

APPENDIX C

REVIEW AND REVISE DETAIL: 2003-2008 POLICY ACHIEVEMENTS

Introduction

Appendix C has been provided as a complementary extension of the 2003-2008 Housing Element evaluation included in Chapter 4. While the contents of Chapter 4 concentrated on an overview of the previous Element’s policy framework and explains how the County’s housing policy will be updated for the current Element; this appendix provides more detail regarding the County’s significant achievements in the last planning period (2003-2008) that resulted from policy implementation. Some of these achievements include: 1) adoption of the Isla Vista Master Plan to encourage infill and adaptive reuse opportunities, 2) revisions to the IHP providing increased flexibility to encourage affordable housing development, 3) creation of guidelines for in-lieu fees, and 4) adoption of the Focused Rezone Program. Full detail of the County’s housing achievements is provided below.

Policy 1.1: Density Bonus Program

(amended by Resolution No. 06-142, 5/9/06)

The County shall grant a density bonus and/or incentives to developers of residential projects of five or more units who agree to build affordable or senior housing, donate land for affordable housing or provide child care facilities pursuant to the provisions of Government Code §§ 65915-65918 or successor statute(s).

Department:
Planning & Development

	Timeline	Implemented					
Action: NA	Ongoing	N/A					
Evaluation							
<p>Achievements: As shown in Table C-1, four projects were approved that made use of the County’s density bonus program from 2001 through 2008. The program resulted in 90 homes permitted for households at or below moderate incomes.</p>							
<p>Table C-1 – Projects Built Using Density Bonus Program, Unincorporated County (2001-2008)</p>							
Dwelling Units by Income Category							
Project	HMA	Total Units in Project	Market Rate Homes	Very Low Income	Low Income	Lower- Moderate Income	Upper- Moderate Income
Trigo Loop	South Coast	45	0	0	8	37	0
Paradise Ivy	South Coast	24	0	6	18	0	0
The Knoll	South Coast	12	11	1	0	0	0
Hummell II	Santa Maria	20	0	0	20	0	0
Totals		101	11	7	46	37	0
							<i>"db"</i>
Source: Santa Barbara County							
<p>Conclusion: The County implements the Density Bonus Program in accordance with State law. The program has</p>							

successfully generated additional affordable housing units; therefore, no change is recommended for this program.

This policy will continue to be applied to appropriate projects in future planning cycles. The County has seen growing interest in the application of the Density Bonus Program, particularly as it relates to senior housing projects in the Orcutt Community Plan area and mixed use projects in the Isla Vista area. To heighten awareness regarding this program, the County will integrate a higher level of public outreach regarding density bonus in its existing permit processing procedures. In addition, the County will seek methods to train Development Review planners on the provisions of State Density Bonus law, and options available to applicants using the program. The County's zoning code for the coastal area (Article II) has not been updated to reflect recent changes in State Density Bonus law, which allows up to a 35% increase in density for a project under the provisions of Government Code § 65195. The County has included Program 1.10 in Chapter 5 - *Housing Goals, Policies and Programs* of this Housing Element to address this inconsistency with State law.

Policy 1.2: Inclusionary Housing Program (IHP)

(amended by Resolution No. 04-338, 11/23/04 and No. 06-142, 5/9/06)

To increase the supply of price restricted affordable housing, the County shall require the provision of units, the donation of land, and/or the payment of fees for specified types of discretionary residential projects. Projects shall comply with the requirements set forth in the Housing Element Implementation Guidelines and the Development Standards.

Department:
Planning & Development

	Timeline	Implemented
<p>Action 1: Planning & Development</p> <p>The County shall include criteria guiding land donations made in lieu of meeting inclusionary requirements on-site.</p>	February 2005	April 2005
<p>Action 2: Planning & Development</p> <p>The County will annually review the effects of the Inclusionary Housing Program (IHP) considering the cost and supply of housing and the provision of market rate housing as part of the County's Annual Report and revise the program as necessary. (Also see Policy 8.7).</p>	February 2005	November 2005
Evaluation		
<p>Achievements: The County's IHP continues to provide the community with affordable housing opportunities as exemplified in Table C-2 below. The IHP is designed to encourage developers to "fee out" of very low and low income affordable housing requirements. The County can then leverage these in-lieu fees along with state and federal grants to build rental housing at the very low and low income levels. Leveraging these fees can result in a greater number of lower income housing units than could typically be included onsite as part of market rate projects. Conversely the IHP is designed to encourage the production of moderate income and workforce housing onsite, as state and federal grants do not exist for these categories. More detail regarding the County's IHP Program has been provided as part of a separate third party study, prepared by Economic and Planning Systems (EPS) which will be made available on the County's Office of Long Range Planning website in Fall 2009.</p>		

Table C-2 – Inclusionary Housing Totals, Unincorporated County (2001-2008)

Item	Total Units	Income Distribution of Affordable Homes				
		Market Rate Homes	Total Affordable Homes	Very Low Income	Low Income	Moderate [1]
Number of Units	1,014	877	137	34	74	29
Percent of Total	100%	86%	14%	3%	7%	3%

"inclus"

[1] Includes high and low moderate units.

Source: Planning and Development Affordable Housing Database and Building Permit data

Conclusion: The County has concluded through communication with housing stakeholders and the community that the IHP has been effective and continues to be complimentary to the State Density Bonus Program (SDBP) and does not detract from the SDBP. However, as described in the third party IHP evaluation, the County's IHP Program could use substantial improvement. The primary action recommended to improve the IHP is to adopt all applicable affordable housing requirements and administrative procedures as an ordinance for incorporation into the County's Land Use and Development Code (LUDC). This would allow the County more flexibility for modifying the IHP as market conditions warrant. (See Program 1.2 in Chapter 5 - *Housing Goals, Policies and Programs.*)

Policy 1.3: In-Lieu Fee

(amended by Resolution No. 04-338, 11/23/04)

Fees paid in lieu of providing affordable housing pursuant to the Inclusionary Housing Program (IHP) shall be deposited in the County's Housing Trust Fund and used for the development and/or rehabilitation of affordable housing and special needs housing within the Housing Market Areas from which they are collected.

Departments:
Planning & Development,
CHCD

	Timeline	Implemented
Action 1: Planning & Development	February 2005	November 2004
The County shall include in-lieu fees and guidelines for the payment of the fees in the updated Housing Element Implementation Guidelines.		
Action 2: CHCD	Annually	Ongoing
The County shall update the in-lieu fees annually, or as necessary, and make this information available to the public on the Internet and at Planning & Development offices. Updated fees shall be reported to the Board of Supervisors.		
Evaluation		
Achievements: The County collected over \$2 million in in-lieu fees from 2001 to 2008 as delineated in Table C-3.		

These fees, which are deposited in the County Housing Trust Fund, are an important financial resource which allows the County to support the development and preservation of existing affordable housing projects. Trust Fund resources supported the development of 232 units of affordable rental housing and one emergency shelter during the last planning period. All of the County's Trust Fund resources were spent to support projects which are located within incorporated cities. The County is, therefore, not able to count these units towards the State's Regional Housing Needs Allocation (RHNA) targets.

Conclusion: The County is considering changes to the IHP In-Lieu Fee policies to increase effectiveness. An issue under consideration includes the requirement that fees be spent in the Housing Market Area (HMA) in which they were generated. For instance, fees collected in the Santa Ynez Valley Market Area may be more effectively spent in the Santa Maria and Lompoc Market Areas where there are more urbanized communities with easier access to services, transportation corridors, and job centers for residents. Future changes to the In-Lieu Fee policy related to the IHP will occur following the implementation of Program 1.2 in Chapter 5 - *Housing Goals, Policies and Programs*.

Table C-3 – Inclusionary Projects that Paid In-Lieu Fees (2001-2008)

Project Name	HMA	Year Fees Paid	In-Lieu Fees Collected
Circon	South Coast	2001	\$520,973
Los Olivos Meadows	Santa Ynez	2001	\$6,250
George Tract	Santa Maria	2001	\$15,945
Cottonwood Glen	Santa Ynez	2001	\$93,355
Maravilla	South Coast	2001	\$111,170
Los Olivos Meadows (Jarette)	Santa Ynez	2002	\$6,250
Lane's End	Lompoc	2002	\$4,438
Las Brisas	South Coast	2003	\$37,060
Orcutt Shared Sr Hsg	Santa Maria	2003	\$11,840
Los Olivos Sorenson	Santa Ynez	2003	\$6,250
Bridlepath Estates	Santa Ynez	2004	\$191,378
Harp Springs	Santa Maria	2006	\$280,079
Camino Campana	South Coast	2006	\$50,030
Clubhouse Estates	Lompoc	2006	\$133,140
Mesa Verde	Santa Maria	2007	\$135,533
Legacy Estates Los Olivos	Santa Ynez	2007	\$274,400
Legacy Estates Los Alamos	Santa Ynez	2007	\$1,000
Fees Hummel Village II	Santa Maria	2007	\$1,000
Total			\$2,076,591

in_lieu

Source: CHCD

Table C-4 – Housing Projects Funded in Part by In-Lieu Fees (2001-2008)

Project Name	Location	Year Project Funded	Number of Units	In-Lieu Fees Used
Tumbleweeds Apts.	Goleta	2001	13	\$47,000
Bridgehouse	Lompoc	2001	n/a [1]	\$100,000
Ellwood Apartments	Goleta	2005	8	\$357,500
Vintage Walk	Buellton	2007	6	\$198,000
College Park	Lompoc	2008	35	\$98,000
St. Vincent's	Santa Barbara	2004-2008	170	\$3,141,000
Total			232	\$3,941,500

"in_lieu_part"

Source: Santa Barbara County Housing and Community Development Department

[1] Bridgehouse is a 40-bed shelter, not permanent housing.

Policy 1.4: Service Worker Housing Policy

The County shall require that new construction of primary single dwelling units over 5,000 square feet and additions of 500 square feet or more that increase the total square footage of a house to over 5,000 square feet in the South Coast and Santa Ynez HMAs, pay a fee to offset the disproportionate demand for low wage service workers that dwelling units this size are likely to create.

Departments:
Planning & Development,
CHCD

	Timeline	Implemented
Action 1: Planning & Development, CHCD	May 2007	-
Within one year of adoption of the updated Element, the County shall consider adopting an ordinance that implements the service worker housing policy and establishes the service worker housing fee.		
Action 2: Planning & Development, CHCD	May 2007	-
Within one year of adoption of the updated Element, the County will consider amending the Zoning Ordinance to allow the construction of an on-site service worker housing unit in lieu of paying the service worker housing fee.		
Action 3: CHCD	Ongoing	-
The fees shall be deposited in the County's Housing Trust Fund and used for the development and/or rehabilitation of affordable housing within the HMA from which they are collected.		

Evaluation
<p>Achievements: On June 19, 2007, the Board of Supervisors considered recommendations from the Affordable Housing Policy Committee (AHPC), which was comprised of five community members with extensive land use, finance, and public service backgrounds. Each was appointed by their district Supervisor. The AHPC was appointed during the winter of 2006 and met from December 20, 2006 through May 15, 2007 to review the County's affordable housing policies. One recommendation made in the AHPC's report to the Board of Supervisors on June 19, 2007 advised the Board to apply in-lieu fees to developments of less than 5 units, including single-family homes. The Board discussed and considered this recommendation, as well as potentially applying the in-lieu fee to new, large primary dwellings. Following the Board's deliberations and consideration, staff was directed to halt any additional studies or considerations regarding the application of the inclusionary housing requirement or fees to developments of less than five units. Of note, permit streamlining for Residential Second Units (RSUs) has created an increased opportunity for the development of onsite housing for low wage service workers. The County will continue to review the feasibility of further streamlining of the permitting process for RSUs.</p>
<p>Conclusion: Given the Board's direction to halt consideration of applying the IHP to projects of less than 5 units, and the County's success in permitting RSUs, this specific program will not be continued in the 2009-2014 Housing Element. However, several programs in the 2009-14 Housing Element require analysis and consideration of affordable housing opportunities through the community planning process to address the needs of all economic segments of the population and workforce.</p>

Policy 1.5: Other Employee Housing

The County shall support the efforts of employers in the development of on- or near-site employee housing.

Department:
Planning & Development

	Timeline	Implemented
<p>Action 1: Planning & Development</p> <p>The County shall maintain active membership in the Coastal Housing Partnership and other non-profit employer housing organizations.</p>	Ongoing	-
<p>Action 2: Planning & Development</p> <p>Within the South Coast and Santa Ynez HMAs, the County shall encourage and support the construction of "workforce" affordable housing for households earning up to 200% of median income, through the Inclusionary Housing Program and other feasible means.</p>	Ongoing	-
<p>Action 3: Planning & Development</p> <p>The County shall encourage the development of residential units in commercial zones (i.e. mixed use development) that may provide employee housing opportunities through the Mixed Use Development Policy and other means.</p>	Ongoing	-
Evaluation		
<p>Achievements: The County has undertaken a number of actions to address the need for workforce affordable housing adjacent to regional employment centers. On the South Coast, one of the most significant actions included</p>		

the adoption of the Isla Vista Master Plan (IVMP). The IVMP coupled changes to the regulatory environment with redevelopment incentives to reduce development barriers adjacent to the County's largest employer, UC Santa Barbara. The IVMP allows mixed use development, utilizes a form-based code, and provides development incentives to facilitate urban infill, and redevelopment projects which are transit oriented. These projects will ultimately provide a proportionate mix of commercial and residential opportunities in this coastal zone community and have already produced over 800 new units of multi-family and mixed use zoning capacity (over the life of the plan) in Isla Vista. Permitted projects in the Isla Vista area have included both rental and for-sale multi-family units ranging in size from studio apartments to two-bedroom condominiums. In the Los Alamos area, the Creekside apartment project, which was approved by the Board of Supervisors on May 26, 2009, will provide 39 units of deed-restricted farm employee housing. In the North County, the Housing Element Focused Rezone Program (FRP), adopted by the Board of Supervisors on February 24, 2009, provided the opportunity for a minimum of 372 multi-family units, within proximity to the Santa Maria transit, employment, and services centers.

Conclusion: The County has made significant progress in reducing the barriers to the development of workforce housing adjacent to major employment centers. The County will continue to ensure that barriers to the development of appropriately located and priced housing are minimized.

To conform with Health and Safety Code Sections 17021.5 and 17021.6, the County will downgrade the permitting process for qualifying State-permitted farm employee dwellings from a discretionary action (Minor Conditional Use Permit) to a ministerially approved permit. (See Program 2.3 in Chapter 5 - *Housing Goals, Policies and Programs.*)

Policy 1.6: Residential Second Unit Programs

(amended by Resolution No. 06-142, 5/9/06)

The County shall encourage the development of both attached and detached residential second units (RSUs).

Department:
Agricultural Advisory Committee,
Planning & Development

	Timeline	Implemented
<p>Action 1: Agricultural Advisory Committee</p> <p>Within one year of the adoption of the updated Element, the County shall amend the Zoning Ordinance to allow residential second units with a ministerial permit on parcels not under an agricultural preserve contract in agricultural zone districts not located in the Coastal Zone. Parcels under agricultural preserve contract are offered the opportunity to construct a second unit through the Residential Agricultural Units (RAU) program.</p>	May 2007	-
<p>Action 2: Planning & Development</p> <p>The County shall encourage the legalization of existing detached and attached illegal residential second units that have been built and used without proper permits.</p>	Ongoing	-
<p>Action 3: Planning & Development</p> <p>In order to make residential second units more feasible, the County will work with water and sewer providers to reduce connection fees for residential second units.</p>	Ongoing	-
<p>Action 4: Planning & Development</p>	Ongoing	-

The County shall update its web page and publish public information material that provides information on the permit requirements for and benefits of residential second units within six months of adoption of the updated Element and update the information as necessary. (Also see Policy 7.1, Action 1.)

Action 5: Planning & Development

Annually

November 2005

The County will annually review the number and affordability of residential second units as part of its Annual Report. (Also see Policy 8.7.) If production or affordability falls short of the updated Element's projections, the County will amend the zoning ordinance and increase available incentives as necessary to encourage increased production.

Evaluation

Achievements: During the 2001-2008 housing element period, 109 new Residential Second Units (RSUs) were permitted in the unincorporated County. This represents approximately 13 RSUs per year (see Table C-5).

In an effort to further streamline the RSU permitting process, the County amended the Land Use and Development Code (LUDC) in December of 2003 as follows:

- 1) Both Attached and Detached Residential Second Units are ministerially approvable in the R-1/E-1 zone districts.
- 2) Attached Residential Second Units in the AG-I-5, AG-I-10, and AG-I-20 zones are ministerially approvable.
- 3) Detached Residential Second Units in all zone districts other than R-1/E-1 still require the discretionary approval of a Minor Conditional Use Permit.

This amendment has removed a significant barrier to the development of RSUs within specific zone districts as referenced above.

The County is extending this permit streamlining effort to additional zone districts within the County.

The County annually reviews the production of Residential Second Units, and in 2007 the County began analyzing the affordability of Residential Second Units using sources such as DataQuick to determine average rents per square foot or bedroom in various regional housing markets. This data indicates that RSUs are, on average, rentable at lower income levels in the County's northern communities and at moderate income levels in the County's central and southern communities.

Table C-5 – Residential Second Units (RSUs) Permitted, Unincorporated County (2001-2008)

Housing Market Area	2001 - 2008
South Coast	59
Santa Ynez	32
Lompoc	2
Santa Maria	16
Cuyama	0
Total	109

Source: County of Santa Barbara

Conclusion: Residential Second Units are an important planning tool to encourage the infill of existing urbanized areas and reducing the need for additional urban expansion.

The County will continue to analyze the affordability of RSUs to ensure that barriers to the development of affordable housing are minimized, as this type of housing is affordable to lower income households in the County's northern communities and moderate income households in the County's central and southern communities.

Recent changes in State law (i.e., Senate Bill 375, AB 32, Senate Bill 97) have placed increased focus on minimizing development of rural lands in an effort to minimize trip lengths, preserve agriculture, and reduce green house gas emissions. Therefore, the County will continue to ministerially permit RSUs in the discussed residential zones and agricultural land zoned less than AG-I-40; however, the policy concerning RSUs on large parcels in the inland rural areas (i.e., AG-I-40 and all AG-II) will remain unchanged until such time as the County considers additional streamlining efforts. However, the County in its recent update to the Uniform Rules for Agricultural Preserve (Williamson Act) now allows the development of second primary dwellings on large agricultural properties. This provides further housing opportunities for fulltime farm employees, ranch foreman, and the retention of intergenerational ownership on approximately 85% of the agriculturally zoned land in the County.

The County is currently reviewing the need to further streamline the Residential Second Unit permitting process and will determine necessary actions pursuant to Programs 1.4 and 5.3 in Chapter 5 - *Housing Goals, Policies and Programs* of this Housing Element update. The County will continue to discuss and consider RSU policies in updates to the General Plan Land Use Element and through community planning processes.

Policy 1.7: Rental Housing

(amended by Resolution No. 06-142, 5/9/06)

The County shall encourage the development of multi-family rental housing as this housing type can be affordable by design.

Department:
N/A

Timeline	Implemented

Action:	None
	Also See Policy 7.1: Community Relations for information regarding web site, brochures and Housing Element Implementation Guidelines.
Evaluation	
	<p>Achievements: The Santa Barbara County Housing Authority currently manages 820 units of low income multi-family rental properties. Over \$13 million has been committed by the County to subsidize the development of multi-family rental housing in both the cities and the unincorporated area. In addition, the County completed the Housing Element Focused Rezone Program (FRP) in February 2009, which created the Multi-family Residential Orcutt (MRO) zone district. The MRO zone district has been applied to two large sites to facilitate the development of 372 multi-family units at a minimum density of 20 units per acre. Landowners for both sites have the ability to develop rental housing; and an interest has been expressed in providing rental housing for seniors.</p> <p>Examples of projects in the Isla Vista area include the permitted Paradise Ivy project, which has proposed the adaptive reuse of existing commercial space to include the development of 24 mixed use multi-family rental units. Also in Isla Vista, the Parkview Apartment project involved the purchasing, rehabilitation, and market conversion of a 20-unit complex to deed-restricted rental units affordable to low-income households. As previously discussed the Creekside project in the Los Alamos area provided 39 rental units comprised of 2, 3, and 4-bedroom apartments that are affordable to lower income households. The primary project goal for the Creekside development (which is sponsored by the Santa Barbara County Housing Authority) is to provide rental units for households in which at least one resident is employed full-time in the local agricultural industry.</p> <p>The County's Inclusionary Housing Policy exempts projects that include 100% market rate rental units built above 10 units per acre. This policy is intended to encourage the development of higher density rental projects, by offering a streamlined and cost effective permit process.</p>
	<p>Conclusion: The County will continue to encourage the development of multi-family rental units through existing policies and consider new policies during the community plan update process pursuant to Program 1.3 in Chapter 5 - <i>Housing Goals, Policies and Programs</i> of this Housing Element update.</p>

Policy 1.8: Mixed Use Development
(amended by No. 06-142, 5/9/06)

The County shall promote development with a mix of complementary land uses including housing, retail, office, commercial services and civic uses.

Department:
Planning & Development

	Timeline	Implemented
Action 1: Planning & Development	May 2007	-
<p>Within one year of adoption of the updated Element, the County shall amend the Zoning Ordinance to allow residential development to be permitted as a primary use in the Limited Commercial (C-1), Retail Commercial (C-2), Neighborhood Commercial (CN) and Shopping Center (SC) Zone Districts with the requirement that ground floor street frontage development be a commercial use.</p>		

Action 2: Planning & Development	May 2007	-
<p>Within one year of adoption of the updated Element, the County shall adopt a mixed use overlay or overlays which would define the character of future development in designated areas. Overlays could include:</p> <ul style="list-style-type: none"> • Old Town/Main Street Districts to encourage commercial and/or mixed use development with storefront character in the historic downtown or main street areas. • Neighborhood Center Districts to connect residential neighborhoods with small (1 to 3 acre) neighborhood serving commercial and mixed use development. • Community Commercial Districts to encourage mixed use within centrally located community or regional market areas that have access to transit. • Corridor Commercial Districts to support infill and redevelopment along existing commercial corridors with various auto dependent and pedestrian uses. <p>These districts would respect transportation functions and safety along the corridor and ensure auto and pedestrian connections to adjacent neighborhoods.</p>		
Action 3: Planning & Development	Ongoing	-
<p>When preparing or updating the community plans, the County should identify appropriate commercial or mixed use areas where residential units should be encouraged.</p>		
Evaluation		
<p>Achievements: On the South Coast, the adoption of the Isla Vista Master Plan (IVMP) amended the County Coastal Land Use Plan and zoning ordinance to provide additional mixed use development adjacent to the County's largest employer, UC Santa Barbara. The IVMP increased the multi-family residential densities to 35 units per acre and allows mixed use infill densities up to 45 units per acre.</p> <p>Additional redevelopment incentives which encourage the consolidation of small lots, investments in infrastructure (i.e., parking lots, pedestrian-friendly streets, car-share program, etc.), along with a variable density program (studio and 1-bedroom units are treated as less than 1 full unit), have produced over 800 new units of multi-family and mixed use zoning capacity (over the life of the plan) in the Isla Vista area. Pending projects include the adaptive reuse of an existing church site and a number of mixed use projects.</p> <p>Mixed Use (MU) zones have been designated throughout the County through use of the MU overlay, which permit residential units as a primary use, provided they are not on the ground floor with street frontage as that space must be retained for commercial uses.</p> <p>In order to further encourage mixed use and infill development in commercial corridors, some communities have adopted new zoning designations specifically to foster centrally located residential development. In the community of Orcutt, the Old Town – Residential (OT-R zone) and Old Town – Residential/Light Commercial (OT-R/LC) zones allow for residential development as a primary use.</p> <p>In Los Alamos, a new zone designation; Community Mixed-Use Los Alamos (CM-LA) will also permit residential mixed use development as a primary use in the main commercial corridor. Along with the anticipated adoption of this new zone, the community has adopted design guidelines and a form based code with specific development standards for the residential components of mixed use developments to ensure design compatibility within the community and provide builders with clear expectations and more certainty throughout the design process.</p>		
<p>Conclusion: The multitude of mixed use opportunities provided through the mixed use overlay codified in the Land</p>		

Use Development Code, and adopted in the various community plans and redevelopment area continues to provide key opportunities for affordable housing development. The County will continue to encourage that mixed use overlays be adopted, as appropriate, through the community planning process. (See Program 1.3 in Chapter 5 - *Housing Goals, Policies and Programs* of this Housing Element update.) The facilitation of additional mixed use development, which is infill development located in existing urban areas with services and transit, will also assist in achieving the goals of the new smart growth planning paradigm instituted under State laws such as SB375.

Policy 1.9: Infill Development

(amended by No. 06-142, 5/9/06)

The County shall promote moderate to higher density residential or mixed use development on infill sites within the urban boundaries of the County to encourage efficient use of land and existing infrastructure.

Department:
Planning & Development

	Timeline	Implemented
<p>Action 1: Planning & Development</p> <p>When updating the Land Use Element, the Coastal Land Use Plan, and/or the community plans, the County shall promote residential infill, improving and creating residential housing stock within the urban boundaries of the County prior to expanding residential development into rural areas.</p>	Ongoing	-
Evaluation		
<p>Achievements: On the South Coast, the adoption of the Isla Vista Master Plan (IVMP) amended the County's Coastal Land Use Plan and zoning ordinance to promote infill development by prescribing a form-based code that can be used to rehabilitate commercial lots and create affordable residential opportunities through adaptive reuse and improvement of existing sites.</p> <p>The County also continues to explore opportunities for infill opportunities in the unincorporated areas through policies and development incentives through the community plan update process. Examples include the creation of form-based codes for Isla Vista and Los Alamos, design guidelines for Eastern Goleta Valley, Mission Canyon, and Summerland. Infill policies are included in all recently updated community plans and are being promoted by the County for pending plan updates.</p> <p>Lastly, the County has committed significant financial resources to encourage the development of affordable housing within city boundaries, thereby promoting urban infill and avoiding premature development of rural areas. Between 2001 and 2008, many affordable housing projects were sponsored in the incorporated cities (see Tables C-3 and C-4 for a description of affordable housing projects financed within city boundaries).</p>		
<p>Conclusion: The County recognizes that infill development not only creates affordable and workforce housing opportunities, but also protects open space and agricultural land while supporting builders, revitalizing semi-rural centers, and reducing greenhouse gas emissions as mandated by AB 32. The County has and will continue to explore infill polices through amendments to the zoning ordinance and the community planning process. (See Program 1.3 in Chapter 5 - <i>Housing Goals, Policies and Programs</i> of this Housing Element update.) This will be a continuation of the County's efforts to carry out the new smarter communities planning paradigm created by the implementation of SB 375 and the Sustainable Communities Strategy.</p>		

Policy 1.10: Accommodate Fair Share Housing

(amended by Resolution No. 06-142, 5/9/06)

The County shall ensure adequate sites zoned at densities that accommodate the County's "fair share" housing needs for the January 2001-June 2008 planning period at all income levels and in all HMAs as defined by the Regional Housing Needs Assessment (RHNA) for Santa Barbara County (adopted December 2002).

Department:
Planning & Development

	Timeline	Implemented
<p>Action 1: Planning & Development</p> <p>Within one year of the adoption of the updated Element the County shall rezone 62 acres of land to facilitate the development of for-sale and rental multifamily housing at a minimum of 20 dwelling units per acre, commensurate with the County's 2003-2008 housing allocation for lower income households. Each site shall be capable of accommodating at least 16 units and permit processing procedures shall be established for the rezoned sites in conformity with the requirements of Government Code Section 65583.2 (h) and (i).</p>	May 2007	-
<p>Action 2: Planning & Development</p> <p>Within one year of adoption of the updated Element, the County shall apply an overlay to appropriate sites which would establish a minimum allowed density for those sites to increase certainty and consistency in the level of development permitted on residential land as required to meet the County's RHNA allocation.</p>	May 2007	-
<p>Action 3: Planning & Development</p> <p>Within one year of the adoption of the updated Element, the County shall adopt zoning ordinance amendments to implement a variable density program to encourage the construction of greater numbers of smaller units.</p>	May 2007	-
<p>Action 4: Planning & Development</p> <p>The Isla Vista Master Plan (IVMP) will address potential rezones to accommodate current and future housing needs in the Isla Vista Planning Area. The plan has been initiated and is expected to be adopted by the County by Fall 2006.</p>	Fall 2006	-
<p>Action 5: Planning & Development</p> <p>The Santa Ynez Community Plan will address potential rezones to accommodate current and future housing needs in the Santa Ynez Community Planning Area. The community plan is expected to be adopted by the County by Fall 2006.</p>	Fall 2006	-
Evaluation		
<p>Achievements: On May 9, 2006, the County amended the Housing Element to include a revised land inventory, reflecting a RHNA shortfall of 1,235 units in the lower income categories. On August 21, 2007, the County Board of Supervisors adopted the Isla Vista Master Plan (IVMP), and rezoned 256 acres of land in the unincorporated coastal community to spark community renewal by encouraging infill and mixed use development. Since the majority of parcels in the Isla Vista area were not included in May 9, 2006 Housing Element land inventory, on September 9, 2008, the Housing Element was amended to include the sites and reflect a realistic zoning capacity of 865 new units. The realistic capacity resulted from increases in allowable residential densities, the adoption of a variable density</p>		

program to encourage the construction of greater numbers of smaller units (Action 3), and redevelopment incentives to consolidate small lots and offset the costs of infrastructure, such as parking.

This reduced the RHNA shortfall and the scope of the corresponding rezone program required by Government Code Section 65583.2 to 370 units. On February 24, 2009, the Board of Supervisors certified an Environmental Impact Report and adopted the Focused Rezone Program (FRP), which rezoned two sites in the Orcutt Community Plan—Key Sites 3 and 30. Together, these rezone sites can accommodate a minimum of 372 units of “by-right” multi-family housing zoned at 20 units per acre. Land owners may use the provisions of State Density Bonus law to request additional density, if associated affordable housing requirements are met.

Conclusion: With the implementation of the Focused Rezone Program (FRP) and the Isla Vista Master Plan (IVMP), the County has addressed its RHNA for the 2001-2008 planning period; further rezones pursuant to Government Code 65583 are no longer needed. The County will continue to ensure that housing needs are addressed for all economic segments of the population through the policies and programs pertaining to its fair share of housing detailed in this Housing Element update. (See Program 1.1 in Chapter 5 - *Housing Goals, Policies and Programs* of this Housing Element update.)

Policy 1.11: Make Housing a Priority in County Policies and Programs

Before adopting or updating community plans or other plans or programs that reduce build out on a community-wide or regional basis, the County shall make the finding that the proposed reduction in build out potential will not compromise the County’s ability to accommodate its fair share of regional housing needs.

Department:
Planning & Development

	Timeline	Implemented
Action:		
None		
Evaluation		
<p>Achievements: The County is currently in the process of updating existing community plans for the Santa Ynez Valley, the Eastern Goleta Valley, Mission Canyon, Summerland, and Los Alamos. These updates are not anticipated to compromise the County’s ability to accommodate its fair share of regional housing needs, but rather to facilitate those efforts.</p> <p>It is anticipated the plans will provide for increased housing opportunities through a mixed use overlay and infill policies, where applicable. New design guidelines and a form based code in Los Alamos is expected to provide developers with a more clear and streamlined development review process for residential mixed use projects in the downtown core. The Santa Ynez Community Plan currently proposes a down-zoning of large agricultural parcels. While this would result in the minimal loss of capacity for single-family and Residential Second Unit development, overall housing capacity should remain the same or increase because of the offset provided in the plan to increase mixed use and infill development. The approach taken in each community plan process is also consistent with recent changes in State law, such as the adoption of SB 375 and AB 32, which encourage the planning of smarter, infill growth rather than the continuation of suburban sprawl.</p>		

Conclusion: Future updates to community plans will include an analysis of impacts to existing and potential housing inventory. (See Program 1.3 in Chapter 5 - *Housing Goals, Policies and Programs* of this Housing Element update.)

Policy 2.1: Homeless Facilities

The County shall encourage the construction or conversion of existing facilities to emergency shelters, transitional housing, and single room occupancy units to meet the needs of the homeless population.

Department:
CHCD

	Timeline	Implemented
<p>Action 1: CHCD</p> <p>The County shall continue to work in cooperation with area cities, through the HOME Consortium, to address the needs of the homeless population on a regional basis and work toward the development of homeless facilities. These efforts will be described in the County's Consolidated Plan and updated every five years.</p>	Ongoing	-
<p>Action 2: CHCD</p> <p>The County will continue to support the Housing Advisory Committee-Homeless Subcommittee, which will conduct research and advise the Board of Supervisors on the needs for homeless facilities in the County.</p>	Ongoing	-
<p>Action 3: CHCD</p> <p>Within two months of the adoption of the updated Element, the County will complete a point-in-time survey of the homeless population in the County and provide results to CHCD.</p>	May 2004	January 2005
<p>Action 4: CHCD</p> <p>CHCD will continue to administer the HUD Continuum of Care Program and will annually solicit McKinney-Vento Homeless Assistance funding for transitional and permanent supportive housing.</p>	Ongoing	-
<p>Action 5: CHCD</p> <p>CHCD will continue to provide support to applicants seeking funding from the federal Emergency Shelters Program. This support may include but is not limited to providing technical assistance, local gap funding, or written support letters.</p>	Ongoing	-
Evaluation		
<p>Achievements: The County continues to take a leading role in accessing and distributing federal resources to support homeless providers throughout the County. The Continuum of Care program brings in approximately \$1.5 million in federal resources annually for permanent and transitional housing for the homeless. In addition, the County became an entitlement jurisdiction for federal Emergency Shelter Grant funds in 2008. As a result, the County allocated \$80,000 to homeless shelter providers in 2008.</p>		

The County also participates in the 10-Year Plan to End Homelessness (locally implemented as the *Bring Our Community Home* program) and administered the Point-in-Time homeless census as required for federal homeless fund eligibility. CHCD is the lead entity administering the Homeless Management Information System which is a regional reporting system for all County recipients of federal funds related to homelessness.

In 2009, 51 new rental units were developed for extremely low-income households in the Santa Barbara County area, including 31 permanent supportive housing beds for people transferring out of chronic homelessness. These projects include:

1. Casas las Grandas – Newly constructed infill project in downtown Santa Barbara developed by Peoples’ Self-Help Housing. The project includes two units for the chronically homeless. (2 units)
2. Building Hope – A partnership between the Mental Health Association and the City of Santa Barbara Housing Authority created ten units for the chronically homeless. (10 units)
3. Homebase on G – Newly constructed by Transitions Mental Health in Lompoc, this rental property includes 39 units for extremely low-income households, with 19 units for the chronically homeless. (39 units)

Conclusion: The County will continue to work with incorporated cities as well as homeless shelter and service providers by conducting the administrative functions associated with accessing federal resources. The County will also ensure that the policy framework encourages housing in close proximity to urban facilities, transit, and necessary services.

Professionals focusing on homeless services and needs highlighted the challenge to temporary shelters versus more permanent housing. It was noted Single Resident Occupancy (SRO) units generate minimal rent. This, combined with tax credits, makes this type of affordable housing more feasible for long term, low-cost operation. The County is committed to participating in regional public housing programs such as the 10-year plan to end chronic homelessness. The County shall also continue to work with the Housing Authority to promote projects, such as the Creekside Apartments, which provide low income special needs housing pursuant to Senate Bill 2 (see Program 5.2 in Chapter 5 - *Housing Goals, Policies and Programs*).

In accordance with State law, the County will identify an appropriate zone in which emergency shelters will be permitted without discretionary approvals, or partner with neighboring jurisdictions to address the regional need for emergency shelters. In addition, the County will include provisions which allow transitional and supportive housing as a residential use, subject to those restrictions that apply to other residential uses in similar zones. These policy revisions and/or inter-jurisdictional partnerships will ultimately demonstrate the County’s commitment to reduce barriers to emergency housing development and become fully compliant with Senate Bill 2.

Policy 2.2: Farm Employee Housing Program (A)

(amended by Resolution No. 06-142, 5/9/06)

The County shall promote and facilitate development of farm employee housing on agriculturally zoned land (including single family dwellings, mobile homes, and group quarters such as bunk houses or dormitories). Developers of such projects shall not be limited to farm worker employers.

Departments:
Agricultural Advisory Committee,
CHCD ,
Planning & Development

	Timeline	Implemented
Action 1: Agricultural Advisory Committee	May 2007	-
Within one year of adoption of the updated Element the County shall amend the Zoning Ordinance to require only a		

Santa Barbara County Housing Element 2009-2014

<p>ministerial permit for up to four (4) farm employee units and a minor conditional use permit for five (5) or more farm employee units in the Agriculture I and II (AG-I and AG-II) Zone Districts except where preempted by California Health and Safety Code §17021.6 and provide incentives to further encourage the development of farm employee units such as pre-approved building plans.</p>		
Action 2: CHCD	Spring 2006	-
<p>Within six months of adoption of the updated Element the County shall conduct a Countywide survey of farm worker housing needs. The results of the survey will be presented at a public hearing and made available on the County's housing web page.</p>		
Action 3: CHCD	Annually	
<p>CHCD will continue to seek Community Development Block Grant (CDBG) funding for farm employee housing annually as this group is automatically eligible for funding consideration.</p>		
Action 4: CHCD	Ongoing	-
<p>CHCD will continue to provide support to applicants seeking state and federal farm worker housing funds. This support may include but is not limited to providing technical assistance, local gap funding, or written support letters.</p>		
Action 5: CHCD	Ongoing	-
<p>The County will continue to support the Housing Advisory Committee-Farmworker Subcommittee, which will conduct research and advise the Board of Supervisors on the housing needs for farm employees in the County.</p>		
Action 6: Planning & Development	Annually	November 2005
<p>The County will annually review the number and affordability of farm employee dwellings as part of its Annual Report. If the County's 2006-2007 Annual Report reveals that total production or affordability falls short of the updated Element's projections, the County will identify alternative appropriately zoned sites necessary to accommodate the remaining share of the regional housing need for lower income households, amend the zoning ordinance and increase available incentives as necessary to encourage greater farm employee housing production.</p>		
Evaluation		
<p>Achievements: As indicated by Table C-6 below, 28 Farm Employee Units were permitted throughout the County's unincorporated agricultural areas between 2001 and 2008. On May 26, 2009 the County approved the 39-unit Creekside Village project in Los Alamos, designated for lower income farm-workers and their families. In addition to providing funding for the project, the County has leveraged resources available through the Joe Serna Farmworker Grant Program to help fund the development of Los Adobes de Maria II in the City of Santa Maria. This 52-unit new construction project was sponsored by Peoples' Self Help Housing Corp. and targets very-low income farmworkers.</p> <p>As part of the County's efforts to streamline various permitting processes within the County, the farmworker housing permitting process will be revised to be consistent with the requirements of Health and Safety Code Sections 17021.5 and 17021.6. In addition, Planning and Development is recommending adjusting permit requirements for all farm employee dwellings. Specifically, the changes proposed include:</p> <ol style="list-style-type: none"> 1) Farm employee dwellings of up to four employees and their families in Agricultural zone districts will be downgraded from a discretionary permit (minor conditional use permit) to a ministerial permit (land use 		

permit).

- 2) Farm employee dwellings will become allowed uses in residential and commercial zone districts and will be subject to approval a ministerial permit (land use permit).

The revision process is ongoing and these changes are expected to occur within the current planning period.

The County recognizes any farm employee dwelling constructed prior to 1962 as a non-conforming, legal use which can continue to be occupied without the need for further permitting. Owner's of property which contain non-permitted Farm Employee Dwellings constructed after 1962 are encouraged to complete the required permitting process and legalize the residential units rather than demolishing or removing the structure.

Table C-6 – Farm Employee Units Built in Unincorporated Santa Barbara County (2001-2008)

Housing Market Area	2001 - 2008
South Coast	13
Santa Ynez	12
Lompoc	2
Santa Maria	1
Cuyama	0
Total	28

Source: County of Santa Barbara Planning and Development Department.

Additional projects specifically intended to supply housing for agricultural employees include:

Creekside Village - The Santa Barbara County Housing Authority is currently developing Creekside Village in the unincorporated community of Los Alamos. This project will incorporate 39 new units of affordable rental housing on a five-acre site. The project site is designated in Santa Barbara County's Housing Element as an Affordable Housing Overlay (AHO) site, with the potential for increased density for including affordable housing. Although past AHO site developments have largely provided inclusionary, affordable owner-occupied homes, this is one of the first projects to propose a completely affordable rental development on an AHO site.

The Housing Authority has already received \$1,144,000 in Joe Serna Jr. Funds committed to this project, and anticipates submitting an application to the California Tax Credit Allocation Committee in this year's 2nd round, with their "fall-back" position being 4% tax credits. The project will provide a mix of two-, three- and four-bedroom units— 18 each of two- and three- bedroom units and three four-bedroom units.

Chapel Court - Chapel Court is a 28 unit low-income housing complex in Carpenteria occupied by households with members working in local agriculture. Originally built in 1983, the complex is in a state of disrepair and in dire need of rehabilitation. The Santa Barbara County CDBG Urban County Partnership has allocated \$50,000 of funds to Peoples' Self Help Housing Corporation (PSHHC), on behalf of the Chapel Court Housing Corporation, to perform mold remediation. The funds will also be used to prepare specifications for the rehabilitation of the project, and provide plans to add additional low-income housing units and a community center. PSHHC is acting as the managing agent to coordinate and oversee the rehabilitation and potential addition to the project.

The project has a conditional approval for a \$526,000 loan from USDA, which must be matched by other funds. To

comply with this matching requirement, PSHHC has applied for a Joe Serna Jr. Farmworker grant.

Dahlia Court – Dahlia Court Apartments in Carpenteria is an existing affordable rental complex owned by PSHHC and developed for larger households, some of which include members employed in the local agriculture industry. The CDBG Urban County Partnership along with the Santa Barbara County HOME Consortium have allocated funds to purchase a parcel adjacent to existing property in order to expand the housing development. Expansion of Dahlia Court would create an estimated 33 new affordable rental units for larger households, many of which are anticipated to be farmworkers.

Peoples' Self-Help Housing has reached an agreement with the current owner to enter into a purchase agreement to acquire the parcel necessary for this expansion, and has received endorsement from the City of Carpenteria. The estimated completion date of the new rental units is the Spring of 2011.

Conclusion: As identified in the Housing Needs Assessment, there is an outstanding demand for agricultural workforce housing in the County. The County will continue to support the development of farmworker housing by generating and distributing financial resources to fund affordable rental developments in close proximity to urban facilities, transit, and services that support this segment of the workforce. The County will also amend its policy framework to streamline the permitting of farm worker housing, in compliance with State law pursuant to Program 2.3 in Chapter 5 - *Housing Goals, Policies and Programs* of this Housing Element update.

Policy 2.3: Farm Employee Housing Program (B)

(amended by Resolution No. 06-142, 5/9/06)

The County shall work cooperatively with cities within the County to provide housing within urban areas that meet the needs of farm employees.

Department:
N/A

Timeline	Implemented
Action:	
None	
Also See Policy 7.1: Community Relations for information regarding web site, brochures and Housing Element Implementation Guidelines.	
Evaluation	
Achievements: As mentioned above, the County funded the development of Los Adobes de Maria II in the City of Santa Maria.	
Conclusion: The County will continue to ensure that barriers to the development of appropriately located and affordably priced housing are minimized. To conform with Health and Safety Code Sections 17021.5 and 17021.6 the County will downgrade the permitting process for qualifying State-permitted farm employee dwellings from a discretionary action (Minor Conditional Use Permit) to a ministerially approved permit. (Reference Program 2.3 in Chapter 5 - <i>Housing Goals, Policies and Programs</i> of this Housing Element update.)	

Policy 2.4: Mobile Homes

(amended by Resolution No. 06-142, 5/9/06)

The County shall expand opportunities for mobile home living as this type of housing can be affordable by design.

Departments:
Planning & Development,
CHCD

	Timeline	Implemented
<p>Action 1: Planning & Development</p> <p>When developing community plans, the County shall apply the MHP and MHS zone districts wherever appropriate in order to provide opportunities for development of new or existing mobile home parks developed prior to the creation of this zone designation.</p>	Ongoing	-
<p>Action 2: Planning & Development, CHCD</p> <p>Where feasible and as opportunities arise, the County shall seek federal or state funding to assist individuals proposing to develop, improve and/or expand existing mobile home parks. Such funding may be used to assist in the design, permitting, rehabilitation, and/or construction of mobile home parks and related facilities or the design, permitting, construction, and/or maintenance of needed infrastructure (e.g., water systems, septic systems, and/or private sewer systems).</p>	Ongoing	-
<p>Action 3: Planning & Development</p> <p>Within one year of the adoption of this Housing Element the County shall establish incentives such as expedited permit processing and deferred payment of building permit and inspection fees to encourage the production of mobile homes and manufactured housing, particularly on agricultural sites.</p>	May 2007	-
Evaluation		
<p>Achievements: The County has not expanded its existing capacity of Mobile Home Planned Development (MHP) and Mobile Home Subdivision (MHS) zone districts. However, the County continues to consider the appropriate application of these zone districts during Community Plan updates and other comprehensive changes to the County's existing land use patterns. Additionally, mobile and/or manufactured homes are allowed in various residential and agricultural zone districts and are commonly permitted as farm worker units or Residential Second Units throughout rural and semi-rural areas of the County. According to available County records, approximately 26 new mobile homes were permitted in 2007 and 24 new mobile homes were permitted in 2008. The permit processing of mobile and/or manufactured homes within the County is inherently faster and more cost effective than permitting custom "stick-built" homes, as predesigned units such as mobile homes are structurally certified by the State. Therefore, these types of pre-designed residential units forego the time and cost accrued through the County's standard structural plan check.</p>		
<p>Conclusion: Mobile homes are an important source of affordable housing. The County will continue to work towards supporting the increased use of these "affordable-by-design" homes and expedite permit processes in accordance with this policy. (See Programs 1.4 and 5.3 in Program 2.3 in Chapter 5 - <i>Housing Goals, Policies and Programs</i> of this Housing Element update.)</p>		

Policy 3.1: Persons with Disabilities

(amended by Resolution No. 06-142, 5/9/06)

In order to provide opportunities for persons with disabilities and their families in need of affordable housing options, the County shall encourage the expansion, construction, conversion, and retrofit of new/existing projects into a variety of housing types that include amenities, physical attributes, and/or services to persons with disabilities as defined by the Americans with Disabilities Act.

Departments:
Planning & Development,
CHCD

	Timeline	Implemented
<p>Action 1: Planning & Development</p> <p>Within one year of adoption of the updated Element, the County shall amend the Zoning Ordinance requirements for Single Room Occupancy (SRO) developments to mitigate constraints to the development of housing for persons with disabilities and groups with special housing needs. Until that time, development standard modifications will be considered on a case-by-case basis.</p>	May 2007	-
<p>Action 2: CHCD</p> <p>CHCD will continue to provide support to applicants seeking state and federal housing funds for persons with disabilities. This support may include but is not limited to providing technical assistance, local gap funding, or written support letters.</p>	Ongoing	-
<p>Action 3: CHCD</p> <p>The County will continue to support the Housing Advisory Committee-Special Needs Subcommittee, which will conduct research and advise the Board of Supervisors on the needs for housing for persons with disabilities in the County.</p>	Ongoing	-
<p>Also See Policy 7.1: Community Relations for information regarding web site, brochures and Housing Element Implementation Guidelines.</p>		
Evaluation		
<p>Achievements: The County postponed amending the existing SRO policy framework due to the expectation that the passage of Senate Bill 2 in 2007 would provide increased clarity regarding local actions needed to address transitional and supportive housing. Accordingly, the County has confirmed that its existing zoning standards for the C-3 zone district satisfy the requirements of Senate Bill 2. Additionally, as part of the current Housing Element the County has provided greater clarification as to the application of the Reasonable Accommodation procedure. Proposed Program 2.1 will relocate this Reasonable Accommodation procedure to the LUDC in order to increase its effective application. The County funded several special needs housing projects during the last Housing Element period.</p> <p>The Housing Advisory Committee – Special Needs Subcommittee has been inactive, following the recommendations made by the Housing Advisory Steering Committee to the Board of Supervisors in 2006.</p>		
<p>Conclusion: The County will continue to support developers of special needs housing through continued access to federal funds. Possible funding sources include the HOME and CDBG programs and collection of fees which support the Housing Trust Fund. The County has also included Program 2.2 in Chapter 5 - <i>Housing Goals, Policies and Programs</i> of this Housing Element update to address housing for special needs populations in accordance with Senate Bill 2. Finally,</p>		

as previously mentioned, the County has taken steps to clarify and improve the implementation of the Reasonable Accommodation procedure as defined in Program 2.5 in Chapter 5.

Policy 4.1: Fair Housing (A)

The County shall promote equal opportunity in housing for all persons by identifying and pursuing methods of providing information on housing programs to minority and other special needs groups and shall work toward meeting and achieving a better understanding of their needs.

Department:
CHCD

	Timeline	Implemented
<p>Action 1: CHCD</p> <p>The County shall seek federal or state funding through Community Development Block Grant (CDBG) or other programs, to establish a program to assist individuals seeking to construct special needs housing by providing assistance in the construction of housing and related facilities or the construction and/or maintenance of needed infrastructure. This program may include the development and distribution of bilingual materials, production of public service announcements, and participation in meetings of various community organizations.</p>	Ongoing	-
<p>Action 2: CHCD</p> <p>The County shall continue to identify and pursue non-discriminatory use of County funds for programs that promote equal opportunity housing.</p>	Ongoing	-
Evaluation		
<p>Achievements: The County provides CDBG and General Fund resources to the Rental Housing Mediation Task Force and to Legal Services to address issues related to fair housing. The County refers complaints related to housing discrimination to the aforementioned organizations as well as to California Rural Legal Assistance. These organizations market and advertise their services.</p>		
<p>Conclusion: The County will consolidate and maintain this policy. The County has also included Program 3.2 in this Housing Element update which will expand the outreach efforts related to the County's existing fair housing services.</p>		

Policy 4.2: Fair Housing (B)

The County shall comply with all federal and state fair housing laws. No goal, program, or policy in the updated Element shall be interpreted in a way that would prohibit or discriminate against any residential development or emergency shelter because of the method of financing or the race, sex, color, religion, ethnicity, national origin, ancestry, lawful occupation, familial status, or disability of the owners or intended occupants of the residential development or emergency shelter.

Department:
N/A

Timeline	Implemented
Action:	
None	
Evaluation	
Achievements: The County did not violate any federal or state fair housing laws during the administration of its housing policies and programs.	
Conclusion: The County will consolidate and maintain this policy. Refer to Program 2.3 in Chapter 5 - <i>Housing Goals, Policies and Programs</i> of this Housing Element update.	

Policy 4.3: Fair Housing (C)

An affordable or market rate housing project shall not be denied due to neighborhood incompatibility based solely on prospective occupants' ability, ethnicity, and/or socioeconomic levels, differences, or considerations.

Department:
N/A

Timeline	Implemented
Action:	
None	
Also See Policy 7.1: Community Relations for information regarding website and brochures.	
Evaluation	
Achievements: The County has no record of an affordable or market rate housing project being denied due to neighborhood incompatibility based solely on prospective occupants' ability, ethnicity, and/or socioeconomic levels, differences, or considerations. Aggrieved parties involved in such incidents would be referred to the County's existing fair housing legal consultants, as necessary.	
Conclusion: The current housing element update includes a plan to implement a fair housing resources public outreach effort. This program would make applicable members of the public aware of the resources available for ensuring that all citizens of the County maintain fair access to housing. Refer to Goal 3 and associated Programs 3.1 and 3.2 in Chapter 5 - <i>Housing Goals, Policies and Programs</i> of this Housing Element update.	

Policy 5.1: Quality Housing Design: Neighborhood Compatibility and Improvement

The County shall encourage compatibility of new construction, rehabilitation or renovation of existing housing units with surrounding structures and their setting in an effort to maintain or enhance harmony and balance in the community.

Department:
Planning & Development

	Timeline	Implemented
Action:		
None		
Evaluation		
<p>Achievements: The County has expanded the use of its existing Board of Architectural Review (BAR) program by creating regional BARs for the northern, central, and southern portions of the County. These BARs review the architectural, site, and landscape design for some residential projects and projects which have a high level of public visibility. This BAR review process includes findings which specifically address neighborhood compatibility in accordance with the Land Use Development Code and community plan design guidelines (where applicable). These design guidelines aim to reflect general compatibility through elements such as mass, bulk, and scale as well as architectural styles relevant to each community so developers and architects can design projects with minimal objection by the community, or disruption to the existing landscape.</p> <p>The adoption of a form-based code in Isla Vista and the proposed form-based code in Los Alamos seek to provide clarity and consistency in design in order to maintain and foster neighborhood compatibility. The County expects these development standards and guidelines will encourage affordable development that is embraced as “community-friendly” and beneficial to the area as a whole, through design compatibility and location.</p> <p>Additionally, the County’s Land Use Element, Land Use and Development Code, and various community plans include policies and development standards which require projects to provide designs which are compatible with the surrounding community through application of the design residential (“DR”) overlay zoning designation.</p>		
<p>Conclusion: The County shall continue to require Board of Architectural Review for applicable projects and continue to implement policies and development standards through the community planning process which encourage and/or require neighborhood compatibility. For communities in the unincorporated areas without community plans, this policy will be carried forward in Programs 1.4 and 1.6 of Chapter 5 - <i>Housing Goals, Policies and Programs</i> of this Housing Element update, and further described in Appendix F – <i>Quality Housing Design & Development Incentives</i>.</p>		

Policy 5.2: Quality Housing Design: Residential Design Standards

The County shall promote quality residential design standards to guide residential development Countywide.

Department:
Planning & Development

	Timeline	Implemented
Action 1: Planning & Development	May 2007	-

Within one year of adoption of the updated Element, the County shall adopt residential design standards. The residential design standards will guide future housing development Countywide, and will include prototypes on site design, housing types, mixed use, and preferred development styles and configurations.

Evaluation

Achievements: Residential design standards, guidelines, and form-based codes are an important component of the County's community planning process. Design guidelines in particular provide detailed guidance regarding the types of building materials, fixtures and building configurations that should be used to support quality housing design and long-term structural integrity. Recommended building materials are determined appropriate to each community through the community planning process.

Such standards were adopted for the Goleta and Isla Vista areas in 2007, and are currently being developed for the communities of Summerland, Mission Canyon, Santa Ynez, and Los Alamos areas.

Conclusion: Residential design standards will continue to be an important component of the community planning process. In an effort to improve the public's ability to access and understand the Housing Element, this program will be consolidated in the 2009-14 Housing Element update as Program 1.6 in Chapter 5 - *Housing Goals, Policies and Programs*.

Policy 5.3: Quality Housing Design: Resource Conservation (A)

The County shall encourage well-designed, energy efficient units in new residential development that will minimize maintenance costs over time. All projects shall comply with the Development Standards.

Department:
Planning & Development,
IBRC

	Timeline	Implemented
<p>Action 1: Planning & Development, IBRC</p> <p>The County shall provide information to interested persons regarding energy conservation in site and building design, through the Innovative Building Review Program (IBRP) and other appropriate means. Minimizing the operational energy costs of affordable units shall be strongly encouraged.</p>	Ongoing	-
Evaluation		
<p>Achievements: During application completeness review the County's Development Review Division notifies applicants of the availability of the Innovative Building Review Program (IBRP) and encourages participation in the program. The IBRP facilitates a streamlined permit process for projects that meet energy efficiency standards. In addition, the County also adopted a set of Climate Change Guiding Principles in 2009, and approved funding for the creation of a County Climate Action Plan. The creation and implementation of this Climate Action Plan will address the energy efficiency of the built environment and meet targets established by AB 32 and Senate Bill 375.</p> <p>Finally, the County is currently exploring implementation of an energy efficiency financing district, per AB 811.</p>		
<p>Conclusion: The County shall continue the implementation of its Innovative Building Review Program (IBRP) and shall analyze the appropriate method by which to create an energy efficient housing stock during the development of a Climate Action Strategy. Reference Program 1.8 in Chapter 5 - <i>Housing Goals, Policies and Programs</i> of this Housing Element update.</p>		

Policy 5.4: Quality Housing Design: Resource Conservation (B)

The County shall balance residential and agricultural uses in urban areas by making preservation of agricultural uses on the largest urban agricultural blocks a priority. If urban agricultural lands are considered for conversion, smaller agricultural lands that have access to municipal and other services (e.g. schools, transit, commercial services, etc) shall be considered first.

Department:
Planning & Development

	Timeline	Implemented
Action 2: Planning & Development	May 2007	-
<p>Within one year of adoption of the updated Element, the County shall consider amending the Goleta Community Plan to ensure the parcels known as the South Patterson Agricultural Area, south of Hollister Avenue and west of Patterson Avenue have a land use designation of A-I for at least ten years from the adoption of the updated Element.</p>		
Evaluation		
<p>Achievements: The Board of Supervisors has initiated an update to the Goleta Community Plan, currently underway.</p>		
<p>Conclusion: This policy will be considered through the Goleta planning process, and the final community plan is anticipated to be adopted by the Board of Supervisors in 2010-11. (See Program 1.5 in Chapter 5 - <i>Housing Goals, Policies and Programs</i> of this Housing Element update for details on housing solutions and the community planning process.)</p>		

Policy 5.5: Quality Housing Design: Resource Conservation (C)

The County shall continue to encourage development within existing urban boundaries of the County and the preservation and/or protection of rural land uses outside the urban boundaries.

Department:
Planning & Development

	Timeline	Implemented
Action: None	Ongoing	
Evaluation		
<p>Achievements: The County has continued to encourage the development and/or redevelopment of infill parcels, which are located within existing urban boundaries, prior to the expansion of development into Rural areas. In fact, as a result of this policy implementation, various projects which have proposed urban level development in rural areas have been denied by the County. The County has approved projects such as the Isla Vista Master Plan (IVMP), the Orcutt Focused Rezone Program (FRP), and the Creekside Village project which allow the development of high density housing within the County's existing urban boundaries.</p>		
<p>Conclusion: The County shall continue to encourage development within existing urban boundaries near employment centers and protect rural resources and heritage (see Policy 1.1 in Chapter 5 - <i>Housing Goals, Policies and Programs</i> of this Housing Element update).</p>		

Policy 6.1: Preserve Affordable Housing Stock: Mechanisms for Maintaining Affordability (A)

Where affordable housing is to be provided, required Agreements to Provide Affordable Housing for Sale and/or Rent shall be signed by the project applicant prior to map recordation (or in the case of the development of rental units where no subdivision of property has occurred, prior to land use clearance).

Department:
CHCD

In addition, for subdivisions, restrictive covenants shall be recorded against the title of the affected properties at the time of first sale that shall:

- Require that affordable units produced under the Inclusionary Housing Program be rented or sold at affordable levels for at least a 45-year period beginning from the date of occupancy clearance unless Policy 9.4 applies. In such cases, the time period of the agreement shall be no less than the maximum allowed by the government program. The 45-year period restarts with each resale of an owner occupied affordable unit for a maximum period of 90 years if the owner sells the unit before the end of the 45 year period.
- Be consistent with the conditions of project approval and the provisions of this Housing Element.
- Permit institutional financing and refinancing with reasonable terms and conditions, as determined by the director of CHCD.
- Subordinate to the rights of an institutional lender that is the maker of a loan secured by a deed of trust recorded in first priority in the event of foreclosure.

The Housing Element Implementation Guidelines include economic and other personal hardship provisions. The hardship provisions include information describing how and when the County will relax the standard restrictive covenant or deed restriction to accommodate specific problems.

	Timeline	Implemented
<p>Action 1: CHCD</p> <p>The County or its designee shall continue to conduct income certifications on both rental and for sale units to ensure affordability and eligibility requirements are met.</p>	Ongoing	-
<p>Action 2: CHCD</p> <p>The County shall seek funding to develop a program to assist owners of affordable units to secure low interest loans for structural repair and maintenance, examples include plumbing, roof repair, electrical, heating systems.</p>	Ongoing	-
Evaluation		
<p>Achievements: The County supports the preservation of its existing affordable rental housing stock and has provided resources to ensure that rent-restricted units are not lost from the County's inventory of affordable housing. As shown in Table C-4, the County provided funding for Parkview Apartments and Central Plaza Apartments to ensure continued affordability of those developments. As a result, the County is able to maintain the affordability of its housing stock for significant periods of time. In fact, these affordability standards exceed those outlined by other State affordable housing programs, including State Density Bonus Law.</p> <p>In addition, the County provides referrals to and partners with the Community Action Commission (CAC) for weatherization of housing which is occupied by lower income households. The CAC has recently received up to \$2 million from the American Recovery and Reinvestment Act (ARRA) to expand weatherization of the existing housing</p>		

stock; the County supports them in their goal to expand the program to weatherize an additional 2,500 homes. In addition, anticipated modifications to the County's Consolidated Plan are expected to provide a vision and resources for the support of housing retrofits that increase energy efficiency and incorporate environmentally sustainable materials and design features.

The County also provides CDBG funds to Habitat for Humanity in the north County. This non-profit organization will be implementing a rehabilitation program for low-income homeowners and has funded Coalition for Housing Accessibility, Needs, Choice, and Equality (CHANCE) which implements a moderate rehabilitation program for disabled residents.

Conclusion: The County plans to continue to support the preservation of affordable rental housing which is at risk of conversion to market-rate. Reference Program 4.4 in Chapter 5 - *Housing Goals, Policies and Programs* of this Housing Element update.

Policy 6.2: Preserve Affordable Housing Stock: Mechanisms for Maintaining Affordability (B)

All existing Agreements to Provide Affordable Housing for Sale and/or Rent, restrictive covenants, and deed restrictions between the County and other parties that were established prior to the effective date of this Housing Element shall remain in effect in accordance with those agreements unless otherwise specified in the hardship provision section in the Housing Element Implementation Guidelines.

Department:
N/A

	Timeline	Implemented
Action: None	Ongoing	
Evaluation		
Achievements: This policy relates to the implementation of the IHP which was administered during the previous Housing Element period. See Policy 1.2 in Chapter 5 - <i>Housing Goals, Policies and Programs</i> for more details.		
Conclusion: This County will maintain the Inclusionary Housing Program with a proposal to move the policy framework into an ordinance to increase its effectiveness and provide the ability to carry out amendments as needed. Reference Program 1.2 in Chapter 5 - <i>Housing Goals, Policies and Programs</i> of this Housing Element update.		

Policy 6.3: Preserve Affordable Housing Stock: Mechanisms for Maintaining Affordability (C)

The County shall extend the duration of existing affordability agreements whenever feasible if such extension is consistent with requirements of other applicable laws, regulations or programs and County policies.

Departments:
Planning & Development,
CHCD

	Timeline	Implemented
<p>Action 3: Planning & Development, CHCD</p> <p>Where feasible when an affordable unit subject to a County affordability covenant is for sale, the County shall exercise its first right of refusal to acquire the unit. Once acquired and prior to reselling the unit, the County shall update the affordability provisions and encumber these units for at least 45 years. The 45 years shall be re-started with each re-sale from the date of the transfer, if affordability terms have not expired, for a maximum period of 90 years, unless Policy 8.6 applies. Inclusionary units for sale shall be sold consistent with the provisions of Policies 8.1 and 8.6. The County shall use in-lieu housing funds, federal and state loans and grants, and other County or private funds, as available and appropriate, to exercise its first right of refusal. Where Policy 8.6 applies, the time period shall be consistent with the period for affordability restrictions specified by the government program or, if no period is specified, not less than the maximum allowed by the County's program.</p>	Ongoing	-
Evaluation		
<p>Achievements: As part of its responsibility to implement the IHP, the County's Housing and Community Development Department (CHCD) takes the necessary action, where feasible, to retain affordable units. For example, between May 2004 and May 2009 CHCD re-purchased four units which would have otherwise returned to market rate. Of those units, CHCD has re-sold two units with the 45 rolling to 90 year covenant in the South Coast HMA. The other two are in the process of being resold.</p> <p>As a result of the current downturn in the residential real estate market, one unit in the Santa Maria HMA will not be able to be re-sold with a resale covenant. The private market is already meeting the needs of the moderate income buyers and in this case the resale restricted price of the unit is as much as 40% more than the market rate. CHCD is investigating methods for releasing this unit from its restrictive covenant. The fourth unit, which includes a 45 year rolling 90 year covenant, is in the South Coast and is being prepared to go to lottery.</p> <p>Conclusion: The County's policy to repurchase units when a lower income homeowner has difficulty selling the unit is problematic in most cases. When a unit is not easily re-sellable, it is likely that the private market is meeting the needs of the target buyer, or that the economics of the unit are flawed. For instance, in the current economic climate, market rate homes in North County are affordable at moderate, and in some cases, low-income levels. The County would have a difficult time reselling those deed restricted units as most homebuyers would choose to purchase non-restricted units if the market provided them at marginally equivalent prices. Small homeownership units such as studios and one bedrooms are also difficult to re-sell as there is not a strong demand for ownership units that do not allow for any growth in household size. The County will continue to maintain and preserve affordability where feasible pursuant to Policy 4.1 in Chapter 5 - <i>Housing Goals, Policies and Programs</i> of this Housing Element update.</p>		

Policy 6.4: Preserve Affordable Housing Stock: Mechanisms for Maintaining Affordability (D)

The County shall encourage the retention of housing specifically designed to serve the disabled population to the greatest extent feasible. The County shall use in-lieu housing funds, federal and state loans and grants, and other County or private funds, as available and appropriate, for these purposes.

Department:
N/A

	Timeline	Implemented
Action: None	Ongoing	
Evaluation		
Achievements: The County funds CHANCE which implements a security deposit for disabled renters and a moderate housing rehabilitation program for disabled residents.		
Conclusion: The preservation of housing serving special needs populations continues to be a priority. As such the County has clarified its Reasonable Accommodation procedure in Appendix B - <i>Analysis of Potential Constraints to Housing for Disabled Individuals</i> of this Element and included proposed Program 2.1 in this Housing Element to further improve this process.		

Policy 6.5: Demolishing and Converting Affordable Housing

Demolition and conversion of affordable housing in the Coastal Zone shall comply with the provisions of the County's Local Coastal Plan.

Department:
Planning & Development

	Timeline	Implemented
Action: None	Ongoing	
Evaluation		
Achievements: The County's demolition and conversion process is consistent with Government Code Section 65590. Under these provisions, the proposed conversion or demolition of existing residential dwellings which would result in the displacement of persons and families of low or moderate income would be prevented, unless provision has been made for replacement housing opportunities. In addition, housing for persons and families of low or moderate income would be required in new housing developments, where feasible.		
Conclusion: Demolitions and conversions occurring in the coastal zone must be consistent with State law, the General Plan and Local Coastal Plan, and more specifically, the Land Use Development Code (LUDC) as part of the planning permit process. The County recognizes this policy as necessary for the preservation of affordable housing. (See Policy 4.1 in Chapter 5 - <i>Housing Goals, Policies and Programs</i> of this Housing Element update.)		

Policy 6.6: Mobile Home Park Closures

When approving an application to close an existing mobile home park, the County shall apply mitigation measures that will fully cover the reasonable costs of relocation for all tenants as permitted by Government Code §65863.7(e) or as

Departments:
Planning & Development,
County Counsel

may be amended.

	Timeline	Implemented
Action: None	Ongoing	
Evaluation		
<p>Achievements: During the 2001-2008 planning period a portion of the residents from one mobile home park, known as the Mountain View Mobile Home Park (located in the Santa Ynez Valley), were temporarily displaced. This temporary displacement was the result of an anticipated redevelopment of the site in which aging infrastructure (water, wastewater, foundations, etc.) would be repaired and the stock of existing mobile homes would be replaced with manufactured housing. During this pending redevelopment, the property owner offered fiscal compensation to any residents who were willing to voluntarily vacate the site during reconstruction activity. All but eight residents chose to accept this compensation; with eight residents allowed to remain within the park. Ultimately, the developers of the project site withdrew their development application for manufactured housing and sold the property. The current property owner has repaired the aging infrastructure and is currently reoccupying the park, now known as "Valley Gardens", with mobile homes offered as rental units. It is anticipated that as this process continues the park will return to its full entitled density of 42 units.</p>		
<p>Conclusion: This policy is redundant with State law and will be discontinued as it is redundant to the language and requirements located in County Code Chapters 11 and 11A. These County Code chapters require that the County comply with all regulations pursuant to the provisions of the Mobile Home Parks Act as included in sections 18050, 18051, 18053, 18054, 18200, and 18300 of the Health and Safety Code.</p>		

Policy 6.7: Condominium Conversions

Impacts of tenant displacement shall be minimized upon conversion of apartments to condominiums as defined in Civil Code §783, stock cooperatives as defined in Business and Professions Code §11003.2, or community apartments as defined in Business and Professions Code §11004 (but excluding limited equity housing cooperatives). Condominium conversion projects shall comply with the Development Standards.

Departments:
Planning & Development,
County Counsel

	Timeline	Implemented
Action: None	Ongoing	
Evaluation		
<p>Achievements: According to available County records, approximately 16 residential rental units were converted to condominiums between 2001 and 2008. This represents a marginal loss in housing relative to the total number of housing units available in the County's housing stock.</p>		

Conclusion: This policy is redundant with State law. The County will continue to review and seek strategies to minimize the impact of condominium conversions on existing tenants. Policy 6.7 will be consolidated under one policy pursuant to Housing Goal 3: *"Provide Fair Access to Housing"* as detailed in Chapter 5 - *Housing Goals, Policies and Programs* of this Housing Element update to promote equal opportunity in all housing types (ownership and rental, market rate and assisted) and for all persons.

Policy 6.8: Preserve Affordable Housing Stock: Isla Vista Area

The County shall support efforts by the County Redevelopment Agency to develop housing programs that provide rehabilitated and new affordable housing in Isla Vista.

Departments:
Planning & Development,
County Redevelopment Agency

	Timeline	Implemented
<p>Action:</p> <p>None</p>	<p>Ongoing</p>	
Evaluation		
<p>Achievements: The County RDA generates significant resources for affordable housing. RDA affordable housing "set aside" funds were used to support three projects during the previous Housing Element period. These projects included Parkview, Isla Vista Revitalization, and Villa del Sol. The Parkview project was a preservation endeavor involving the rehabilitation of the property and extension of the affordability covenants. Isla Vista Revitalization was an acquisition and rehabilitation project which provides affordable housing opportunities for very-low and low income households. The Villa del Sol project involved converting a small rental property into housing for developmentally disabled adults. Finally, with the adoption of the Isla Vista Master Plan (IVMP) in 2007, numerous programs were implemented to address affordable housing needs. These include a variable density program, identification of Affordable Housing Opportunity Sites, design guidelines for small lot development, and the Built Right Housing Program, which grants additional residential density as an incentive to consolidate lots and encourage energy efficient building practices.</p>		
<p>Conclusion: The County will continue to support the efforts of the Redevelopment Agency to develop housing programs which rehabilitate existing and/or develop new affordable housing in Isla Vista. (See Programs 1.1 and 4.4 in Chapter 5 - <i>Housing Goals, Policies and Programs</i> of this Housing Element update.)</p>		

Policy 6.9: Preserve Affordable Housing Stock: Rehabilitation

The County shall pursue housing rehabilitation programs as funding permits based on designated need. Such programs shall encourage private and public capital participation, preserve the residential opportunities of existing residents, and provide new opportunities for low and moderate income households.

Department:
CHCD

	Timeline	Implemented
<p>Action:</p> <p>None</p>	Ongoing	
Evaluation		
<p>Achievements: As mentioned under Policy 6.1 above, the County is working to increase the capacity of Habitat for Humanity in North County by allocating CDBG funds for a pilot housing rehabilitation program. It is the County's goal to work with Habitat for Humanity to create an on-going housing rehabilitation program for low-income homeowners. RDA funds are also being used by the County to preserve the rental and affordable housing stock in Isla Vista. In addition, Federal and State economic stimulus funding resources have been pursued and received to support the rehabilitation and weatherization of homes.</p>		
<p>Conclusion: This policy will be consolidated and retained (see Program 4.4 in Chapter 5 - <i>Housing Goals, Policies and Programs</i> of this Housing Element update).</p>		

Policy 7.1: Cooperative Relationships: Community Outreach

The County shall continue to engage the community in discussions about affordable and special needs housing projects and compact development, as well as provide opportunities for the community to express concerns and ideas. These public participation opportunities may include, but are not limited to, community workshops, forums and small group meetings of various community organizations. The County will also continue to outreach by producing public information materials, developing and distributing bilingual materials, updating the County's housing web page, and otherwise promoting housing policies and programs.

Departments:
Planning & Development,
CHCD

	Timeline	Implemented
<p>Action 1: Planning & Development, CHCD</p>	Fall 2004, Spring 2005, Fall 2006, Spring 2007, Ongoing	November 2004, April 2005

The County shall update its web page and publish public information materials that provide information on the Housing Element programs, policies and related information including:

- The Density Bonus Program,
- The Inclusionary Program,
- The In Lieu Fee Program,
- Housing and assistance opportunities for Farm Employees and other Special Needs Groups,
- Housing and assistance opportunities for Persons with Disabilities,
- Fair Housing Practices,
- Funds for rehabilitation,
- Beneficial project development impact fee reduction programs,
- The assistance programs and incentives that may be available for new residential developments that include affordable and special needs units, and
- Any other programs that may be of interest or assistance to the public or developers of affordable housing.

The webpage will be updated within six months of adoption of the updated Element, and printed public information materials will be available within one year of adoption of the updated Element. Both will be updated annually or as necessary.

Action 2: Planning & Development, CHCD

Ongoing

-

The County shall distribute public information materials promoting housing policies and programs at public workshops and community organization meetings and shall make information available on a web page and at Planning and Development offices.

Action 3: Planning & Development

Summer 2005

-

By Summer 2005 the County will update the Housing Element Implementation Guidelines (HEIG) to further explain and give examples for the County's affordable housing programs and policies. The HEIG will be available to the public on the Internet and at Planning & Development offices.

Evaluation

Achievements: In an effort to engage the public regarding ongoing housing issues, the County prepared a comprehensive web page related to its housing programs. This web page also provides up-to-date information regarding the development and update of the County's Housing Element.

The County has distributed public information on housing via the Housing Authority and public workshops. This ongoing outreach process is often related to the receipt and dispensation of Federal housing and community development funding, the community planning process, and General Plan updates. Finally, CHCD conducts public outreach efforts with stakeholders in advance of all Notices of Funds Available for housing projects.

Conclusion: The County is committed to continuing public outreach and to seeking public input for developing housing programs and allocating affordable housing resources as described in Programs 3.2 and 5.3 in Chapter 5 - *Housing Goals, Policies and Programs* of this Housing Element update.

Policy 7.2: Cooperative Relationships: Cooperation with Interested Parties

In order to accommodate its regional share of affordable and special needs housing, the County shall work with the public, private developers, the County Housing Authority, non-profit housing sponsors, affordable housing advocacy organizations, and incorporated cities.

Departments:
Planning & Development,
CHCD

	Timeline	Implemented
<p>Action 1: Planning & Development, CHCD</p> <p>The County shall work to develop joint programs between the County and the other jurisdictions in order to share funding and RHNA credits toward units constructed and rehabilitated, and to provide special needs housing.</p>	Ongoing	-
<p>Action 2: Planning & Development, CHCD</p> <p>The County shall assist affordable and special needs housing developers and non-profit sponsors by:</p> <ul style="list-style-type: none"> • Providing information and technical assistance throughout the development review process and fast-track processing when applicable; • Allowing developers to apply for reduced or waived impact fees or deferred payment of permit processing fees when applicable; • Suggesting and arranging other project incentives where appropriate, possibly including but not limited to predevelopment loans, permanent financing subsidies, and development standard modifications; • Providing competitive opportunities for developers to receive project financing through various federal, state and local programs including the HOME Investment Partnerships Program available through participation in the Santa Barbara County HOME Consortium; and • Allowing applicants to include supportive services and training opportunities for residents as part of their operating budget. 	Ongoing	-
<p>Action 3: Planning & Development</p> <p>During the next Regional Housing Needs Assessment (RHNA) allocation process, the County shall work with other jurisdictions in the County and the Santa Barbara County Association of Governments (SBCAG) to strongly encourage the allocation of units near employment centers to promote a jobs/housing balance within the regions of Santa Barbara County.</p>	Summer 2007	Spring 2008
Evaluation		
<p>Achievements: While RHNA credits cannot be shared between jurisdictions following the adoption of a final RHNA, the County has committed significant financial resources to the development of affordable housing within urban city limits. Prior to the adoption of the final RHNA, the County served on the SBCAG's Technical Planning Advisory Committee (TPAC) and provided input regarding the final RHNA methodology and plan adopted by SBCAG in 2008. The current RHNA plan directs significant housing growth towards urban and employment centers to promote a jobs/housing balance and preserve the County's rural character, in accordance with the goals of Senate Bill 375 and AB 32. These recent changes to the State planning paradigm have resulted in part from the AB2158, which uses the RHNA process to place an increased focus on preserving agricultural land and open space, distributing household</p>		

growth in a manner which maximizes the use of public transportation and existing transportation infrastructure, and the development of housing for farm workers.

The County maintains cooperative relations with neighboring jurisdictions, non-profit developers, affordable housing advocates, and the Housing Authority by participating with the Countywide Affordable Housing Task Force, a group of elected officials from the County and incorporated cities convening quarterly. In addition, the County is the lead body overseeing the 10-year Plan to End Chronic Homelessness, in collaboration with incorporated cities within the County as part of CHCD's regular programmatic function.

Conclusion: The County will consolidate and maintain this policy as detailed in Program 5.2 in Chapter 5 - *Housing Goals, Policies and Programs* of this Housing Element update.

Policy 7.3: Cooperative Relationships: Service District Constraint Mitigation

The County will continue to work with local service districts to help determine what capital improvements are necessary to eliminate service constraints to housing development.

Departments:
Planning & Development,
CHCD

	Timeline	Implemented
Action:	Ongoing	
None		
Evaluation		
<p>Achievements: The County has provided CDBG funds to the Casmalia Water District to help the organization improve its water quality. The County is also working with community stakeholders in the community of Los Olivos to examine the feasibility of creating a commercial community services district for wastewater treatment. This would alleviate the burden on the existing network of private septic systems, which in turn will make continued residential development in the area more sustainable. Lastly, the County is currently conducting a multi-year study of the Cuyama Valley's groundwater basin. The completion of this study will help the County quantify available groundwater resources and establish a sustainable baseline for future development in the area.</p>		
<p>Conclusion: The County will continue to work with Service Districts to evaluate infrastructure needs required by new housing development. Reference Program 1.5 in Chapter 5 - <i>Housing Goals, Policies and Programs</i> of this Housing Element update.</p>		

Policy 7.4: Cooperative Relationships: State and Federal Facilities

The County shall encourage and support efforts by the state and federal governments to mitigate impacts to existing affordable housing supply resulting from the expansion of state and federal facilities.

Department:
CHCD

Timeline	Implemented
-	-
Evaluation	
<p>Achievements: The County has engaged UCSB through the adoption of its Long Range Development Plan (UCSBLRDP) to ensure that impacts to affordable housing supply in the unincorporated area are mitigated. The County has also been in communication with Vandenberg Air Force Base (VAFB) in the community of Lompoc regarding their land use planning efforts to house their workforce.</p>	
<p>Conclusion: As a CEQA responsible agency, the County regularly reviews the impacts to population and housing that are related to State and Federal projects. Accordingly, a specific policy in the Housing Element is not required to ensure that impacts are appropriately mitigated.</p>	

Policy 8.1: Efficient Government: Make Affordable Housing Projects a Priority

(amended by Resolution No. 06-142, 5/9/06)

The County shall give high priority and/or provide strategies (e.g., fee waivers or reductions, regulatory incentives) for the development of affordable housing when preparing and amending land use and/or community plans, the zoning ordinance, and growth management plans, particularly with regard to policies and development standards related to the allocation of limited services and resources, including but not limited to water, sewage treatment capacity, and roadway and intersection capacity.

Departments:
Planning & Development,
County Administrator

Timeline	Implemented
May 2007	-
<p>Action 1: Planning & Development</p> <p>Within one year of the adoption of the updated Element, the County shall amend housing policies in the Local Coastal Plan to ensure consistency with the Element.</p>	
Spring 2005	November 2004
<p>Action 2: Planning & Development</p> <p>Within one year of the adoption of the updated Element, the County shall revise the formula used to establish maximum affordable sales prices. The formula would continue to limit monthly housing costs to approximately 30% of AMI and could consider factors including down payment amount, mortgage insurance, property taxes, insurance and homeowner's association dues.</p>	
May 2008	-
<p>Action 3: County Administrator</p> <p>Within two years of the adoption of the updated Element, the County shall adopt a development impact fee reduction program for beneficial projects in the Orcutt Planning Area. Projects may include but are not limited to multi-family projects, residential second units, housing for persons with disabilities, shelters, mobile homes, and mixed use projects.</p>	

Action 4: Planning & Development	Ongoing	-
<p>When preparing and amending growth management ordinances or other limitations on residential growth rates, the County shall continue to provide exemptions, high priority for permit allocations, and other compensating incentives to affordable housing projects.</p>		
Evaluation		
<p>Achievements: The Isla Vista Master Plan (IVMP), adopted by the Board of Supervisors in 2007, amended housing policies in the Local Coastal Plan. The California Coastal Commission is currently reviewing this plan. Development impact fees are regularly reviewed and reduced by the Board of Supervisors for projects that provide community benefits. No new growth management ordinances or other long term limitations on residential growth rates have been enacted.</p>		
<p>Conclusion: The County will continue to consider strategies to encourage the development of affordable housing through the community planning process, particularly as it relates to the allocation of limited services, resources, and other infrastructure. (See Program 1.5 in Chapter 5 - <i>Housing Goals, Policies and Programs</i> of this Housing Element update.)</p>		

Policy 8.2: Efficient Government: Make Affordable Housing Projects a Priority
(amended by Resolution No. 06-142, 5/9/06)

During the development or update of any community plan and/or the zoning ordinance, the economic consequences of design guidelines and/or development standards for affordable and special needs housing projects shall be considered.

Departments:
Planning & Development,
CHCD

	Timeline	Implemented
Action 5: Planning & Development	May 2007	-
<p>Within one year of adoption of the updated Element, the County will work with for- and non-profit development representatives to identify provisions in the Design Residential (DR) zone district that are constraints to affordable housing development and revise the requirements to facilitate and accommodate the development of well-designed affordable housing at permitted densities.</p>		
Action 6: Planning & Development	Fall 2007	-
<p>Within 18 months of adoption of the updated Element, the County shall consider ordinance revisions suggested by the Process Improvement Team (PIT) that improve permit process efficiency, remove redundancy, or otherwise reduce permit processing time and cost or eliminate unnecessary constraints to the development of affordable, special needs, and rental housing.</p>		
Action 7: Planning & Development, CHCD	Ongoing	-
<p>The County shall strongly encourage the provision of affordable, special needs, multi-family, and rental housing. Recognizing the difficult economies of such housing:</p>		

- The County shall consider entering into a development agreement, rezone or other technique to allow construction of for-sale attached homes, commercial components or other land use options to improve the economics of projects.
- The County shall provide priority processing, design modifications and other incentives consistent with the Housing Element to facilitate such projects.

If these methods are insufficient to facilitate the construction of a particular affordable, special needs, multi-family, or rental housing project, the County should consider reducing impact fees based on the public benefit of the project (e.g. percentage of affordable units, other public amenities) and based on available grants to offset the loss of such fees. Prior to any reduction in fees or change of the Housing Element affordable housing program requirements, the County shall find that all other options to facilitate the project have been exhausted.

Evaluation

Achievements: The County amended the Land Use and Development Code in December of 2003 as follows:

- 1) Both Attached and Detached Residential Second Units are ministerially approvable in the R-1/E-1 zone districts.
- 2) Attached Residential Second Units in the AG-I-5, AG-I-10, and AG-I-20 zones are ministerially approvable.
- 3) Detached Residential Second Units in all zone districts other than R-1/E-1 still require the discretionary approval of a Minor Conditional Use Permit.

This amendment has removed a significant barrier to the development of Residential Second Units within specific zone districts as referenced above. The County's Process Improvement Team is currently reviewing the possibility of extending this permit streamlining effort to additional zone districts within the County.

The County recognizes any residential dwelling constructed prior to 1962 as a non-conforming, legal use which can continue to be occupied without the need for further permitting. Owner's of property which contain non-permitted Farm Employee Dwellings constructed after 1962 are encouraged to complete the required permitting process and legalize the residential units rather than demolishing or removing the structure.

Farm Worker Housing: The County has yet to make any changes to the permitting process for farm worker housing. However, as part of the County's efforts to streamline various permitting processes within the County, the farm worker housing permitting process will be revised to be consistent with the requirements of Health and Safety Code Sections 17021.5 and 17021.6. The revision process will result in the following changes to the County's permitting process for farm employee dwellings.

- 1) Farm employee dwellings of up to four employees and their families in Agricultural zone districts will be downgraded from a discretionary permit (minor conditional use permit) to a ministerial permit (land use permit).
- 2) Farm employee dwellings will become allowed uses in residential and commercial zone districts and will be subject to approval a ministerial permit (land use permit).
- 3) Detached second units will be downgraded from a discretionary permit (minor conditional use permit) to a ministerial permit (land use permit) in specified Agricultural zone districts.

Conclusion: The County considers special needs housing a priority and will retain this under Goal 2 of the Housing Element update. (See Policy 2.1, Programs 2.2 and 2.3 in Program 2.3 in Chapter 5 - *Housing Goals, Policies and Programs* of this Housing Element update.)

Policy 8.3: Efficient Government: Marketing Periods and Lotteries for New Affordable For Sale Units

For all new projects that include affordable units, the County or its designee shall compile a list of potentially eligible applicants who are interested in purchasing or renting an affordable unit in that project by conducting a Marketing Period for that project. If there are more applicants for a project than available units upon closure of the Marketing Period, the County or its designee shall conduct a lottery to determine which of the interested parties will be the first to be reviewed for income eligibility to purchase or rent the available affordable units. Marketing Periods and lotteries shall be conducted in a manner consistent with the project's Board of Supervisors approved Agreement to Provide Affordable Housing. Applications to purchase or rent an affordable housing unit shall be screened in a manner consistent with the County's Income Certification Guidelines.

Department:
CHCD

	Timeline	Implemented
Action:	Ongoing	
None		
Evaluation		
<p>Achievements: This policy describes the procedures for marketing IHP units. This process was followed during the previous Housing Element period in accordance with the Inclusionary Housing Program, most recently updated in 2006. The County is currently considering recommendations from the Affordable Housing Advisory Committee regarding marketing periods and lotteries for new affordable for sale units through strengthening CHCD first time homebuyer outreach and education efforts and a re-evaluation of home lotteries.</p>		
<p>Conclusion: This policy is more appropriately included in IHP-related procedures manual, rather than the General Plan Housing Element. The existing IHP requirements are now located in Appendix A – <i>IHP Background, Policy and Implementation</i> of this Housing Element update.</p>		

Policy 8.4: Efficient Government: Development Incentives (A)

(amended by Resolution No. 06-142, 5/9/06)

The County shall continue to develop incentives to encourage the provision of affordable, special needs, and rental housing. Application of these incentives to specific housing programs is detailed in the Development Standards.

Department:
Planning & Development

	Timeline	Implemented
Action 1: Planning & Development	May 2007	-
<p>Within one year of adoption of the updated Element, to provide greater certainty in the permitting process for developers of affordable, special needs, and rental housing, the County shall amend development standards to</p>		

facilitate and accommodate development at permitted densities. These could include but are not limited to common open space, building coverage, parking, and setback requirements. The County will document any development standard modifications in the Zoning Ordinance and the Housing Element Implementation Guidelines.

Evaluation

Achievements: The County currently offers both Planner consultations and pre-application processes to prospective housing developers, which provide research and input to applicants regarding applicable County regulations, potential environmental concerns, design review, etc. These processes allow developers to gain County and/or public feedback prior to the expenditure of time and money for final project design work.

The County has also attempted to streamline the permit process for housing by developing the Land Use and Development Code (LUDC). The LUDC was developed with the intention of providing a consolidated and modernized set of development regulations which replace a multitude of previous County documents including Articles II & III and Ordinance 661. This was part of the County's ongoing effort to provide a simplified and more and concise set of development regulations for public consumption. The LUDC contains development policies, zoning designations, development standards, parking requirements, permit processing requirements, and overlay zones. Some standards and requirements may constrain housing opportunities. For example, the County requires 40 percent open space for multi-family projects in the Design Residential (DR) and Planned Residential (PRD) zones. However, the LUDC, as part of Development Plan processing, allows the applicable review authority to modify the distance between structures, landscaping, parking, screening requirements, setbacks, structure coverage, structure height limit, or yard areas specified in the applicable zone when the review authority finds that the modification is justified. This allows County review authorities to provide design flexibility for the development of constrained lots and possible development incentives for projects with a public benefit (such as the provision of affordable or special needs housing).

The County amended the Land Use and Development Code in December of 2003 as follows:

- 4) Both Attached and Detached Residential Second Units are ministerially approvable in the R-1/E-1 zone districts.
- 5) Attached Residential Second Units in the AG-I-5, AG-I-10, and AG-I-20 zones are ministerially approvable.
- 6) Detached Residential Second Units in all zone districts other than R-1/E-1 still require the discretionary approval of a Minor Conditional Use Permit.

This amendment has removed a significant barrier to the development of Residential Second Units within specific zone districts as referenced above. The County's Process Improvement Team is currently reviewing the possibility of extending this permit streamlining effort to additional zone districts within the County.

Conclusion: This policy will be consolidated and retained. The purpose of this housing goal is to further streamline the regulatory process for housing, specifically affordable and special needs housing. As a result, the County has provided special development incentives (refer to Table F-1 in Appendix F), such as fast-track permitting, density bonus, and development standard modifications for projects which address these specific housing needs. The continued need to streamline the permit process and facilitate the development of affordable and special needs housing will be addressed by the current Housing Element Programs 2.2, 2.3 and 5.3 in Chapter 5 - *Housing Goals, Policies and Programs*.

Policy 8.5: Efficient Government: Development Incentives (B)

(amended by Resolution No. 06-142, 5/9/06)

Applicable County departments shall provide incentives for the development of affordable, special needs, and rental housing.

Department:
Planning & Development

	Timeline	Implemented
Action: None	Ongoing	
Evaluation		
<p>Achievements: The County currently provides several developer incentives for affordable housing production through its various housing policies and programs, including modifications to development standards for applicable projects, sub-financing, and application of the State Density Bonus provisions.</p>		
<p>Conclusion: This policy will be consolidated and retained as Programs 2.2, 2.3 and 5.3 in Chapter 5 - <i>Housing Goals, Policies and Programs</i> of this Housing Element update.</p>		

Policy 8.6: Efficient Government: State or Federal Programs Supersede County Programs

For projects or portions of projects that are financed, make use of financial incentives and/or are regulated by federal or state programs, the requirements of the applicable program or regulation shall, as determined by the County, supersede any conflicting County definition for time period of affordability or subordination, maximum rent level or sales price, eligible household type, household income, occupancy, unit size or distribution, or dwelling unit quality.

Departments:
Planning & Development,
CHCD

	Timeline	Implemented
Action: None	Ongoing	
Evaluation		
<p>Achievements: N/A</p>		
<p>Conclusion: The County will continue to adhere to the legal provisions allowing State or Federal programs to supersede County programs as a regular matter of course, and in accordance with related statutory requirements. This policy is therefore unnecessary and redundant with County procedures and will be removed from this Housing Element update.</p>		

Policy 8.7: Efficient Government: Annual and Periodic Reports (A)
(amended by Resolution No. 06-142, 5/9/06)

The County shall annually prepare a report documenting residential development trends and the effectiveness of housing programs identified in the Housing Element in accordance with Government Code § 65400 and County Annual Report Guidelines.

Department:
N/A

	Timeline	Implemented
Action: None	Ongoing	
Evaluation		
<p>Achievements: The County regularly submits its General Plan Annual Report to the State. In an effort to improve the ability to provide detailed annual reports the County instituted a major upgrade to its Accela Permit Tracking system in January of 2009. The implementation of this major software update will improve the County's ability to provide detailed annual reports and other housing statistics in the near future.</p>		
<p>Conclusion: The County will continue to report regularly on housing trends as required by State Law. As this policy is redundant with State Law, it will be eliminated from future Housing Element updates.</p>		

Policy 8.8: Efficient Government: Annual and Periodic Reports (B)
(amended by Resolution No. 06-142, 5/9/06)

The County shall prepare a residential land survey to determine whether an adequate amount of residential vacant or underdeveloped land exists in all residential density categories as needed.

Department:
Planning & Development

	Timeline	Implemented
Action 1: Planning & Development	Ongoing	-
<p>Planning and Development shall update the residential land inventory for the unincorporated portion of each HMA as needed. The report shall contain the following:</p> <ul style="list-style-type: none"> • A table for each HMA depicting the amount of vacant residential land in acres by Comprehensive Plan designation and the maximum number of residential units that could be developed; • A table for each HMA depicting the amount of underdeveloped residential land in acres by Comprehensive Plan designation and the maximum number of residential units that could be developed. 		
Evaluation		
<p>Achievements: The County has provided a thorough residential capacity analysis as part of Chapter 6 of this Housing Element update. The County has also updated the residential land inventory for the Isla Vista area, following the adoption of the Isla Vista Master Plan (IVMP), and continues to conduct residential capacity analyses (i.e. buildout analyses) for all community plan updates.</p>		
<p>Conclusion: The County will continue to conduct residential capacity analyses through its varied planning processes as described above.</p>		

Policy 8.9: Efficient Government: Settlement Agreements

In the event that the terms of a litigation settlement agreement between a developer and the County do not comply with the requirements of the County's affordable housing programs (e.g. AHO, Density Bonus, Inclusionary programs), then the project that is the subject of such agreement shall be developed in accordance with terms and conditions set forth in such settlement agreement and any amendments agreed to by the parties.

Department:
Planning & Development

	Timeline	Implemented
Action: None	Ongoing	
Evaluation		
Achievements: During the last housing cycle, the County was not subject to any litigation settlement agreements that conflicted with existing affordable housing programs.		
Conclusion: This policy is more appropriate for internal procedures and therefore will not be cited as an independent housing policy in future elements.		

Policy 8.10: Efficient Government: Preliminary Assessment of Housing Requirements

Prior to or upon determination of a complete project application, the County shall provide the applicant with a preliminary assessment of the on-site affordable housing units and/or in-lieu fees that may be required as part of the project pursuant to this Housing Element. The preliminary assessment shall include information on the number and type of affordable residential units and/or in-lieu fees that may be required and the options available under the affordable housing programs of the updated Element. It shall be made clear that the required number of units on an approved project may differ from the preliminary assessment based on the final determinations of the decision makers.

Department:
Planning & Development

	Timeline	Implemented
Action: None	Ongoing	
Evaluation		
Achievements: During the County's review of project applications for completeness, the County provides project		

applicants with written "Project Advisories." These advisories include comments regarding various County regulations, possible site constraints, etc. Historically, the County has had an administrative record of providing information regarding IHP requirements as part of these written "Project Advisories." However, it would be of value for the County to further refine this advisory language and encourage applicants to consult with CHCD at the earliest stage possible to discuss County requirements regarding affordable housing, in-lieu fees, and applicable programs.

Conclusion: This policy will be consolidated under proposed Goal 5: "*Cooperative Relationships and Efficient Government*" to pursue opportunities by which the County's regulatory process can be improved and streamlined in a manner which allows applicants a greater sense of certainty during their pursuance of project approval.

Policy 9.1: Cultivate Financial Resources: State and Federal Funding

The County shall actively pursue and use various sources of revenue in order to assist the development, acquisition, and rehabilitation of affordable housing and provide financing assistance to first time homebuyers.

Department:
CHCD

	Timeline	Implemented
<p>Action 1: CHCD</p> <p>The County shall actively pursue federal, state, and local funding and assistance for the purpose of producing, rehabilitating, converting, and/or retrofitting affordable housing and housing for persons with disabilities.</p>	Ongoing	-
<p>Action 2: CHCD</p> <p>The County shall continue to work with incorporated cities within the County in order to form a qualifying consortium to obtain Home Investment Partnership Act (HOME) and Community Development Block Grant (CDBG) funds in order to retain and expand the supply of affordable housing.</p>	Ongoing	-
<p>Action 3: CHCD</p> <p>The County shall prepare and update as necessary any studies and/or program documents required by the federal or state government in order to qualify for federal and state funding for housing programs (e.g., Consolidated Plan).</p>	Ongoing	-
<p>Action 4: CHCD</p> <p>The County shall support the efforts of the County Housing Authority and non-profit supporters of affordable housing and housing for persons with disabilities to actively pursue federal and state housing funds.</p>	Ongoing	-
Evaluation		
<p>Achievements: During the previous Housing Element period, the County continued to receive HOME funds to support affordable housing projects directly from the Federal government. The County applied to the State for CDBG funds to support housing and community development projects until 2007. However, the County has since received its Urban County "entitlement" designation from the Federal government. This allows the County to receive CDBG funds directly</p>		

from the Federal government rather than applying to the State for those funds. The County researched the possibility of accessing Neighborhood Stabilization Funds from the Federal government and determined the County did not meet the Federal requirements.

While the County does not apply directly to the State for State-administered funds such as tax credits, multifamily Housing Program funds, etc., the County assists housing developers in gaining access to those programs directly. For example, the County Housing Authority applied for and received Joe Serna Farm Employee Housing funds from the State for the Creekside Village Apartment project being developed in Los Alamos.

CHCD staff administer the Federally-funded programs in accordance with Federal regulations which includes public outreach and the preparation of strategic planning reports.

Table C-7 – Santa Barbara County Housing Funds Received (2001-2008)

Source	2001	2002	2003	2004	2005	2006	2007	2008	Total
HOME	\$1,646,000	\$1,587,000	\$1,858,537	\$2,027,449	\$1,817,235	\$1,688,437	\$1,676,627	\$1,603,237	\$13,904,522
State CDBG	\$335,000	\$535,000	\$835,000	\$535,000	\$835,000	\$0	\$0	\$0	\$3,075,000
CDBG - Entitlement	\$0	\$0	\$0	\$0	\$0	\$0	\$2,074,256	\$1,996,104	\$4,070,360
McKinney	\$150,000	\$160,586	\$321,171	\$177,636	\$281,249	\$281,247	\$281,247	\$281,246	\$1,934,382
ESG	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,422	\$89,422
Housing Set-Aside (Isla Vista Redevelopment Agency)	\$411,531	\$559,944	\$553,444	\$566,932	\$652,734	\$737,123	\$967,018	\$1,161,072	\$5,609,798
Total	\$2,542,531	\$2,842,530	\$3,568,152	\$3,307,017	\$3,586,218	\$2,706,807	\$4,999,148	\$5,131,081	\$28,683,484

Source: County Housing and Community Development and IV RDA.

"funds"

Conclusion: The County has been successful at generating resources to subsidize the development and preservation of affordable housing and will continue to do so pursuant to Policy 4.1 and Program 4.1 in Chapter 5 - *Housing Goals, Policies and Programs* of this Housing Element update.

Policy 9.2: Cultivate Financial Resources: Mortgage Revenue Bonds

The County shall evaluate the existing mortgage revenue bond program periodically and recommend a program to provide assistance for first time homebuyers, and fund development of rental and special needs housing if feasible.

Department:
CHCD

	Timeline	Implemented
Action: None	Ongoing	
Evaluation		
Achievements: The County Housing Authority regularly applies for and receives Mortgage Credit Certificate allocation		

to support first-time homebuyers.

Conclusion: The County will continue to support the efforts of the Housing Authority as described in Program 4.5 in Chapter 5 - *Housing Goals, Policies and Programs* of this Housing Element update.

Policy 9.3: Cultivate Financial Resources: Affordable Housing Funds

The County shall actively pursue and use various sources of revenue in order to assist the development, acquisition, and rehabilitation of affordable housing and provide financing assistance to first time homebuyers.

Department:
CHCD

	Timeline	Implemented
<p>Action 1: CHCD</p> <p>The County shall maintain guidelines that will be used to determine appropriate uses of the affordable housing funds.</p>	Ongoing	-
<p>Action 2: CHCD</p> <p>The County shall continue to provide support to housing developers seeking funding to reduce development costs for eligible projects. This support may include but is not limited to providing technical assistance, local gap funding or written support letters. Possible funding sources include but are not limited to: CDBG, BEGIN, Cal HOME, County in-lieu funds.</p>	Ongoing	-
Evaluation		
<p>Achievements: The County developed a first-time homebuyer program called the Housing Assistance Program (HAP) which operated from 1996 through 2006 at which time the home prices increased to the point where the amount of loan required to subsidize a homeowner exceeded the maximum amount allowed by the program. There were 21 low-income first-time homebuyers who participated in the program from 2001 through 2008.</p>		
<p>Conclusion: The County will continue to look for resources to support homeownership programs pursuant to Goal 4: <i>"Preserve the Affordable Housing Stock and Cultivate Financial Resources"</i> and associated programs in Chapter 5 - <i>Housing Goals, Policies and Programs</i> of this Housing Element update.</p>		

Policy 9.4: Cultivate Financial Resources: County-Owned Lands

The County shall make the provision of affordable and/or special needs housing a priority when considering the future use or sale of County-owned land.

Departments:
Planning & Development,
General Services

	Timeline	Implemented
<p>Action 1: Planning & Development, General Services</p>	Ongoing	-

The County shall periodically review its inventory of County-owned land for potential sites to dedicate for affordable and/or special needs housing. The County shall consider offering identified sites to governmental, non-profit or for-profit sponsors of affordable housing for the sole purpose of developing new affordable and/or special needs housing units.

**Action 2: Planning & Development,
General Services**

Ongoing

-

During the planning and design of any new County facility, the County shall consider incorporating affordable and/or special needs housing into the project. This may include developing affordable and/or special needs housing in conjunction with other existing or new County facilities, e.g., parking structures.

Evaluation

Achievements: In 2007, the County developed a housing facility known as La Morada on the site of the County-owned women's "honor farm." La Morada is a facility intended to provide transitional housing for youths who are leaving foster care. This project made use of State grant funding and CDBG funds and is operated by the County Department of Social Services. Additionally, a County owned parcel, "Keysite 23", located in the Orcutt/Santa Maria area, was analyzed as an alternative project site for the Multifamily Residential Orcutt (MRO) Focused Rezone Program (FRP). Ultimately this site was not selected for the final rezone action as other superior housing locations were available.

Conclusion: This program will be consolidated and maintained as Program 1.5 in Chapter 5 - *Housing Goals, Policies and Programs* of this Housing Element update.

Table C-8 - Santa Barbara County Housing Program Reference Table: Previous Housing Goals, Policies and Programs and Relationship to Proposed Policies

Previous Goal, Policy, or Program	Action	Proposed Goal, Policy, or Program
Goal 1	Continue	Goal 1
Current Policy or Program: N/A	New	Proposed Policy 1.1
Policy 1.1	Consolidate/Continue	Proposed Program 1.10
Policy 1.2	Consolidate/Continue	Proposed Program 1.2
Current Policy or Program: N/A	New	Proposed Program 1.3
Current Policy or Program: N/A	New	Proposed Program 1.7
Current Policies 1.6, 1.8 and 1.9	Consolidate/Continue	Proposed Program 1.4
Policy 1.3	Consolidate/Continue	Proposed Program 4.1
Policy 1.4	Consolidate/Continue	Proposed Program 1.3
Policy 1.5	Modify / Continue	Proposed Program 2.3
Policy 1.6	Discontinue / Consolidate	Proposed Program 1.4
Policy 5.3 (A)	Modify / Continue	Proposed Program 1.8

Santa Barbara County Housing Element 2009-2014

Current Policy or Program: N/A	New	Program 1.9
Policy 1.7	Discontinue	Proposed Policy: N/A
Policy 1.8	Consolidate / Continue	Proposed Programs 1.3 and 1.4
Policy 1.9	Consolidate / Continue	Proposed Programs 1.3 and 1.4
Policy 1.10	Discontinue	Proposed Policy: N/A
Policy 1.11	Consolidate / Continue	Proposed Policy 1.3
Goal 2	Continue	Proposed Goal 2
Policy 2.1	Modify / Continue	Proposed Program 2.1
Policy 2.2	Consolidate / Continue	Proposed Program 2.3
Policy 2.3	Modify / Continue	Proposed Program 2.3
Policy 2.4	Consolidate / Continue	Proposed Program 1.4
Goal 3	Consolidate / Continue	Proposed Goal 2
Policy 3.1	Modify / Continue	Proposed Program 2.5
Goal 4	Modify / Continue	Proposed Goal 3
Policies 4.1, 4.2 and 4.3	New	Proposed Policy 3.1
Policies 4.1, 4.2 and 4.3	Modify / Continue	Proposed Program 3.1
Policy 4.1	Modify / Continue	Proposed Program 3.2
Policy 4.2	Consolidate / Continue	Proposed Policy 3.1
Policy 4.3	Consolidate / Continue	Proposed Policy 3.1
Goal 5	Consolidate / Continue	Proposed Goal 1
Policy 5.1	Consolidate / Continue	Proposed Program 1.6
Policy 5.2	Consolidate / Continue	Proposed Program 1.6
Policy 5.3	Modify / Continue	Proposed Programs 1.8 and 1.9
Policy 5.4	Consolidate / Continue	Proposed Programs 1.3
Policy 5.5	Consolidate / Continue	Proposed Program 1.1
Goal 6	Consolidate / Continue	Proposed Goal 4
Policy 6.1	Consolidate / Continue	Proposed Program 4.3
Policy 6.2	Discontinue	Proposed Policy: N/A
Policy 6.3	Discontinue	Proposed Policy: N/A
Policy 6.4	Consolidate / Continue	Proposed Program 4.3
Policy 6.5	Discontinue	Proposed Policy: N/A
Policy 6.6	Discontinue	Proposed Policy: N/A
Policy 6.7	Consolidate / Continue	Proposed Program 4.1

Santa Barbara County Housing Element 2009-2014

Policy 6.8	Consolidate / Continue	Proposed Program 4.1
Policy 6.9	Consolidate / Continue	Proposed Program 4.1
Goal 7	Consolidate / Continue	Proposed Goal 5
Policy 7.1	Consolidate / Continue	Proposed Program 5.3
Policy 7.2	Consolidate / Continue	Proposed Program 5.1
Policy 7.3	Consolidate / Continue	Proposed Program 1.5
Policy 7.4	Consolidate / Continue	Proposed Program 5.1
Goal 8	Consolidate / Continue	Proposed Goals 1 and 2
Policy 8.1	Consolidate / Continue	Proposed Program 5.4
Policy 8.2	Consolidate / Continue	Proposed Programs 1.4 and 1.6
Policy 8.3	Consolidate / Continue	Proposed Program 1.2
Policy 8.4	Consolidate / Continue	Proposed Program 5.4
Policy 8.5	Consolidate / Continue	Proposed Program 5.4
Policy 8.6	Discontinue	Proposed Policy: N/A
Policy 8.7	Consolidate / Continue	Proposed Program 5.5
Policy 8.8	Discontinue	Proposed Policy: N/A
Policy 8.9	Discontinue	Proposed Policy: N/A
Policy 8.10	Discontinue	Proposed Policy: N/A
Goal 9	Consolidate / Continue	Proposed Goal 4
Policy 9.1	Consolidate / Continue	Proposed Program 4.1
Policy 9.2	Consolidate / Continue	Proposed Program 4.1
Policy 9.3	Consolidate / Continue	Proposed Program 4.1
Policy 9.4	Consolidate / Continue	Proposed Program 4.2