. Building Codes	56
7. Site Improvements.....	56
8. Energy Conservation	57
9. Housing for Persons with Disabilities.....	57
10. Infrastructure Improvements, Exactions and Fees	58
11. Isla Vista Redevelopment Plan	60
12. Code Enforcement	61
13. Jobs and Housing Balance.....	62
Summary of Constraints and Mitigating Opportunities	64
SECTION IV – PREVIOUS HOUSING ELEMENT REVIEW.....	65
Housing Programs Evaluation	66
1. Density Bonus Program	67
2. Affordable Housing Overlay Program.....	68
3. Variable Density	70
4. Inclusionary Housing	71
5. Residential Second Units	73
6. Special Care Facilities	74
7. Farm Employee Housing	74
Financial Program Evaluation	76
1. Local Funding Sources	76
2. Federal and State Programs	77
Summary of Previous Housing Element Review	79
SECTION V - HOUSING GOALS, PROGRAMS AND POLICIES	81
Housing Goals and Policies	81
Goal 1: Enhance Diversity and Quantity of Housing Supply.....	84
Density Bonus Program	84
Inclusionary Housing Program	85
In-Lieu Fees.....	86
Service Worker Housing.....	86
Other Employee Housing.....	86
Second Residential Units.....	87
Rental Housing	87
Mixed Use Development	88
In-Fill Development	89
Accommodate Fair Share Housing Needs.....	90
Make Housing a Priority in County Policies and Programs	90
Goal 2: Expand Housing for Special Needs	90
Homeless Facilities	91
Farm Employee Housing	92
Mobile Homes	92
Goal 3: Expand Housing for Persons with Disabilities	93
Persons with Disabilities	93
Goal 4: Open and Fair Housing Opportunities	94
Fair Housing	94
Goal 5: Quality Housing Design.....	95
Neighborhood Compatibility	95
Residential Design Standards	96
Resource Conservation	96
Goal 6: Preserved Affordable Housing Stock.....	97

Mechanisms for Maintaining Affordability.....	97
Demolishing and Converting Affordable Housing	98
Mobile Home Park Closures	98
Condominium Conversions	99
Isla Vista Area	99
Rehabilitation	99
Goal 7: Cooperative Relationships	100
Community Outreach.....	100
Cooperation with Other Jurisdictions	101
Service District Constraint Mitigation	101
State and Federal Facilities	101
Goal 8: Efficient Government.....	102
Make Affordable Housing Projects a Priority.....	102
Marketing Periods and Lotteries for New Affordable For Sale Units.....	103
Development Incentives	104
State or Federal Programs Supercede County Programs	104
Annual and Periodic Reports	105
Settlement Agreements.....	105
Preliminary Assessment of Housing Requirements	105
Goal 9: Cultivate Financial Resources.....	106
State and Federal Funding	106
Mortgage Revenue Bonds	106
Affordable Housing Funds	107
County-Owned Lands	107
Summary of Action Phase	108
Summary of Goals, Programs and Policies	113
SECTION VI – LAND INVENTORY AND QUANTIFIED OBJECTIVES.....	115
Land Inventory.....	115
Quantified Objectives	120
Summary of Land Inventory and Objectives	121

APPENDICES

APPENDIX A – AT RISK AND COASTAL ZONE HOUSING	A1
At Risk Units	A1
Coastal Zone Housing.....	A3
APPENDIX B – CONSISTENCY WITH PLANS AND POLICIES	B1
APPENDIX C – PUBLIC PARTICIPATION.....	C1
APPENDIX D – SUPPLEMENTAL TABLES	D1
APPENDIX E – PROPOSED INCLUSIONARY PROGRAM	E1
APPENDIX F – SERVICE PROVIDER SURVEY	F1
APPENDIX G – STATE HOUSING LAW	G1
APPENDIX H – PUBLIC COMMENT (Under separate cover)	H1

LIST OF TABLES

Table 1 – Housing Elements in Santa Barbara County	4
Table 2 – State Housing Law Compliance Guide	5
Table 3 – Housing Element Preparation and Adoption.....	6
Table 4 – 30 Year Population Trends, Santa Barbara County	12
Table 5 – 10 Year Population Trends, Unincorporated Santa Barbara County.....	13
Table 6 – Population Trends by Age, Unincorporated Santa Barbara County.....	14

Table 7 – Ethnicity Trends, Unincorporated Santa Barbara County	14
Table 8 – 10 Year Household Trends, Unincorporated Santa Barbara County	15
Table 9 – Employment by Sector, 2001, Santa Barbara County	16
Table 10 – Average Salary By Sector, Santa Barbara County.....	16
Table 11 – Overpaying Households, Unincorporated Santa Barbara County.....	17
Table 12 – Overcrowded Dwelling Units, 2000, Unincorporated Santa Barbara County	19
Table 13 – Census Information Available for Special Needs Groups	20
Table 14 – Disability Status, Unincorporated Santa Barbara County	22
Table 15 – Single Parent Households, 2000, Unincorporated Santa Barbara County	23
Table 16 – Tenure of Large Households, 2000, Unincorporated Santa Barbara County.....	24
Table 17 – College and University Student Enrollment and Housing, Santa Barbara County..	26
Table 18 – Military Housing, 2000, Unincorporated Santa Barbara County	27
Table 19 – Military Employment of Population, Unincorporated Santa Barbara County.....	27
Table 20 – Housing Needs of Homeless, 2002	29
Table 21 – Housing Needs of Homeless Subpopulations, 2002	29
Table 22 – Housing Type Distribution, 2000, Unincorporated Santa Barbara County.....	30
Table 23 – Age of Existing Housing, Unincorporated Santa Barbara County.....	30
Table 24 – Average Monthly Rental Rates, Santa Barbara County.....	32
Table 25 – Income Versus Affordability Comparison	33
Table 26 – State Income and Affordability Categories	34
Table 27 – RHNA Allocation, January 2001 – July 2008, Unincorporated Area.	34
Table 28 – Household Income Eligibility Limits, 2003, Santa Barbara County	35
Table 29 – Mortgage Rates, February 2003, Santa Barbara County.....	39
Table 30 – Cost of Home Ownership, Santa Barbara County.....	40
Table 31 – Development Standard Incentives for Beneficial Housing Projects	50
Table 32 – Water and Sanitation Infrastructure Status.....	59
Table 33 – Characteristics of Isla Vista Residents.....	60
Table 34 – Isla Vista Set Aside Projections 2003-2008.....	61
Table 35 – Affordable Housing Objectives and Production, 1993 Housing Element Planning Period, Unincorporated Santa Barbara County	66
Table 36 – Quantified Objectives for New Construction Only, 1993-2000	66
Table 37 – Housing Production, Dec. 1993-Dec. 2000, Inclusionary, AHO and Density Bonus Programs.....	66
Table 38 – Projects Built Under Density Bonus Program, Dec. 1993-Dec. 2000.....	67
Table 39 – Density Bonus and Inclusionary Programs Comparison, South Coast HMA	68
Table 40 – AHO Projects Built and Approved, Dec. 1993-Dec. 2000	69
Table 41 – Non-AHO Projects Built and Approved, Dec. 1993-Dec. 2000	69
Table 42 – Inclusionary Housing Totals, Dec. 1993-Dec. 2000	71
Table 43 – Inclusionary Projects that Paid In-Lieu Fees, 1994- 2000.....	72
Table 44 – Housing Projects Funded in Part by In-Lieu Fees, 1995-2000.....	72
Table 45 – Residential Second Units Built of Legalized, Dec. 1993-Dec. 2000.....	73
Table 46 – Special Needs Units Built, 1995-2002	74
Table 47 – Farm Employee Units Built, Dec. 1993-Dec. 2000	75
Table 48 – County Funded Housing Projects, 1995-2000.....	78
Table 49 – Guide to Goals and Programs.....	83
Table 50 – Guide to Action Phase.....	108
Table 51 – Build Out Potential of Vacant and Underdeveloped Lands	116

Table 52 – Vacant and Underdeveloped Land by Density	117
Table 53 – Potential Affordable Units, Unincorporated Santa Barbara County	118
Table 54 – Quantified Objectives, Jan. 2001-July 2008,	121
Table A-1 – Projects with Affordability Restrictions Subject to Expiration Between 2004-2008 A1	
Table A-2 – Projects with Affordability Restrictions Subject to Expiration Between 2009-2013 A2	
Table A-2 –Coastal Zone Projects of 5 or More Units, Unincorporated Area	A3
Table A-2 –Coastal Zone Development, 1993-2000, Unincorporated Area	A4
Table C-1 –Housing Element Public Outreach-2002-2003	C3
Table D-1 – U.S. Census Data Variations, 100 Percent Count versus Sample	D1
Table D-2 – 30 Year Population Trends, Santa Barbara County	D1
Table D-3 – Ethnicity Trends, Santa Barbara County.....	D2
Table D-4 – Household Trends, 1990-2010, Santa Barbara County	D3
Table D-5 – Average Household Size, Santa Barbara County	D3
Table D-6 – Number of Households by Size, 2000, Santa Barbara County	D4
Table D-7 – Employment by Sector, Santa Barbara County	D5
Table D-8 – Median Household Income, 1999, Santa Barbara County	D5
Table D-9 – Household Income, 2000, Santa Barbara County	D6
Table D-10 – Median Income by Age of Householder, Santa Barbara County	D7
Table D-11 – Households by Age and Poverty Status, 2000, Santa Barbara County	D7
Table D-12 – Overpaying Households, 2000, Santa Barbara County	D8
Table D-13 – Tenure of Overpaying Households, 1999, Santa Barbara County.....	D9
Table D-14 – Overpayment by Income by Tenure, 1999, Santa Barbara County	D10
Table D-15 – Overcrowded Dwelling Units, 2000, Santa Barbara County	D11
Table D-16 – Elderly Households and Poverty, 2000, Santa Barbara County	D11
Table D-17 – Tenure of Elderly Households, 2000, Santa Barbara County	D12
Table D-18 – Elderly Households by Tenure and Poverty, 2000, Santa Barbara County	D12
Table D-19 – Size of Elderly Households, 2000, Santa Barbara County	D13
Table D-20 – Disability Status by Age, 2000, Santa Barbara County	D13
Table D-21 – Persons with Disabilities (Age 5+), 2000, Santa Barbara County.....	D14
Table D-22 – Persons with Physical Disabilities by Age, 2000, Santa Barbara County	D15
Table D-23 – Persons with Mental Disabilities by Age, 2000, Santa Barbara County	D15
Table D-24 – Single Parent Households, 2000, Santa Barbara County	D16
Table D-25 – Number of Bedrooms by Tenure, 2000, Santa Barbara County	D17
Table D-26 – Tenure of Large Households, 2000, Santa Barbara County	D17
Table D-27 – Farming, Forestry and Fishing Employees, Santa Barbara County.....	D18
Table D-28 – School Enrollment, 2000, Santa Barbara County	D19
Table D-29 – Military Employment of Population, 2000, Santa Barbara County	D20
Table D-30 – Type of Housing Units, 2000, Santa Barbara County	D21
Table D-31 – Year Housing Built, Santa Barbara County	D22
Table D-32 – Housing Tenure, 2000, Santa Barbara County.....	D22
Table D-33 – Vacancy Rate Trends, 1990-2000, Santa Barbara County	D23
Table D-34 – RHNA Allocation, Santa Barbara County Jurisdictions, Jan 2001 – July 2008...	D24
Table D-35 – Intersection Levels of Service	D25
Table D-36 – Zone District Requirements	D26
Table D-37 – Listed and Candidate Wildlife and Plant Species, Santa Barbara County.....	D31
Table D-38– Residential Uses Allowed by Zone District.....	D32

Table D-39 – Comparison of Developer Impact Fees for Different Housing Types.....	D37
Table D-40 – Vacant Residential Land Greater than 3 Acres	D39
Table D-41 – Vacant Residential Land Less than 3 Acres	D42
Table D-42 – Underdeveloped Residential Land Greater than 3 Acres	D63
Table D-43 – Underdeveloped Residential Land Less than 3 Acres	D66
Table D-44 – Vacant Commercial/Industrial Land	D68
Table D-45 – Underdeveloped Commercial/Industrial Land.....	D71
Table D-46 – Underdeveloped Urban Agricultural Land.....	D72
Table D-47 – Rural land Inventory	D77
Table D-48 – Approved and Pending Projects, Jan. 2001 – Dec. 2003.....	D78

LIST OF FIGURES

Figure 1 – Santa Barbara County Population Growth Estimates.....	11
Figure 2 – Households by Size, Unincorporated Santa Barbara County	13
Figure 3 – Tri-County Median Income Comparison	15
Figure 4 – Median Income by HMA - Santa Barbara County.....	15
Figure 5 – Overpaying Households, 1999, Unincorporated Santa Barbara County	16
Figure 6 – Overpaying Households: Renters, Unincorporated Santa Barbara County.....	16
Figure 7 – Overpaying Households by Income and Tenure, Unincorporated Area.....	16
Figure 8 – Overpaying Households: Owners, Unincorporated Santa Barbara County	16
Figure 9 – Poverty Status of Elderly by Tenure, Unincorporated Santa Barbara County	19
Figure 10 – Housing Tenure by HMA, 2000, Unincorporated Santa Barbara County	29
Figure 11 – Tenure of Selected Household Segments, Unincorporated Area.....	29
Figure 12 – Vacancy Rate, 2000, Unincorporated Santa Barbara County	30
Figure 13 – Home Price and Family Income, Santa Barbara County, 1995-2000	30
Figure 14 – Residential Land Available Compared to State Housing Requirement by HMA ...	36
Figure 15 – Affordable Density Land Available Compared to State Affordable Housing Requirement by HMA	36
Figure 16 – Santa Barbara County Land Distribution, 2002	44
Figure 17 – Santa Barbara County Endangered, Threatened, Proposed and Candidate Species.....	49
Figure 18 – Jobs versus Households - Santa Barbara County, 2000	61

LIST OF MAPS

Map 1 – Santa Barbara County	3
Map 2 – Santa Barbara County Housing Market Areas (HMAs)	7
Map 3 – Santa Barbara County High Slopes and Hydrology	44
Map 4 – Environmentally Sensitive Habitat Overlay on the South Coast.....	46
Map 5 – Santa Barbara County Critical Habitats.....	48

Terms and Acronyms

Affordable Housing	The state defines affordable housing as housing that can be purchased or rented by households whose gross annual household income does not exceed 120% of area median income, adjusted for household size. Santa Barbara County expands this to include households with income up to 200% of area median income. This housing may be subject to a covenant or deed restriction that restricts sales price or rent for a given period or time. Certain types of housing such as homeless shelters, dormitories, farm labor camps, and housing for people with disabilities may not require price controls because they generally provide housing for a special need group.
Area Median Income (AMI)	Median household income by household size in the county. The AMI for a household of four is updated and released annually by HUD and adopted by State HCD. An adjustment factor is used to calculate the AMI for different household sizes (California Department of Housing and Community Development). See www.hcd.ca.gov for current income limits.
Build Out	Theoretical build out refers to the maximum planned capacity of an urban area based on its current General Plan. For an individual property, build out refers to the maximum number of residential units that could be constructed on vacant or underdeveloped land under existing land use designations and applicable zoning. Realistic build out is the maximum number of units that can be expected to be constructed on vacant or underdeveloped land over a specified period of time given existing land use designations, zoning, and physical and economic constraints.
Conversion	A change of a residential dwelling, including a mobile home or a mobile home lot in a mobile home park, or a residential hotel, to a condominium, cooperative, or similar form of ownership or to a nonresidential use.
Density Bonus	Refers to state mandated Density Bonus Program that entitles qualified housing projects to a density increase and at least one development incentive.
Density Increase	Refers to an increase in the otherwise maximum allowable residential density under the applicable zoning ordinance and land use designation.
Disability	A long-lasting physical, mental, developmental, medical, sensory, or emotional impairment. These disabilities can make it challenging or impossible for a person to perform one or more of the basic activities of daily life, including walking, climbing stairs, dressing, bathing, learning, or remembering and can prove an obstacle to leaving the home, working independently, or accessing existing affordable housing resources. (Americans with Disabilities Act).
Elderly	Persons 65 years of age and over.
Fast Track Permit Processing	Designed to help facilitate projects that include a large number of units at affordable prices, for persons with disabilities, or for other designated beneficial projects through a streamlined permit review and approval process.
Homeless	A person is considered homeless only when he/she resides in one of the following places: 1) In places not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings (on the street); 2) In an emergency shelter; 3) In transitional or supportive housing for homeless persons who originally came from the streets or emergency shelters; 4) In any of the above places but is spending a short time (up to 30 consecutive days) in a hospital or other institution; 5) Is being evicted within a week from a private dwelling unit and no subsequent residence has been identified and lacks resources and support networks needed to obtain housing; 6) Is being discharged within a week from an institution, such as a mental health or substance abuse treatment facility or a jail/prison, in which the person has been a resident for more than 30 consecutive days and no subsequent residence has been identified and the person lacks the resources and support networks needed to obtain housing; 7) Is fleeing a domestic violence housing situation and no subsequent residence has been identified and lacks the resources and support networks needed to obtain housing. (Federal Department of Housing and Urban Development)

Housing and Community Development (HCD)	The California State Department of Housing and Community Development regulates, reviews and certifies Housing Elements for every jurisdiction in the state. In this document it is referred to as SHCD. Santa Barbara County also has an HCD department, which is referred to as CHCD in this document.
Housing Element Implementation Guidelines (HEIG)	Adopted with the 1993 Housing Element, the HEIG functions as a tool to implement Housing Element policies and programs and provides more details and examples of the programs. It will be replaced with new guidelines within one year of adoption of this Element. Once adopted, this Housing Element takes precedent over the existing HEIG until the new HEIG is completed.
Housing Market Area (HMA)	A geographic area that generally meets social and economic requirements of the community and provides its population with facilities such that commuting to another housing market area in order to work or shop is elective. The boundaries of the HMAs coincide with County Census Divisions as defined by the U.S. Census Bureau.
Household	Includes all the people who occupy a housing unit as their usual place of residence, whether related or not (U.S. Census 2000).
Householder	The person, or one of the people, in whose name the home is owned, being bought, or rented (U.S. Census 2000).
Housing Unit	A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants (U.S. Census 2000).
Inclusionary	Refers to the requirement under the Inclusionary Housing Program for new market rate residential developments to include a specified amount of units at prices affordable to households earning 200% or less of area median income (AMI).
Income	The sum of the amounts reported separately for earnings from employment, public assistance, Social Security, retirement, investments, child support, alimony and any other sources of income received regularly (U.S. Census 2000).
Large Household Median	A household comprised of five or more persons (U.S. Census 2000) A value in an ordered set of values below and above which there is an equal number of values.
Median Household Income	The value at the midpoint of an ordered set of incomes earned by households in a specified geographic area (U.S. Census 2000).
Multi-Family Housing	Housing units that are structurally attached and provide living quarters for more than one household. This includes but is not limited to condominiums, townhouses, and apartments that may be owned or rented.
Overcrowded	A housing unit with 1.01 persons or more per room, excluding bathrooms. Units with more than 1.5 persons per room are severely overcrowded (U.S. Census 2000).
Overpayment	When a household pays more than 30% of household income on housing costs including rent and utilities for renters or principal, interest, and insurance for owners. Households that pay more than 50% of their gross income for housing are severely overpaying .
Poverty	Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level" (U.S. Census 2000). The poverty threshold for a family of four in Santa Barbara County is \$18,400 (Federal Department of Health and Human Services, 2003).
Qualifying Resident	A person 62 years of age or older, or 55 years of age or older in a senior citizen housing development (California Civil Code). This term applies to the Density Bonus Program.

Regional Housing Needs Assessment (RHNA)	The projected number of housing units the county must plan for over a seven and a half year period (January 2001-July 2008), divided into various affordability categories, assigned to the county by state HCD and allocated to the various jurisdictions within the county by the Santa Barbara County Association of Governments (SBCAG).										
Special Needs Facility	Housing with amenities, physical attributes, and/or services for persons with disabilities, elderly, single parent households, and homeless.										
Special Needs Groups	Groups of people or households who have unique housing needs. The state and county recognize persons with disabilities, the homeless, the elderly, farm workers, large households, single-parent households, members of the military, and students as having special housing needs that may be unmet in the community. The term “special needs” is commonly used to refer exclusively to persons with disabilities. For clarity, this Element uses “persons with disabilities” when referring specifically to this group and “special needs” when referring to all of the above noted groups.										
Single Room Occupancy (SRO)	An accommodation intended for people to reside within a multi-unit establishment sharing common kitchen and bathroom facilities.										
State Income Limit Categories	State specified income limits for families or individuals to be eligible for affordable housing. They are: <table style="margin-left: 40px; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>State Income Limit Category</u></th> <th style="text-align: left;"><u>Household Earnings</u></th> </tr> </thead> <tbody> <tr> <td>Very Low Income-</td> <td>Less than 50% of area median income</td> </tr> <tr> <td>Low Income-</td> <td>51% to 80% of area median income</td> </tr> <tr> <td>Moderate Income-</td> <td>81% to 120% of area median income</td> </tr> <tr> <td>Above Moderate Income-</td> <td>121% and over of area median income</td> </tr> </tbody> </table>	<u>State Income Limit Category</u>	<u>Household Earnings</u>	Very Low Income-	Less than 50% of area median income	Low Income-	51% to 80% of area median income	Moderate Income-	81% to 120% of area median income	Above Moderate Income-	121% and over of area median income
<u>State Income Limit Category</u>	<u>Household Earnings</u>										
Very Low Income-	Less than 50% of area median income										
Low Income-	51% to 80% of area median income										
Moderate Income-	81% to 120% of area median income										
Above Moderate Income-	121% and over of area median income										
Tenure	Refers to the distinction between owner-occupied and renter-occupied housing units (U.S. Census 2000).										
Workforce Housing	Santa Barbara County added this category of households earning 121 to 200% of AMI who also need affordable housing due to very high area home prices.										

This page left blank by intention.

SECTION I: INTRODUCTION

Overview

Of the seven state-required elements of the General Plan, the Housing Element is the most regulated and reviewed, underscoring the state-wide importance of providing adequate housing opportunities for residents of all economic levels, including individuals with special needs. It is updated every five years to identify current demographic and employment trends that may affect existing and future housing demand and supply. From this information, the county has developed a set of goals which address identified housing needs and has developed specific policies and programs to achieve those goals. The county has paid particular attention to the housing needs of very low, low, moderate and workforce income households.

The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farm workers, is a priority of the highest order.

*-Article 10.6 Housing Elements Section 65580
California Government Code*

This Housing Element is arranged in six sections.

Section I: Introduction

- Explores the setting: unincorporated Santa Barbara County.
- Explains Housing Element law.
- Describes this Housing Element effort and its contents in more detail; includes a description of Housing Market Areas.

Section II: Housing Needs and Inventory

- Summarizes population and employment trends in the county and within its five Housing Market Areas (HMAs).
- Explains the Regional Housing Needs Assessment and the county's fair share housing allocation.
- Inventories existing housing stock.

Section III: Constraints and Opportunities

- Explores government, non-government, and environmental constraints to maintaining existing housing stock and providing future housing.
- Identifies the mitigating opportunities afforded by the Housing Element and other policies and programs.
- Discusses opportunities for energy conservation in the development of housing.

Section IV: Previous Housing Element Review

- Looks at the county's overall housing objectives and achievements during the planning period from December 1993 to December 2000.
- Evaluates each of the 1993 Housing Element's programs.
- Examines the success of local, state and federal financial programs.

Section V: Goals, Programs and Policies

- Outlines the county’s goals, programs and policies for providing adequate housing opportunities to meet current and anticipated needs.
- Describes the Action Phase of the Housing Element: work items remaining after the Housing Element adoption, their timelines and responsible parties.

Section VI: Land Inventory and Quantified Objectives

- Examines the amount of vacant and underdeveloped land in the unincorporated area and its suitability for housing, particularly affordable housing.
- Quantifies the county’s objectives by estimating the number of housing units the policies and programs should help to develop over the next five years.

In addition to the above-referenced sections, the Housing Element contains several appendices. These include 1) materials and data that further support the findings and programs within, and 2) several HCD requisites.

Appendices:

- A. An assessment of at-risk and coastal zone housing.
- B. Consistency of this Housing Element with other elements of the Santa Barbara County Comprehensive Plan and other adopted regulations.
- C. A description of public participation efforts.
- D. Supplemental tables.
- E. Proposed Inclusionary Housing Program
- F. Service Provider Survey
- G. State housing law.
- H. Public comment on the draft Housing Element including letters and emails. (Under separate cover.)

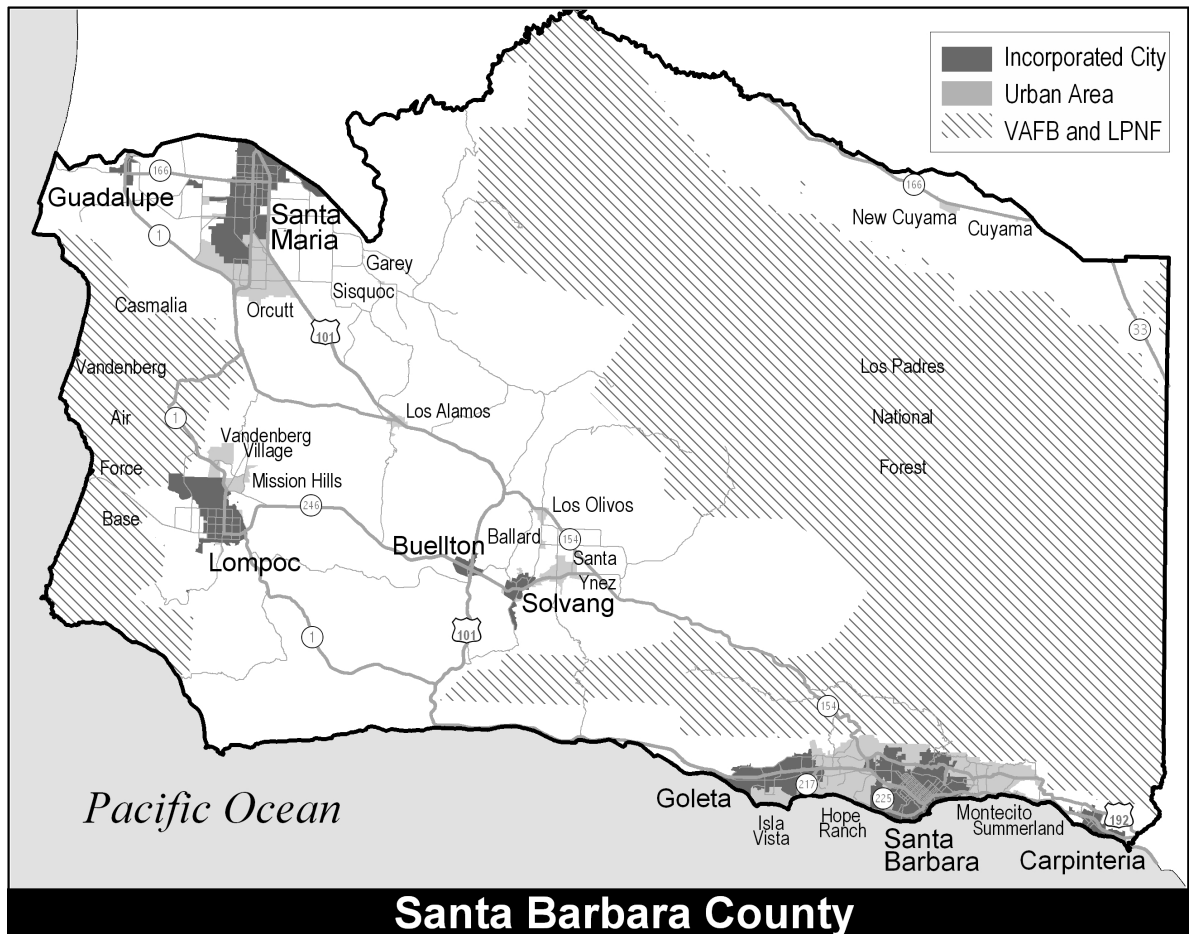


Setting

Santa Barbara County, located approximately 100 miles northwest of Los Angeles and 300 miles south of San Francisco, was established by an act of the State Legislature on February 18, 1850. The county occupies 2,774 square miles, one-third of which are located in the Los Padres National Forest. Bordered on the west and south by the Pacific Ocean, the county has 110 miles of coastline.

The 2000 U.S. Census reported Santa Barbara County's population to be 399,347, with seven incorporated cities: Santa Barbara, Santa Maria, Lompoc, Carpinteria, Guadalupe, Solvang, and Buellton. Santa Barbara is the largest city and the county seat. The unincorporated area had a population of 159,483 as of January 1, 2001. The unincorporated area includes several urban suburbs, semi-rural and rural communities: Casmalia, Cuyama, Gaviota, Goleta, Isla Vista, Los Alamos, Los Olivos, Montecito, Orcutt, Santa Ynez, Summerland, and Vandenberg Village.

On February 1, 2002, the new City of Goleta was established based upon a referendum conducted in November of 2001. Based on derivations from the 2000 Census and an analysis of aerial photography of the county, the population of the new city was determined to be 28,810. Because the most current data available (i.e., 2000 U.S. Census, etc.) do not reflect this change, most of the data and analysis in this document consider the City of Goleta part of the unincorporated area. Exceptions are the special needs groups overpayment analysis, the Regional Needs Housing Assessment, and the land inventory and quantified objectives.



Map 1

What is a Housing Element?

A Housing Element is one of seven mandated components of a local jurisdiction’s General Plan. Housing element law was enacted in 1969. It mandates that local governments plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. In addition, the state requires that Housing Elements be updated every five years to capture the most recent trends in demographics and employment that may affect existing and future housing demand and supply.

State law specifies that a Housing Element must:

- Review the previous Housing Element’s effectiveness,
- Identify and analyze the existing and projected housing needs,
- Identify constraints to providing housing and mitigating opportunities for those constraints,
- List goals, policies, resources, and programs for the preservation, improvement and development of housing,
- Inventory lands available to meet housing needs,
- Quantify the objectives of the Housing Element programs numerically.

State law further specifies that every updated Housing Element be submitted to the State Department of Housing and Community Development (SHCD) to ensure compliance with the state’s minimum requirements. This ‘certification’ process is unique among the General Plan elements.

Housing Elements in Santa Barbara County

July 1981	SB County adopts its first Housing Element (HE).
Dec. 1985	County revises Housing Element.
August 1989	County revises Housing Element.
Nov. 1993	County adopts current Housing Element.
August 1995	County amends 1993 Housing Element.
May 1996 & July 2001	State HCD postpones HE deadlines due to economy and changes to housing policies pending in the state legislature.
March 2000 & April 2002	County amends Housing Element Implementation Guidelines.
April 2002	County adopts Interim Amendments to 1993 Housing Element.
March 2004	SB County adopts new Housing Element.

Table 1

General Plan Elements

California state law requires each city and county to adopt a General Plan (or Comprehensive Plan as it is called in Santa Barbara County) to document its goals and policies for future development. A Comprehensive Plan is not a single document, but is comprised of both state-mandated elements specified by the California Government Code (Section 65302 (c), et seq.) and optional elements deemed important to a county or city by its decision-makers. Each element consists of goals, measurable objectives and policies intended to carry out the goals and objectives. State law requires that the elements be internally consistent with one another. For example, policies in one element must not conflict with policies in another. Santa Barbara County’s Comprehensive Plan contains the following elements:

<i>State Mandated Elements</i>		<i>Optional Elements</i>	
• Land Use	• Conservation	• Agriculture	• Energy Conservation
• Circulation	• Noise	• Environmental Resource Management	• Scenic Roadways
• Housing	• Safety		• Seismic Safety
• Open Space			• Hazardous Waste

About This Housing Element

Santa Barbara County prepared its 2003-2008 Housing Element in compliance with current state housing law. The county considered community goals, as well as economic, environmental, and fiscal factors in preparation of its housing programs. This county has placed particular emphasis on the housing needs of very low, low, and moderate-income households, on housing for the county's workforce and on jobs and housing balance. It has also placed a special emphasis on groups with special needs in Santa Barbara County, such as the disabled and farm workers in unincorporated areas of the county. The county worked with other local governments to identify housing opportunities and develop effective programs to meet regional housing needs.

Regional Share Housing Needs Assessment

The State Department of Housing and Community Development (SHCD) provides each region with its projected increase in housing need for a seven and a half year period. This projected regional need is a portion of the state's housing goal for the same period. The projection is articulated in the Regional Housing Needs Assessment (RHNA) prepared by the Santa Barbara County Association of Governments (SBCAG). SBCAG divides SHCD's estimated housing need among the incorporated cities and the unincorporated areas of Santa Barbara County, and it identifies not only the number of housing units the county must plan for, but also the affordability level of those units. RHNA findings and methods are described in Section II: Housing Needs and Inventory.

Consistent with Other Policies and Programs

California law requires that General Plans contain an integrated and internally consistent set of policies. Santa Barbara County compared the programs and policies in this Housing Element with regional planning goals, all other Comprehensive Plan elements, county zoning ordinances and subdivision regulations, and the Congestion Management Plan. The policies and programs adopted as part of this Housing Element are consistent with the existing Comprehensive Plan. After Housing Element adoption, the county will consider some actions which may require amendments to existing policies and ordinances to ensure consistency and achieve the goals of the Housing Element. A full discussion of consistency is located in Appendix B.

State Housing Law Compliance Guide

State Requirements Section 65583	Page(s)
a. Needs Assessment, Resources and Constraints Inventory	Sec. II and III
1) Population Trends	12-14, D1-D2
2) Employment Trends	16, D5
3) Household and Housing Stock Characteristics	15-32, D3-D23
4) Land Inventory	115-119, D39-D79
5) Infrastructure Analysis	58-60, D25, D37
6) Non-government Constraints	38-43
7) Special Housing Needs	20-29
1. Elderly	21
2. Persons with Disabilities	22
3. Female Head of Household	23
4. Large Households	24
5. Farm Employees	25
6. Students	26
7. Military	27
8. Homeless	28-29
9. Overcrowding	19
8) Energy Conservation	57, 96
9) Preserve Assisted Housing	97-99, App. A
b. Goals, Quantified Objectives, Policies	Sec. V
c. Five Year Housing Program	Sec. V
1) Adequate Sites	Sec. V, Sec VI, D39-79
2) Assist Development of Affordable Housing	Sec. V
3) Remove Government Constraints	46-62
4) Conserve Existing Housing Stock	97-99, App. A
5) Promote Equal Access to Housing	94
6) Preserve Assisted Housing	97-99, App. A
d. Public Participation	100, App. C, App. H
State Requirements Section 65584	
Regional Housing Needs Assessment	34-36, Sec VI

Table 2

Note: State housing law was not intended to be an outline for logical presentation of the information and policy requirements of a Housing Element; therefore, the page numbers on the table are not sequential.

Public Participation

Santa Barbara County recognizes the importance of public outreach and participation in preparing a Housing Element that reflects the needs of the community and all of its constituencies including all residents as well as housing providers. The county embarked on a public outreach program in 1999 which included 1) meeting with organized housing advocacy groups, 2) establishing a broad-based city-county housing task force, 3) outreach to neighborhood and homeowner organizations, special needs groups, and other community stakeholders, 4) public information presentations and “road shows” and interactive design workshops conducted throughout the county to highlight affordability gaps and show examples of well-designed higher-density and affordable housing that can fit within the character and fabric of the community. A full discussion and calendar of public participation is included in Appendix C.

Two Phases: Adoption and Action

After receiving comments on the draft Housing Element the county decided to separate some issues requiring more time for meaningful public input, such as potential rezones, from the current Housing Element Adoption Phase expected to be completed in Spring 2004. County staff will work concurrently on Housing Element adoption and on items that may result in rezones, ordinance amendments or fee changes and anticipates completion of this Action Phase in Winter 2004-2005.

Housing Element Adoption Phase (Spring 2004)

The county will submit this Housing Element for certification by SHCD. In addition to factual disclosures required by law, policies and programs that do not require ordinance changes or rezones will be included in the Housing Element:

- Minor policy amendments supporting identified county housing needs including housing for persons with disabilities, farm employee housing, rental housing, and mixed use.
- Policy amendments specifying how the county will implement, maintain, and seek funds to increase affordable housing.
- Policies providing guidelines for neighborhood compatibility and improvements to open and fair housing.

Housing Element Action Phase (Winter 2004-2005)

These action items and the resulting environmental review are expected to take between four and nine months longer than the Housing Element to complete. The process to complete the action items will include design workshops in Orcutt, Vandenberg Village, and Goleta, working with professional design teams and the public to determine the best course for future housing development in those communities

Housing Element Preparation and Adoption

Date(s)	
April 2002	South Coast cities and SB County form Housing Task Force.
June 2002	Technical Focus Group meets.
June 2002- January 2003	County public outreach begins with Road Shows.
Aug.- Oct. 2002	County hosts Special Needs meetings.
Dec. 2002	SBCAG adopts RHNA numbers.
July 2002- July 2003	County prepares draft 2003 Housing Element.
Jan. 2003	State HCD hosts Housing Element workshop.
May-Aug. 2003	County releases draft programs and hosts public workshops and open houses.
Aug-Oct 2003	State HCD and public review draft Housing Element.
Oct.-Feb. 2003	County modifies draft to address State HCD and public comments.
Feb. 2004	County releases Negative Declaration for public comment.
Feb.-Mar. 2004	Planning Commissions conduct public hearings.
Mar. 2004	Board of Supervisors conducts hearings & adopts Housing Element.
Spring 2004	HCD Certification

Table 3

and throughout the unincorporated areas. After those workshops are complete, the county will prepare the following for adoption in compliance with action items adopted with the Housing Element:

- A revised Inclusionary Housing Program including specified HMA standards (four months).
- Policies to establish minimum densities on appropriate sites and related rezones.
- Reduced permit requirements for both farm employee housing and for Residential Second Units on agricultural lands.
- Ordinance amendments to encourage mixed use development in commercial zone districts.
- Ordinance amendments allowing development standard modifications as incentives for affordable housing developments.
- A policy for a Variable Density Program.
- A new policy allowing service worker housing on certain residential properties.
- Proposed fee changes and fee resolutions including:
 - A new in lieu affordable housing fee (four months).
 - A proposed service worker housing fee.

State Review

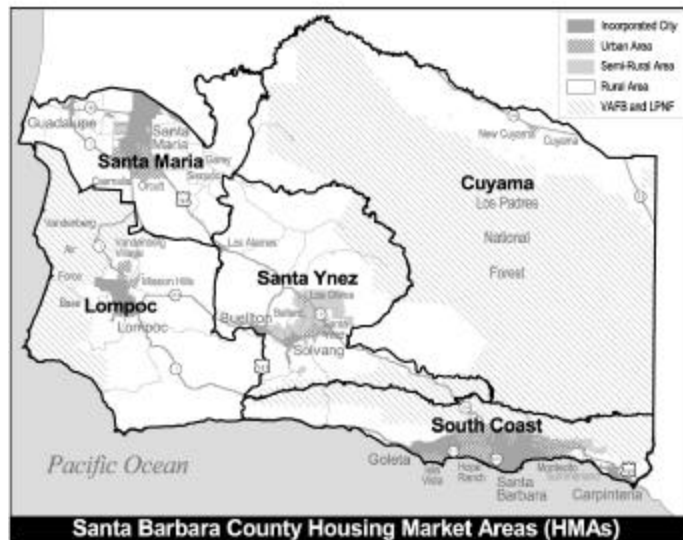
Under law, Housing Elements are submitted twice to SHCD for review and comment, once during development of the Housing Element (in draft form) and again after adoption of the Housing Element by the local jurisdiction. The first review period requires 60 days and must take place prior to adoption by the Board of Supervisors. During the first review, August-October 2003, SHCD submitted comments to the county regarding compliance of the element with state law requirements and SHCD guidelines. The county made modifications to the draft Housing Element in response to these comments where appropriate. The Board of Supervisors must consider SHCD's comments prior to adoption of the Housing Element. The second review requires 90 days and takes place after adoption. It is after the second review that SHCD's written findings regarding compliance are submitted to the local government. When SHCD finds the Housing Element complies with state law, the document is certified. In addition, the State Coastal Commission will have to approve any changes to the Local Coastal Plan or to the Coastal Zoning Ordinance (Article II). None are anticipated until the Action Phase.

Santa Barbara County Housing Market Areas

The Santa Barbara County Housing Element planning boundaries include all unincorporated portions of the county. Within this area are rural, semi-rural and urban communities with very divergent housing needs and demands and varying environmental constraints and supporting infrastructure. To better distinguish the needs of individual communities and regions, the county divided the unincorporated area into five housing market areas (HMAs). Housing market areas are geographic areas within which the population's social and economic requirements are generally met, so that commuting to another housing market area in order to work or shop is not necessary, but elective. The boundaries of the HMAs coincide with U.S. Census tract boundaries and County Census Divisions as defined by the Census Bureau. Of the county's five HMAs, one is on the South Coast, the others are in the North County.

The South Coast Housing Market Area

The South Coast HMA generally extends from the City of Carpinteria in the east to Gaviota Pass in the west and from the Pacific Ocean in the south to the Santa Ynez Mountains in the north. Included within the South Coast HMA are several urban areas including unincorporated areas of Goleta, Isla Vista, Montecito, Summerland, and portions of unincorporated Carpinteria. Also within the South Coast HMA, but not part of the county’s jurisdiction are the cities of Santa Barbara, Goleta, and Carpinteria. The South Coast HMA is comprised of the Santa Barbara and Carpinteria Valley County Census Divisions.



Map 2

Santa Maria Valley Housing Market Area

The Santa Maria Valley HMA generally extends from Tepesquet Road in the east to the Pacific Ocean in the west. It is bounded by the San Luis Obispo County line in the north, and in the south it extends to the northern edge of both Los Alamos and Vandenberg Air Force Base. Included within the HMA are unincorporated Santa Maria and the communities of Orcutt, Casmalia, Garey, and Sisquoc. Also within the area, but not within county jurisdiction, are the cities of Santa Maria and Guadalupe. The Santa Maria HMA is comprised of the Santa Maria Valley and Guadalupe County Census Divisions.

Santa Ynez Valley Housing Market Area

The Santa Ynez Valley HMA generally encompasses the central portion of the county, northwest of the South Coast HMA, east of the Lompoc HMA, southeast of the Santa Maria HMA, and west of the Cuyama HMA. Included within this HMA are the rural communities of Ballard, Los Olivos, Santa Ynez, Los Alamos and the Chumash Indian Tribal Lands. Los Alamos is included within this area rather than the Santa Maria HMA due to the location of census tract boundaries and due to its rural character, which it shares with other communities in the Santa Ynez HMA, though it’s economic conditions are more like those in the Santa Maria HMA. The incorporated cities of Solvang and Buellton are also located within the Santa Ynez area but are not within the county’s jurisdiction. The Santa Ynez HMA is comprised of the Santa Ynez Valley County Census Division.

Lompoc Valley Housing Market Area

The Lompoc Valley HMA is generally bordered to the south and west by the Pacific Ocean, to the north by the Santa Maria HMA, and to the east by the Santa Ynez HMA. The Lompoc HMA includes several neighborhoods in the unincorporated areas including Vandenberg Village, Mesa Oaks, Mission Hills and many rural canyon communities. Also included within the HMA are Vandenberg Air Force Base and the City of Lompoc, neither of which are within county jurisdiction. The Lompoc Valley HMA corresponds with the Lompoc Valley County Census Division.

Cuyama Valley Housing Market Area

The San Rafael Wilderness area geographically separates the Cuyama Valley HMA from other parts of the County. It includes the communities of Cuyama, New Cuyama, Tepesquet, Ventucopa, and most of the Los Padres National Forest. The Cuyama HMA coincides with the Cuyama County Census Division.

Information Sources

In preparing this Housing Element, county staff consulted numerous sources of information to provide a portrait of the housing needs and resources available to Santa Barbara County. The 1970, 1980, 1990, and 2000 U.S. Censuses provided the basis for the demographic analysis. Other sources include the 2002 Santa Barbara County Economic Outlook, 2002 Santa Ynez Valley Economic Outlook, the Santa Barbara County Association of Governments' Regional Housing Needs Assessment and Regional Growth Forecast, Santa Barbara County HOME Consortium 2001-2005 Consolidated Plan, 2002 Santa Barbara County Continuum of Care, Housing Elements from other jurisdictions, the 1997 Agricultural Census, and the 1993 Santa Barbara County Housing Element. In addition, staff took anecdotal and statistical information from community groups and technical advisory committees into consideration as part of the planning process as discussed in Appendix C: Public Participation.

This page left blank by intention.