

4. *EVALUATION OF THE COUNTY OF SANTA BARBARA'S 2003— 2008 HOUSING ELEMENT*

Introduction

The purpose of this chapter is to evaluate the relative success of the housing goals, policies, and implementation programs included in Santa Barbara County's 2003–2008 Housing Element (previous Housing Element). This evaluation is intended to identify those programs that have been successful in achieving stated objectives and addressing local housing needs, as well as programs in need of modification.

In summary, the analysis contained within this chapter concludes that a large portion of the County's existing housing goals, policies, and programs have successfully facilitated new housing opportunities for County residents. However, the analysis also finds that a substantial number of existing policies are redundant with one another and State law. Moreover, some housing policies have lacked specific implementation programs necessary to provide County staff or the public with sufficient guidance necessary to produce tangible results within the community. Accordingly, through this review and revision process, the 2009-14 Housing Element will include fewer, but more effective, housing goals and policies, with clear implementation programs. This new framework will be based on a re-evaluation of opportunities, given the current economic downturn, and aim to promote community sustainability and viability.

Per State law, the County is required to quantify the effectiveness of the previous Housing Element by drawing a nexus between the existing policy framework and development trends, where possible. Thus, this chapter begins with an overview of market-rate and affordable housing production from 2001 through 2008, and reviews the alignment between projects and outcomes with each of the previous Housing Element's goals, policies, and programs. Where policies have proven ineffective or have been successfully implemented and are no longer necessary, this chapter recommends modifications. In an effort to satisfy the future housing goals of the County, this Chapter also includes recommendations for eliminating or reorganizing housing policies that have proven redundant. This streamlining process is further detailed in Chapter 5, Housing Goals, Policies and Programs.

Progress in Implementation

The 2003-2008 Housing Element Update was adopted in March 2004 and amended in May 2006, September 2008, and February 2009 to bolster housing production in the County and remove or ameliorate a variety of constraints to housing, particularly in the affordable housing category. Over the planning period, the County continued to implement programs and leverage financial resources to encourage the development of housing for those most in need. As illustrated in Appendix C - *Review and Revise Detail: 2003-2008 Policy Achievements*, 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.

The previous Housing Element also provided raised awareness regarding housing policy issues throughout the County, enabling decision makers to articulate housing goals and forward outstanding housing issues to the established Planning Advisory Committees (PACs) which oversee the local community planning processes throughout various unincorporated planning areas. Combined with other efforts, such as farmworker housing programs, residential second unit construction, non-profit projects and employee housing, the County remains committed to meeting its allocated share of regional housing needs. Areas in need of improvement from the previous Housing Element include the clarification of affordable housing opportunities available to special needs populations, including the disabled and senior populations.

Housing Production: Effectiveness of the Housing Element

Corresponding to the implementation of the Housing Element, the County of Santa Barbara issued 2,022 building permits for new residential units from 2001 through 2008. As illustrated in depth in Chapter 2, building permit activity peaked in 2005 with 380 permits issued, and bottomed in 2008 with 144 permits issued. The County continuously monitors economic conditions impacting housing production and seeks opportunities to remove barriers to affordable housing development through managing both land use-based regulatory programs and financial incentives, as described in further detail below.

Land Use-Based Programs

The County uses an array of strategies designed to address the issue of affordable housing within its jurisdiction. While each community has the ability to identify specific and appropriate housing strategies through the community plan process, three programs are implemented on a countywide basis:

- Inclusionary Housing Program
- Affordable Housing Overlay (AHO)
- State Density Bonus Law

These regulatory programs are implemented by the Planning and Development Department, and County Housing and Community Development (CHCD), and helped add to the variety of housing products developed from 2001 to 2008. As illustrated in Table 4.1, the IHP resulted in 137 income-restricted units, and the use of State Density Bonus Law produced 101 homes that are affordable by design.

Table 4.1 – 2003-2008 Housing Element Evaluation – Inclusionary, AHO and Density Bonus Program Production (2001-2008)

Program	Income Category				Total Units
	Very-Low	Low	Moderate	Above Moderate	
State Density Bonus	7	46	37	11	101
Affordable Housing Overlay (AHO)	19	20	0	0	39
Inclusionary Program	34	74	29	0	137
Total Units Constructed	60	140	66	11	277

Source: County of Santa Barbara

Housing Finance Programs

Beyond using its regulatory authority to address affordable housing needs, the County is able to incentivize housing through public financial programs currently in place. Specifically, CHCD provides loans and grants to support developers of affordable and supportive housing throughout the County. CHCD receives federal subsidies through the HOME, CDBG and McKinney-Vento programs. In fact, in 2007, the County became an entitlement jurisdiction for Community Development Block Grant (CDBG) funds and, therefore, no longer needs to compete with other jurisdictions for CDBG funds allocated by the State. In addition to these federal funds, CHCD administers County Trust Fund resources generated through the IHP and other development programs that require payment of fees for affordable housing. Moreover, the Isla Vista Redevelopment Agency (RDA) generates property tax resources that must be used for local affordable housing production in accordance with State Redevelopment Law.

To quantify the impacts of these financial resources, the County generated over \$28 million through State and federal housing programs, including the Isla Vista Redevelopment Agency (RDA), and an additional \$2 million in local trust fund resources through in-lieu fee payments over the planning period. CHCD, the local housing finance agency for the County, leveraged this funding to support the development or preservation of 513 units of basic, affordable housing. CHCD also funded an additional 8 special needs projects between 2001 and 2008 (see Table 4.2 and 4.3). Of the 513 affordable units preserved or added, 280 were in new construction projects.

In addition, the County is two years into a ten-year “Bring Our Community Home” program. The program is an interagency operation between the County and incorporated cities to eliminate the County’s chronic homeless population within ten years. The program has already completed 108 units of supportive housing and 109 more are planned for construction.

With the development of this housing and associated services, the program has successfully placed 344 chronically homeless individuals and families in permanent housing. The program also includes outreach elements such as an online database (www.bringsbcohome.org), which

provides detailed information regarding 50 agencies available to assist the County's homeless population.

From 2001 through 2006, the County-administered Homebuyer Assistance Program (HAP) provided loans to 21 low-income, first-time homebuyers. These purchases were made in and around the City of Santa Maria where the cost of homeownership was low enough that the County's soft-second loan was sufficient to help low income families purchase homes. After 2006, home prices escalated to the point where the required per-unit subsidy exceeded the HAP limits.

Table 4.2 - 2003-2008 Housing Element Evaluation – County-Funded Basic Housing Projects 2001-2008

Project Name	Description	Sponsor	Location	Year Funded	Affordable Units in Project	Funding Sources
Completed Projects						
St. Vincent's	90 units for low income seniors and 75 units for families.	Mercy Housing	Santa Barbara	1999 [1]	165	HOME, CDBG, Trust Fund
K St. Apts.	Acquisition and rehabilitation of 4-plex for very-low income families.	Lompoc Housing and Community Development Corp. (LHCDC)	Lompoc	2001	4	HOME
Isla Vista Revitalization	Acquisition and rehabilitation of 2 apartment complexes to serve low and very-low income households.	People's Self Help Housing Corp.	Isla Vista	2000 [2]	56	RDA, HOME
G & College (aka College Park) Apts.	Redevelopment of 2 dilapidated structures into rental housing for low (10) and very-low income families (25). Includes on-site child care.	LHCDC	Lompoc	2002	35	HOME, Trust Fund
Central Plaza Apts.	Preservation of affordability of existing rental units for low income families.	County Housing Authority	Santa Maria	2004	112	HOME
Ellwood Apts.	New construction of low (2 units) and very-low income (6 units) rental housing.	People's Self Help Housing Corp.	Goleta	2004	8	HOME, CDBG, Trust Fund
Ted Zenich Gardens	New construction of family apartments for very low income families.	County Housing Authority	Santa Maria	2004	24	HOME
Habitat for Humanity Single Residence	New construction of single-family home for very low-income family replacing substandard structure.	Habitat for Humanity	Santa Maria	2005	1	HOME
Dahlia Court	New construction of housing for very-low income families.	People's Self Help Housing Corp.	Carpinteria	2006	30	HOME, CDBG
Parkview Apts.	Preservation of affordability of existing rental units for low income families.	County Housing Authority	Isla Vista	2007	20	RDA
Vintage Walk Apts.	Acquisition of existing, 1-br apts., converted to low-income.	County Housing Authority	Buellton	2007	6	Trust Fund
Los Adobes de Maria II	New construction of 52-unit very-low income farmworker housing complex.	Peoples' Self - Help Housing Corp.	Santa Maria	2002	52	HOME
Total Units Produced					513	
Pipeline Projects						
Casa de Familia	Predevelopment funding for new construction of rental housing for low-income families.	Good Samaritan Shelters	Santa Maria	2004	16	HOME
Sumida Gardens	Funding commitment for new construction of 200 unit mixed income apartment complex.	Michael Towbes and Sumida Family	Goleta	2008	34	HOME
Camper Park	Predevelopment funding for new construction project for agricultural workers.	Peoples' Self-Help Housing Corp.	Carpinteria	2006	80	HOME
Creekside Village	Farmworker housing (permanent)	County Housing Authority	Los Alamos	2008	39	Trust Fund
Rancho Hermosa	New construction of mixed-use project in the City of Santa Maria.	Santa Barbara Housing Assistance Corporation	Santa Maria	2008	47	HOME, Trust Fund
Dahlia Court Expansion	Acquisition of property in Carpinteria for development of up to 35 affordable units.	Peoples' Self-Help Housing Corp.	Carpinteria	2008	up to 35	HOME, CDBG

"cnty_fund"

Source: Santa Barbara County Housing and Community Development Department

[1] Originally funded in 1999 but completed in 2007.

[2] Funded in 2000 but completed in 2002.

Santa Barbara County Housing Element 2009-2014

Table 4.3 - 2003-2008 Housing Element Evaluation – County-Funded Supportive Housing Projects 2001-2008

Project Name	Description	Sponsor	Location	Year Funded	Funding Sources
<u>Completed Projects</u>					
Tumbleweeds Apt.	13 1- and 2-bedroom apartments for developmentally disabled adults.	United Cerebral Palsy	Goleta	2001	HOME, Trust Funds
Bridgehouse Shelter	A 40-bed general shelter facility and a 16-bed long-term transitional facility.	LHCDC	Lompoc	2001	Trust Fund, CDBG, McKinney-Vento
Good Samaritan Housing	Purchase of home to provide permanent rental opportunities to graduates of sober living program.	Good Samaritan	Santa Maria	2001	HOME, McKinney-Vento Assistance
Gianni Apts.	Acquisition & rehabilitation of 22 units (14 Studios & 8 One-Bedroom) to serve as rental units for formerly homeless, mentally ill low and very low-income individuals. This complex also provides on-site mental health services sponsored by LHAC.	LHCDC	Lompoc	2003	HOME
Mountain House	Acquisition and rehabilitation for a 14 unit group home for mentally ill formerly homeless individuals.	Phoenix of Santa Barbara	Santa Barbara	2004	HOME
Villa del Sol	Acquisition and substantial rehabilitation of existing 4-unit rental property converted to use for developmentally disabled very low income residents.	County Housing Authority	Isla Vista	2004	RDA
Recovery Way Home	Rehabilitation of a modular home to provide transitional supportive housing for women and children	Good Samaritan	Lompoc	2007	HOME
La Morada	Rehabilitation of a County-owned building to serve as a residential crisis center for youth transferring out of the foster care system.	County Dept. of Social Services	Goleta	2007	CDBG
<u>Pipeline Projects</u>					
Braddock House	Development of a 4 bedroom house especially designed for developmentally disabled adults on an under-developed public housing parcel.	County Housing Authority	Goleta	2003	HOME
Casa del Desarrollo	A 19-unit SRO complex for transitioning youth with an emphasis on those that have just left the foster care system.	LHCDC	Lompoc	2006	HOME
Homebase on G	Construction of a mixed use project to include 39 SRO apartments for low income and disabled individuals, as well as space for counseling offices and daytime activities for residents.	Santa Barbara Housing Assistance Corporation and Transitions Mental Health Assoc.	Lompoc	2007	HOME

"chcd_sn"

Source: Santa Barbara County Housing and Community Development Department

State Targets and County Housing Production

As discussed in Chapter 2, the State HCD estimates the total anticipated need for new housing throughout state, over the course of the ensuing Housing Element planning period. State HCD divides this overall forecast into affordability categories, using Census data related to County median income, and then allocates these totals to each regional Metropolitan Planning Organization. Locally, SBCAG receives its regional target from State HCD and develops a methodology for allocating the target to its member jurisdictions, including the unincorporated County. This target housing production is called the Regional Housing Needs Allocation (RHNA), and each jurisdiction must provide adequate land inventory and zoning capacity to meet or exceed this RHNA.

Table 4.4 – Accommodation of 2003-2008 RHNA

	Very Low/Low	Moderate	Above Moderate	Total
RHNA	2,486	1,013	2,565	6,064
Previously identified sites (Capacity)	1,251	1,381	9,320	11,952
Previous Remaining [Need]/Surplus	[1,235]	368	6,755	[1,235]
Sites Rezoned pursuant to Housing Element Program				
Isla Vista Master Plan	650	0	0	650
Focused Rezone Program	372	0	0	372
Sites Rezoned (other)				
Stoker	2	2	7	11
Additional Permitted/Constructed Projects				
Creekside Apartments	39	0	0	39
Total New Capacity	1,063	2	7	1,072
Current Remaining [Need]/Surplus	[172]	370	6,762	6,960

As shown in Table 4.4 above, the County was unable to meet its RHNA for lower income housing with its original inventory analysis and had an initial shortfall of 1,235 housing units. However, with the implementation of the Isla Vista Master Plan, Focused Rezone Program, and additional projects the County has reduced the unaccommodated need to 172 units in the lower income category, and produced an overall surplus of 6,960 units in overall housing capacity.

The County also determines, based on local factors, how the State’s targets are likely to be met (e.g., new construction, conservation of existing units, or rehabilitation) with actual physical construction. These estimates are provided in the Housing Element, and called the “quantified objective.” The quantified objectives for the previous Housing Element are presented in Table 4.5, along with the actual residential production figure for the official State Housing Element period (January 1, 2001 through August 31, 2009).

As shown in Table 4.5, the County did not meet its estimated targets for production during the previous Housing Element period; however, there is no regulatory requirement for local jurisdictions to actually meet or exceed their quantified objective. Of note, only housing built in the unincorporated portions of the County counts towards meeting the County’s RHNA or quantified objective. This holds true, even if the County provides financial support to projects occurring within the boundaries of incorporated cities.

Table 4.5 –Quantified Objectives and Production 2003-2008 Housing Element

Housing Type	Housing by Income Category				Total
	Very Low	Low	Moderate	Above Moderate	
<i>Quantified Objectives, Jan. 1, 2001 through Dec. 31, 2006</i>					
New Construction	548	626	614	2,491	4,279
Conservation	210	315	100	0	625
Rehabilitation	28	28	0	0	56
Total	786	969	714	2,491	4,960
<i>Actual Housing Production Jan. 1, 2001 through Dec. 31, 2006</i>					
New Construction [1]	54	117	64	1449	1,684
Conservation					0
Rehabilitation [2]	24	36			60
Total	78	153	64	1,449	1,744
Overage/(Shortfall)	(708)	(816)	(650)	(1,042)	(3,216)

"qo"

Source: County of Santa Barbara

[1] Includes Tumbleweeds which was developed in Goleta prior to incorporation

[2] Includes Villa del Sol and IV Revitalization.

Appropriateness of Goals, Objectives, Policies, and Programs

As discussed, production of affordable housing has been facilitated by means of several specific County policies and the use of State Density Bonus Law. The general long-term development goals within the previous Housing Element have encouraged the production of non-profit housing and private-sector employee housing, including the important sub-category of farmworker housing.

The previous Housing Element contained a list of policies and actions aimed at addressing the housing needs of County residents and workers. Table 4.6 presents each of the County's policies and actions from the 2001-2008 Housing Element and a recommendation as to the future use of these policies. Some policies are recommended for removal, if they were found to be ineffective, redundant with other policies or regulations, or were already successfully implemented. Other policies will be continued into the next planning period although often in an altered state.

While the previous Housing Element presented a significant amount of information related to the County's goals and policies, the Housing Element did not explicitly differentiate between goals, policies, and programs, nor did it follow State HCD's guidance for designing the implementation programs. In addition, many of the previous Housing Element's policies, such as Policy 1.1: Density Bonus Program, are better described as housing programs in support of a County policy, not as standalone policies in and of themselves.

Accordingly, Table 4.6 provides a comparison matrix of current and proposed housing goals, policies, and programs with an explanation for proposed changes from the prior 2003-08 Housing Element to the 2009-14 Housing Element update. An analysis is provided for all new, modified, or discontinued programs, and the intent of the matrix is to provide interested parties with the ability to determine how the previous Housing Element's policy framework translates into the current policy framework.

The matrix is arranged hierarchically, starting with the previous Housing Elements goals and policies on the left. The middle column then illustrates how these will translate into the 2009-14 Housing Element as shown in the far right column. As a result, the numerical order of the previous Housing Element's goals, policies, and programs displayed in the matrix is logically ordered; however, to show the nexus with the 2009-14 Housing Element, the goals, policies, and programs in the right column are not in numerical order. A summary of this detailed matrix can be found in Appendix C– *Review and Revise Detail: 2003-2008 Policy Achievements*, Table C-8.

Specific achievements of each policy or program have been evaluated at length and provided, along with a reference table for each previous policy, action, and proposed policy in Appendix C. See Chapter 5 for a full description of the newly proposed 2009-2014 Housing Element programs.

Table 4.6 - Santa Barbara County Housing Implementation Plan for Updated Programs 2007-2014

Previous Final Housing Element 2003-08 Goal, Policy, or Program	Policy Analysis and Recommendation	Proposed Draft Housing Element 2009-14 Goal, Policy, or Program
<p>Goal 1: Enhance the diversity and quality of the housing supply.</p>	<p>Continue. Goal is in line with State housing law purpose and intent. Several policies and programs enforce this goal.</p>	<p>Goal 1: Enhance the diversity and quality of the housing supply.</p>
<p>Current Policy or Program: N/A</p>	<p>New policy for 2009-14. Provides a detailed explanation of the County's housing policy related to Goal 1.</p>	<p>Proposed Policy 1.1: Promote new housing opportunities adjacent to employment centers, and the revitalization of existing housing to meet the needs of all economic segments of the community, including extremely low income households, while bolstering the rural heritage and supporting each unincorporated community's unique character in the County.</p> <p>Funding Source: N/A Responsible Agency: Planning & Development Implementation Timeframe: Ongoing</p>
<p>Policy 1.1: Density Bonus Program. 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).</p> <p>Associated Development Standards: 1.1.1 through 1.1.7 Program: N/A Responsible Agency: Planning & Development Implementation Timeframe: Ongoing</p>	<p>Consolidate and continue. The County has implemented State Density Bonus Law successfully and will continue to do so. The County will bring the provisions into compliance with State law.</p>	<p>Proposed Program 1.10: Amend applicable County regulations to comply with the provisions of State Density Bonus law, which is intended to increase the economic feasibility of affordable housing development for extremely low, very-low and low-income households. Specifically, amend Article II (Local Coastal Plan) to allow up to a 35% density bonus for applicable projects. The current Article II regulations only allow a 25% density bonus.</p> <p>Funding Source: General Fund Responsible Agency: Planning & Development Implementation Timeframe: Within Three years of Housing Element Adoption</p> <p>Proposed Program 1.11: Provide consultations for project applicants who want to incorporate the use of the State Density Bonus Law (SBDL) as part of their housing project. Staff will provide general knowledge on the use and applicability of the SDBP and assist project applicants in utilizing SDBP to enhance their housing project.</p> <p>Funding Source: General Fund Responsible Agency: Planning & Development Implementation Timeframe: Ongoing</p>

<p>Policy 1.2: Inclusionary Housing Program (IHP). 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.</p> <p>Responsible Agency: Planning & Development Implementation Timeframe: Ongoing</p> <p>Action 1: The County shall include criteria guiding land donations made in lieu of meeting inclusionary requirements on-site.</p> <p>Action 2: The County will annually review the effects of the Inclusionary Housing Program (IHP) on 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 if negative impacts are found. (Also see Policy 8.7.). The County will also include specific incentives which do not currently reside in the IHP ordinance, which must be amended and added to the County Land Use and Development Code.</p>	<p>Consolidate and continue.</p> <p>IHP has been effective, yet needs to provide more flexibility as market conditions change.</p> <p>Pursuant to Action 2 in the 2003-2008 Housing Element, the County will continue to make improvements to the IHP by first transferring it into an ordinance.</p>	<p>Proposed Program 1.2: Increase the effectiveness of the Inclusionary Housing Program by establishing an IHP ordinance and relocating all IHP programmatic details from the Housing Element to the Land Use and Development Code (LUDC). This modification will improve the pre-existing program by: 1) allowing greater flexibility for the Board of Supervisors to modify the IHP when warranted, 2) eliminating the need for a General Plan update when changes to the IHP are required, and 3) allowing for sufficient detail to support a greater understanding of the program by the public and County staff. Based upon public feedback, best-practices, and third-party analysis, programmatic revisions of the IHP ordinance will then be considered. From the adoption of this Housing Element, until such time that the forthcoming IHP ordinance is approved by the Board of Supervisors, the existing IHP, as included in Appendix A – <i>IHP Background, Policy and Implementation</i> of this Housing Element shall apply.</p> <p>Funding Source: General Fund Timeline: Within Two Years of the Adoption of the Element Responsible Agency: Planning & Development, County HCD</p>
<p>Current Policy or Program: N/A</p>	<p>New program for 2009-14.</p> <p>Provides a detailed explanation of the County's housing policy related to Goal 1, as it is currently being carried out through the Community Plan update process.</p>	<p>Proposed Program 1.3: Implement community enhancement and revitalization tools where warranted through the community planning process using strategies that promote affordability by design such as mixed-use, infill, and adaptive reuse. Currently, six community plan updates are underway in the communities of Los Alamos, Eastern Goleta, Summerland, Mission Canyon, Orcutt, and Santa Ynez. Through the update process, staff will continue to provide information, analysis, and recommendations regarding how such tools may contribute to achieving the community's expressed goals and vision for housing.</p> <p>Funding Source: General Fund</p>

		<p>Timeline: Ongoing Responsible Agency: Planning & Development, Redevelopment Agency</p>
<p>Current Policy or Program: N/A</p>	<p>New program for 2009-14.</p> <p>Provides a detailed explanation of the County's housing policy related to Goal 1, as it is related to redevelopment.</p>	<p>Proposed Program 1.7: Continue working with the Redevelopment Agency to support programs aimed at catalyzing community renewal through: 1) incentivizing investments in underutilized urban property (i.e., parking lots, church sites, commercial property, irregularly shaped lots), 2) infrastructure (i.e., streetscape improvements, and parking), and 3) affordable housing, including homeless support infrastructure. Encourage cooperation between County HCD and Redevelopment Agency to provide funding and opportunities for redevelopment and economic enhancement. Continue to support the use of the Isla Vista Master Plan to contribute to the diversity and affordability of the housing stock in the County, adjacent to the County's largest employer, University of California Santa Barbara.</p> <p>Funding Source: General Fund and Redevelopment Funds Timeline: Ongoing Responsible Agency: Planning & Development, Redevelopment Agency</p>
<p>Current Policies 1.6, 1.8 and 1.9 (Omitted here to save space, see Appendix C – <i>Review and Revise Detail: 2003-2008 Policy Achievements</i>)</p>	<p>New program for 2009-14.</p> <p>Provides a streamlining of several disparate policies into one program with clear subcategories.</p>	<p>Proposed Program 1.4: The following land use tools shall continue to be considered and/or used through the community planning and development review processes, as well as the zoning ordinance, to provide housing opportunities for all economic segments of the population, including extremely low income households:</p> <ol style="list-style-type: none"> 1) The Affordable Housing Overlay (AHO) zone. 2) Policies to encourage the development of unit types that are affordable by design, such as Residential Second Units, Farm Employee Dwellings, infill, and Mixed-use Development. 4) Permit streamlining efforts overseen by Planning and Development, and priority permit processing for projects with affordable units built on site. 5) Incentives for special types of housing, as illustrated in Appendix F – <i>Quality Housing Design and Development Incentives</i>. 6) Administrative zoning modifications for new development approved via

		<p>Development Plans.</p> <p>7) Board-approved discretionary reductions of development impact fees for projects with demonstrated public benefits, including the provision of on site affordable housing.</p> <p>Funding Source: General Fund and Permit Fees Timeline: Ongoing Responsible Agency: Planning & Development</p>
<p>Policy 1.3 In Lieu Fees: Fees paid in lieu of providing affordable housing pursuant to the Inclusionary Housing Program (IHP) shall be deposited in the County 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.</p> <p>Responsible Agency: Planning & Development, CHCD Implementation Timeframe: Ongoing</p> <p>Action 1: The County shall include in-lieu fees and guidelines for the payment of the fees in the updated Housing Element Implementation Guidelines.</p> <p>Action 2: 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.</p>	<p>Consolidate and continue.</p> <p>While in-lieu fees are an important financial resource which allows the County to support the development and preservation of existing affordable housing projects, the County is considering making changes to the IHP In-Lieu Fee policies to increase effectiveness. The in-lieu fees will be relocated to an ordinance as part of the IHP relocation.</p>	<p>Proposed Program 4.1: Continue to access HOME, Community Development Block Grant, American Recovery and Reinvestment Act, and other resources provided by Federal, State, or regional entities to increase the efficiency of locally-generated IHP in-lieu fees collected for the express purpose of providing new and preserving existing affordable housing opportunities.</p> <p>Funding Source: General Fund Timeline: Ongoing Responsible Agency: County HCD</p>
<p>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</p>	<p>Consolidate and continue.</p> <p>Given the Board's direction to halt application of 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</p>	<p>Proposed Program 1.3: Implement community enhancement and revitalization tools where warranted through the community planning process using strategies that promote affordability by design such as mixed-use, infill, and adaptive reuse. Currently, six community plan updates are underway in the communities of Los Alamos, Eastern Goleta, Summerland, Mission Canyon, Orcutt, and Santa Ynez. Through the update process, staff will continue to provide</p>

<p>disproportionate demand for low wage service workers that dwelling units this size are likely to create.</p> <p>Responsible Agency: Planning & Development, CHCD Implementation Timeframe: Ongoing</p> <p>Action 1: 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.</p> <p>Action 2: 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.</p> <p>Action 3: 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.</p>	<p>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>	<p>information, analysis, and recommendations regarding how such tools may contribute to achieving the community's expressed goals and vision for housing.</p> <p>Funding Source: General Fund Timeline: Ongoing Responsible Agency: Planning & Development, Redevelopment Agency</p>
<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.</p> <p>Action 1: The County shall maintain active membership in the Coastal Housing Partnership and other non-profit employer housing organizations.</p> <p>Action 2: 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> <p>Action 3: The County shall encourage the development of residential units in commercial zones (i.e. mixed use development)</p>	<p>Modify and continue.</p> <p>The County will continue to ensure that barriers to the development of appropriately located and affordably priced housing are minimized.</p> <p>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.</p>	<p>Proposed Program 2.3: Amend the County's Land Use and Development Code (LUDC) to be consistent with Health and Safety Code Sections 17021.5 and 17021.6 regarding farmworker housing developed by <u>State-licensed</u> agricultural operators. Section 17021.5 requires that any employee housing providing accommodations for six or fewer employees be deemed a single-family structure, while Section 17021.6 requires that employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household be deemed an agricultural use. As such, no conditional use permit, zoning variance, or other zoning clearance or business taxes, local registration fees, use permit fees, or other fees shall be subject to these housing types which are not typically subject to uses of the same type in the same zone. The County will amend the necessary LUDC sections with policy assistance provided by the Office of Long Range Planning.</p> <p>Funding Source: General Fund</p>

<p>that may provide employee housing opportunities through the Mixed Use Development Policy (Policy 1.8) and other feasible means.</p>		<p>Timeline: Within Four Years of Housing Element Adoption Responsible Agency: Planning & Development</p>
<p>Policy 1.6: Residential Second Unit Programs. The County shall encourage the development of both attached and detached residential second units.</p> <p>Action 1: 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> <p>Action 2: 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> <p>Action 3: 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> <p>Action 4: 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.)</p> <p>Action 5: The County will annually review the number and affordability of residential second units as part of</p>	<p>Discontinue / consolidate.</p> <p>The County's Process Improvement Team is currently reviewing the need to further streamline the Residential Second Unit permitting process and will determine necessary actions. The County will continue to discuss and consider RSU policies in updates to the General Plan Land Use Element and through community planning processes.</p>	<p>See Proposed Program 1.4, above.</p>

<p>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 greater production.</p> <p>Responsible Agency: Planning & Development, CHCD Implementation Timeframe: Ongoing</p>		
<p>See Current Policy 5.3 (A)</p>	<p>Modify.</p> <p>The Innovative Building Review Program (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 SB 375. Finally, the County is currently exploring implementation of an energy efficiency financing district, per AB 811.</p>	<p>Proposed Program 1.8: Continue to support and expand the use of the Innovative Building Review Program to streamline the permit process for projects meeting energy efficiency requirements. The existing IBRP supplies public information regarding energy efficient construction techniques and allows fast track permitting for project with energy efficient designs. The program shall continue to be updated in response to changing development trends and technological progress regarding energy efficient building design.</p> <p>Funding Source: Permit Fees Timeline: Ongoing Responsible Agency: Planning & Development</p>
<p>Current Policy or Program: N/A</p>	<p>New Program for 2009-14.</p> <p>Pursuant to Assembly Bill 32 and related legislation, the County is currently pursuing potential approaches and incentives for encouraging energy saving practices.</p>	<p>Program 1.9: Seek opportunities to finance and support energy efficiency and renewable energy improvements for the County's market-rate and affordable housing stock. Examples to be considered as part of this program include adoption of a Climate Action Strategy as directed by the Board in the Long Range Planning 2009-10 Work Program, implementation of a municipal energy efficiency financing district, and strategies to prioritize County affordable housing resources for projects that encourage energy efficiency improvements.</p> <p>Funding Source: General Fund</p>

		<p>Timeline: Within Three Years of the Adoption of the Element Responsible Agency: Planning & Development</p>
<p>Policy 1.7: Rental Housing. The County shall encourage the development of multi-family rental housing as this housing type can be affordable by design.</p>	<p>Discontinue. Redundant.</p>	<p>Proposed Policy: N/A</p>
<p>Policy 1.8: Mixed Use Development. The County shall promote development with a mix of complementary land uses including housing, retail, office, commercial services, and civic uses.</p> <p>Responsible Agency: Planning & Development</p> <p>Implementation Timeframe: N/A</p> <p>Action 1: 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> <p>Action 2: 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 	<p>Consolidate and Continue.</p> <p>Mixed-use is an important factor for affordable housing development, yet pursuant to Action 3, the County will continue to explore the adoption of mixed use polices through the Community Planning process rather than maintaining this as a policy in the Housing Element.</p>	<p>See Proposed Programs 1.3 and 1.4, above.</p>

<p>development.</p> <ul style="list-style-type: none"> Community Commercial Districts to encourage mixed use within centrally located community or regional market areas that have access to transit. <p>Corridor Commercial Districts to support infill and redevelopment along existing commercial corridors with various auto dependent and pedestrian uses. These districts would respect transportation functions and safety along the corridor and ensure auto and pedestrian connections to adjacent neighborhoods.</p> <p>Action 3: When preparing or updating the community plans, the County should identify appropriate commercial or mixed use areas where residential units should be encouraged.</p>		
<p>Policy 1.9: Infill Development. 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.</p> <p>Action 1: When updating the Land Use Element, the Coastal Land Use Plan, and/or the community plans, the County shall promote residential infill within the urban boundaries of the County prior to expanding residential development into rural areas.</p> <p>Responsible Agency: Planning & Development Implementation Timeframe: N/A</p>	<p>Consolidate and continue.</p> <p>As part of its strategy to encourage affordable housing, the County will continue to explore infill opportunities through the Community Plan update process and in assessing Redevelopment opportunities. As a result, this policy is not necessary in the Housing Element.</p>	<p>See Proposed Programs 1.3 and 1.4, above.</p>
<p>Policy 1.10: Accommodate Fair Share Housing. The County shall ensure adequate sites zoned at densities that accommodate the County's "fair share" housing needs for the January 2001-July 2008 planning period at all income levels and in all HMAs as defined by the</p>	<p>Discontinue.</p> <p>Ensuring Fair Share housing is a priority for the County and occurs via SBCAG RHNA negotiations, which commence each planning cycle.</p>	<p>Proposed Policy: N/A</p>

<p>Regional Housing Needs Assessment (RHNA) for Santa Barbara County (adopted December 2002).</p> <p>Action 1: 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> <p>Action 2: 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> <p>Action 3: 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> <p>Action 4: The Isla Vista Master Plan 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> <p>Action 5: 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</p>	<p>Action items do not all relate to policy and have been addressed as part of the County's Focused Rezone Program adopted in 2009, therefore this will not be repeated or continued as a policy.</p>	
--	---	--

<p>County by Fall 2006.</p> <p>Responsible Agency: Planning & Development Implementation Timeframe: Ongoing</p>		
<p>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.</p> <p>Responsible Agency: Planning & Development Implementation Timeframe: Ongoing</p>	<p>Consolidate and Continue.</p> <p>Future adoption or updating of community plans will include an analysis of impacts to potential housing inventory.</p>	<p>See Proposed Policy 1.3, above.</p>
<p>Goal 2: Expand housing for special needs groups.</p>	<p>Continue.</p> <p>Pursues policy related to State housing law provisions for housing of special needs groups. Creates mechanism for County compliance with Senate Bill 2 (2008).</p>	<p>Proposed Goal 2: Expand housing for special needs groups.</p>
<p>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.</p> <p>Action 1: 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> <p>Action 2: The County will continue to support the Housing Advisory</p>	<p>Modify and continue.</p> <p>The County will continue to provide homeless solutions by working with appropriate agencies and leveraging state and other funds.</p> <p>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.</p> <p>In addition, the County will include provisions which allow transitional and supportive housing as a</p>	<p>Proposed Program 2.1: Provide housing consultation services to assist applicants understanding of the regulatory environment, applicable State laws and incentives, and local policies and incentives impacting the development of special needs housing, including the County's reasonable accommodation procedure.</p> <p>Funding Source: General Fund Timeline: Ongoing Responsible Agency: Planning & Development</p> <p>Proposed Program 2.2: Continue to facilitate ministerial permit opportunities for emergency shelters and supportive housing, consistent with the provisions of Chapter 633, Statutes of 2007 (SB 2) which amended Government Code Sections 65582, 65583, and 65589.5. Currently, emergency shelters and supportive housing are treated as residential uses, are allowed with a</p>

<p>Committee-Homeless Subcommittee, which will conduct research and advise the Board of Supervisors on the needs for homeless facilities in the County.</p> <p>Action 3: 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> <p>Action 4: 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> <p>Action 5: 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> <p>Responsible Agency: CHCD Implementation Timeframe: Ongoing</p>	<p>residential use, subject to those restrictions that apply to other residential uses in similar zones in compliance with Senate Bill 2.</p>	<p>ministerial Land Use Permit, and are subject to the same permitting process as other housing within the C-3 zone. As discussed in Chapter 3 of this Housing Element, adequate sites exist within this zoning designation to accommodate new emergency shelters and permit procedures are in compliance with State housing law.</p> <p>Funding Source: Permit Fees and General Fund Timeline: Ongoing Responsible Agency: Planning & Development, County HCD</p>
<p>Policy 2.2: Farm Employee Housing Program (A). 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.</p> <p>Responsible Agency: N/A Implementation Timeframe: Ongoing</p> <p>Action 1: Within one year of adoption of the updated Element the County shall amend the Zoning Ordinance to require only a 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)</p>	<p>Consolidate and continue.</p> <p>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.</p> <p>The County will also amend its policy framework to streamline the permitting of farm worker housing in compliance with State law.</p>	<p>Proposed Program 2.3: Amend the County's Land Use and Development Code (LUDC) to be consistent with Health and Safety Code Sections 17021.5 and 17021.6 regarding farmworker housing developed by <u>State-licensed</u> agricultural operators. Section 17021.5 requires that any employee housing providing accommodations for six or fewer employees be deemed a single-family structure, while Section 17021.6 requires that employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household be deemed an agricultural use. As such, no conditional use permit, zoning variance, or other zoning clearance or business taxes, local registration fees, use permit fees, or other fees shall be subject to these housing types which are not typically subject to uses of the same type in the same zone. The County will amend the necessary LUDC sections with policy assistance provided by the Office of Long Range Planning.</p> <p>Funding Source: General Fund</p>

<p>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> <p>Action 2: 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> <p>Action 3: 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> <p>Action 4: 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> <p>Action 5: 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> <p>Action 6: The County will annually review the number and affordability of farm employee dwellings as part of its Annual Report. (Also see Policy 8.7.) 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 and amend the zoning ordinance and increase available incentives as</p>		<p>Timeline: Within Four Years of Housing Element Adoption</p> <p>Responsible Agency: Planning & Development</p>
--	--	--

<p>necessary to encourage greater farm employee housing production.</p>		
<p>Policy 2.3: Farm Employee Housing Program (B). The County shall work cooperatively with cities within the County to provide housing within urban areas that meets the needs of farm employees.</p> <p>Responsible Agency: N/A Implementation Timeframe: Ongoing</p>	<p>Modify and continue.</p> <p>Maintaining affordable housing for the County's farmworker population is of vital importance to the region.</p>	<p>See Proposed Program 2.3, above.</p>
<p>Policy 2.4: Mobile Homes. The County shall expand opportunities for mobile home living as this type of housing can be affordable by design.</p> <p>Action 1: 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 mobile home parks.</p> <p>Action 2: Where feasible and as opportunities arise, the County shall seek federal or state funding to assist individuals proposing to develop mobile home parks. Such funding may be used to assist in the design, permitting, 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> <p>Action 3: 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> <p>Responsible Agency: Planning & Development, CHCD Implementation Timeframe:</p>	<p>Consolidate and continue.</p> <p>Mobile homes are an important source of affordable housing and the County will continue to work towards supporting the increased use of these, and any other "affordable by design" homes.</p>	<p>See Proposed Program 1.4, above.</p>

Ongoing		
<p>Goal 3: Expand housing for persons with disabilities.</p>	<p>Consolidate and continue. Redundant with Proposed Goal 2: Provide Housing for Special Needs Groups.</p>	<p>Proposed Goal 2: Provide Housing for Special Needs Groups.</p>
<p>Policy 3.1: Persons with disabilities. In order to provide opportunities for persons with disabilities and their families in need of a variety of affordable housing options, the County shall encourage the expansion, construction, conversion, and retrofit of new or 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.</p> <p>Responsible Agency: Planning & Development, CHCD Implementation Timeframe: Ongoing</p> <p>Action 1: 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> <p>Action 2: 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> <p>Action 3: 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</p>	<p>Modify and continue. The County will continue to support developers of special needs housing by modifying this policy to become compliant with Senate Bill 2.</p>	<p>Proposed Program 2.5: Provide opportunities for administrative relief for housing projects that accommodate the needs of persons with disabilities and their families, consistent with Chapter 671, Statutes of 2001 (SB 520), which amended Government Code Section 65583(c)(3). Subject to Appendix B of the this Housing Element, the requirements of applicable County zoning ordinances shall be waived by the Director of Planning & Development (or applicable Review Authority), if necessary, to comply with Federal and/or State fair housing and disability laws relating to reasonable accommodations for persons with disabilities.</p> <p>To increase the effectiveness of this practice, the County's "Reasonable Accommodation" procedure shall be incorporated into the County's Land Use and Development Code. The procedure will identify applicability, application requirements, review authority, the review procedure, and findings that will serve as the basis for the decision to grant or deny requests for reasonable accommodation. In addition, it will identify the process for appeals of the determination.</p> <p>Funding Source: General Fund Timeline: Within Four Years of the Adoption of the Element Responsible Agency: Planning & Development</p>

Santa Barbara County Housing Element 2009-2014

<p>for persons with disabilities in the County.</p>		
<p>Goal 4: Promote open and fair housing opportunities.</p>	<p>Modify and continue. Ensuring fair housing is a priority. Clarify language and update goal number.</p>	<p>Proposed Goal 3: Provide Fair Access to Housing.</p>
<p>See Current Policies 4.1, 4.2 and 4.3</p>	<p>New Policy for 2009-14. Provides a detailed explanation of the County's housing policy related to Goal 3.</p>	<p>Proposed Policy 3.1: Promote equal housing opportunities for all persons in all housing types (ownership and rental, market-rate and assisted).</p>
<p>See Current Policies 4.1, 4.2 and 4.3</p>	<p>Consolidated and modify. Provides necessary clarity on current programs related to equal housing opportunities.</p>	<p>Proposed Program 3.1: Continue existing programs to provide a referral process and/or contracts with legal services for fair housing issues. The County currently contributes General Fund resources to the City of Santa Barbara for regional fair housing legal services. Additionally, the County will consider contributing additional funding to appropriate private legal service agencies to provide active fair housing legal services countywide.</p> <p>Funding Source: General Fund and CDBG Timeline: Ongoing Responsible Agency: County HCD</p>

<p>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.</p> <p>Responsible Agency: CHCD Implementation Timeframe: Ongoing</p> <p>Action 1: 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> <p>Action 2: The County shall continue to identify and pursue non-discriminatory use of County funds for programs that promote equal opportunity housing.</p>	<p>Modify and continue. Provides necessary clarity on current programs related to equal housing opportunities.</p>	<p>Proposed Program 3.2: Bolster support of the existing Fair Housing Public Outreach program by providing increased information via County websites, public pamphlets, informational handouts, and other means. In addition to public outreach conducted by the County, any contract for private fair housing legal services will require a public outreach component. This public outreach program shall be conducted in multiple languages and designed to provide information to community members from all special needs, ethnic, cultural, and economic spectrums.</p> <p>Funding Source: General Fund & CDBG Timeline: Within Three Years of Housing Element Adoption Responsible Agency: County HCD</p>
<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.</p>	<p>Consolidate and continue. Redundant. The County will continue to prevent violation of any federal or state fair housing laws during the administration of its housing policies and programs.</p>	<p>See Proposed Policy 3.1, above.</p>

<p>Responsible Agency: N/A Implementation Timeframe: Ongoing</p>		
<p>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.</p>	<p>Consolidate and continue. Redundant. The County will continue to promote equal housing opportunities.</p>	<p>See Proposed Policy 3.1, above.</p>
<p>Goal 5: Quality Housing Design: Neighborhood Compatibility and Improvement</p>	<p>Consolidate and continue. Not necessary as a goal. More appropriate as a program under Proposed Goal 1, Policy 1.</p>	<p>Proposed Goal 1: Enhance the Diversity, Quantity, and Quality of the Housing Supply</p>
<p>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.</p> <p>Related Development Standards: 5.1.1 – 5.1.10</p> <p>Responsible Agency: Planning & Development Implementation Timeframe: Ongoing</p>	<p>Consolidate and continue. Now relates to Proposed Goal 1.</p>	<p>Proposed Program 1.6: Ensure quality housing design and community compatibility via the continued use of regional BAR and Community Plan Design Guidelines.</p> <p>Funding Source: General Fund and Permit Fees Timeline: Ongoing Responsible Agency: Planning & Development</p>

<p>Policy 5.2: Quality Housing Design: Residential Design Standards. The County shall promote quality residential design standards to guide residential development countywide.</p> <p>Responsible Agency: Planning & Development</p> <p>Implementation Timeframe: Ongoing</p> <p>Action 1: 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.</p>	<p>Consolidate and continue.</p> <p>Residential design standards will continue to be an important component of the community planning process. However, in an effort to improve the public's ability to access and understand the Housing Element, this program will be consolidated.</p>	<p>See Proposed Program 1.6, above.</p>
<p>Policy 5.3: Quality Housing Design: Resource Conservation (A). The County shall encourage well-designed, energy efficient units in new residential developments that will minimize maintenance costs over time. All projects shall comply with the Development Standards.</p> <p>Responsible Agency: Planning & Development</p> <p>Implementation Timeframe: Ongoing</p> <p>Action 1: The County shall provide information to interested persons regarding energy conservation in site and building design, through the Innovative Building Review Program and other appropriate means. Minimizing the operational energy costs of affordable units shall be strongly encouraged.</p>	<p>Modify and continue.</p> <p>The County shall continue the implementation of its Innovative Building Review Program and shall analyze the appropriate method by which to create an energy efficient housing stock during the development of a Climate Action Plan pursuant to Assembly Bill 32, Senate Bill 375 and Assembly Bill 811.</p>	<p>See Proposed Programs 1.8 and 1.9, above.</p>
<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</p>	<p>Consolidate and continue.</p> <p>The Board of Supervisors has initiated an update to the Goleta Community Plan, which is currently underway. This plan will address one of the few</p>	<p>See Proposed Programs 1.3, above.</p>

<p>considered for conversion, smaller agricultural lands that have access to municipal and other services (e.g. schools, transit, and commercial services) shall be considered first.</p> <p>Responsible Agency: Planning & Development Implementation Timeframe: December 2011</p> <p>Action 1: 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>	<p>remaining urban agricultural blocks in the County; the South Patterson Ag Block.</p>	
<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.</p> <p>Responsible Agency: Planning & Development Implementation Timeframe: Ongoing</p>	<p>Consolidate and continue.</p> <p>Redundant. The County shall continue to encourage development within existing urban boundaries and protect rural lands from further development until such time as development / redevelopment opportunities within urban lands have been exhausted.</p>	<p>See Proposed Program 1.1, above.</p>
<p>Goal 6: Preserve the affordable housing stock</p>	<p>Consolidate and continue.</p> <p>Reorganized and now contains provision for cultivating financial resources (combines current Goals 6 and 9).</p>	<p>Goal 4: Preserve the Affordable Housing Stock and Cultivate Financial Resources</p>

<p>Policy 6.1: 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).</p> <p>In addition, for subdivisions, restrictive covenants shall be recorded against the title of the affected properties at the time of first sale that shall:</p> <ul style="list-style-type: none"> • 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. 	<p>Consolidate and continue.</p> <p>The County plans to continue to support the preservation of affordable rental housing which is at risk of conversion to market-rate.</p>	<p>Proposed Program 4.3: The County will continue to track affordable rental developments with expiring use restrictions and work with owners to ensure maintained affordability. County HCD will continue to manage a database which tracks the expiration dates of affordable housing covenants and restrictions. Prior to the expiration of these affordability restrictions, County HCD shall explore all opportunities to maintain this affordability. Such opportunities include but are not limited to: provision of rehabilitation funding to the property owner contingent upon an extension of the affordability restrictions, assistance to non-profit housing agencies or any another entities seeking to acquire and maintain government-assisted housing developments at risk of converting to market rate housing, or acquisition of the housing units with available local financing.</p> <p>Funding Source: General Fund</p> <p>Timeline: Ongoing</p> <p>Responsible Agency: General Services, County HCD</p>
---	---	--

<p>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.</p> <p>Responsible Agency: CHCD Implementation Timeframe: Ongoing</p> <p>Action 1: 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> <p>Action 2: The County shall seek funding to develop a program to assist owners of affordable units secure low interest loans for structural repair and maintenance, examples include plumbing, roof repair, electrical, heating systems.</p>		
--	--	--

<p>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.</p> <p>Responsible Agency: CHCD Implementation Timeframe: Ongoing</p>	<p>Discontinue.</p> <p>This policy is more appropriately included in the County's procedures related to the IHP. The existing IHP requirements can be found in this Housing Element, Appendix A - <i>Inclusionary Housing Program: Background, Policy, and Implementation.</i></p>	<p>Proposed Policy: N/A</p>
<p>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.</p> <p>Responsible Agency: Planning & Development, CHCD Implementation Timeframe: Ongoing</p> <p>Action 1: 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</p>	<p>Discontinue.</p> <p>Ineffective. The policy of County re-purchase of units when a lower income homeowner is having difficulty selling the unit themselves is problematic in most cases.</p>	<p>Proposed Policy: N/A</p>

<p>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>		
--	--	--

<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.</p> <p>Responsible Agency: N/A Implementation Timeframe: Ongoing</p>	<p>Consolidate and continue.</p> <p>The preservation of housing serving special needs populations continues to be a priority.</p>	<p>See Proposed Program 4.3, above.</p>
<p>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 Local Coastal Plan.</p> <p>Responsible Agency: Planning & Development, CHCD Implementation Timeframe: Ongoing</p>	<p>Discontinue.</p> <p>The County is required to ensure consistency with the General Plan and Local Coastal Plan as part of the planning and zoning decision-making process. Accordingly, this policy will be removed to improve the public's ability to access and understand the Housing Element.</p>	<p>Proposed Policy: N/A</p>
<p>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 may be amended.</p> <p>Responsible Agency: Planning & Development Implementation Timeframe: Ongoing</p>	<p>Discontinue.</p> <p>Redundant to the language and requirements located in County Code Chapters 11 and 11A which require that the County comply with the provisions of the Mobile Home Parks Act as included in sections 18050, 18051, 18053, 18054, 18,200, and 18300 of the Health and Safety Code.</p>	<p>Proposed Policy: N/A</p>
<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</p>	<p>Consolidate and continue.</p> <p>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</p>	<p>See Proposed Program 4.1, above.</p>

<p>and Professions Code §11004 (but excluding limited equity housing cooperatives). Condominium conversion projects shall comply with the Development Standards.</p> <p>Responsible Agency: Planning & Development, County Counsel Implementation Timeframe: Ongoing</p>	<p>under one policy pursuant to Housing Goal 3: "Provide Fair Access to Housing" as the purpose of this housing goal is to promote equal opportunity in all housing types (ownership and rental, market rate and assisted) and for all persons.</p>	
<p>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.</p> <p>Responsible Agency: Planning & Development, RDA Implementation Timeframe: Ongoing</p>	<p>Consolidate and continue. Redundant. The County will maintain this program as an effective mechanism to rehabilitate existing and/or develop new affordable housing in Isla Vista.</p>	<p>See Proposed Program 4.1, above.</p>
<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.</p>	<p>Consolidate and Continue. Redundant.</p>	<p>See Proposed Program 4.1, above.</p>
<p>Goal 7: Form cooperative relationships with the public, housing providers, and advocates.</p>	<p>Consolidate and continue. Redundant. Needs streamlining.</p>	<p>Proposed Goal 5: Foster Cooperative Relationships and Efficient Government</p>

<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.</p> <p>Responsible Agency: Planning & Development, CHCD Implementation Timeframe: Fall 2004, Spring 2005, Fall 2006, Spring 2007, Ongoing (implemented November 2004, April 2005)</p> <ul style="list-style-type: none"> • Action 1: 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 	<p>Consolidate and continue.</p> <p>The County will continue this policy as an effective means of continuing public outreach and seeking public input for developing housing programs and allocating affordable housing resources.</p>	<p>Proposed Program 5.3: Facilitate public outreach regarding housing opportunities such as Residential Second Units, Farm Employee Dwellings, and permit streamlining. In addition, the County shall provide information on its website and provide literature detailing the opportunities to develop housing which is affordable by design or with price restrictions.</p> <p>Funding Source: General Fund Timeline: Ongoing Responsible Agency: Planning & Development</p>
--	---	---

<p>impact fee reduction programs,</p> <ul style="list-style-type: none"> • 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. <p>The web page 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.</p> <p>Action 2: 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.</p> <p>Action 3: 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.</p>		
<p>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.</p> <p>Responsible Agency: Planning & Development, CHCD Implementation Timeframe: Ongoing</p>	<p>Consolidate and continue.</p> <p>Cooperative relationships between the County and interested parties must continue in order to ensure effective RHNA negotiations.</p>	<p>Proposed Program 5.1: Work cooperatively and form partnerships with Federal, State, and regional agencies, as well as private and non-profit entities to apply for public funding to support projects demonstrating creative strategies to address affordable housing needs.</p> <p>Funding Source: Various Timeline: Ongoing Responsible Agency: Planning & Development, County HCD, Redevelopment Agency</p>

<p>Action 1: 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> <p>Action 2: 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. <p>Action 3: 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</p>		
---	--	--

<p>promote a jobs/housing balance within the regions of Santa Barbara County.</p>		
<p>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.</p> <p>Responsible Agency: Planning & Development, CHCD Implementation Timeframe: Ongoing</p>	<p>Consolidate and continue.</p> <p>The County must continue to work with Service Districts to evaluate infrastructure needs required by new housing development.</p>	<p>Proposed Program 1.5: Utilize community plan updates as an opportunity to consider and develop solutions for infrastructure constraints, which can be a barrier to the development of housing throughout the unincorporated County. Specifically, when updating a community plan, the future residential development allowed by the plan should be supported by either existing service infrastructure, or the plan should anticipate how this infrastructure can be improved and/or expanded to foster future housing opportunities. Additionally, the County will consider the need for infrastructure expansion when reviewing the future use or sale of County-owned land. Prior to the sale of County-owned land, the subject property shall be evaluated for potential land use conflicts and other constraints that may make the property inappropriate for expansion of service infrastructure. If the property is determined to be appropriate for infrastructure facilities/improvements, the County shall contact applicable public and or private agencies and/or private to determine the level of interest and/or financial feasibility of developing the site with the appropriate level of service infrastructure.</p> <p>Funding Source: General Fund and Permit Fees Timeline: Ongoing Responsible Agency: Planning & Development</p>
<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.</p> <p>Responsible Agency: Planning & Development Implementation Timeframe: Ongoing</p>	<p>Consolidate and continue.</p> <p>Not necessary. 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>	<p>See Proposed Program 5.1, above.</p>

<p>Goal 8: Reduce or eliminate governmental constraints to the development of affordable or special needs housing.</p>	<p>Consolidate with Goals 1 and 2.</p> <p>Redundant. Consolidated under preservation and enhancement of housing supply, and efforts to provide housing for special needs groups.</p>	<p>See Proposed Goals 1 and 2, above.</p>
<p>Policy 8.1: Efficient Government: Make Affordable Housing Projects a Priority. 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.</p> <p>Responsible Agency: Planning & Development, County Administrator Implementation Timeframe: Ongoing</p> <p>Action 1: 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> <p>Action 2: 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> <p>Action 3: Within two years of the adoption of the updated Element, the County shall adopt a development</p>	<p>Consolidate and continue. See Goal 1, Programs 1.2, 1.4, and 1.6; Goal 5, Program 5.3</p> <p>The County will continue to effectively 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.</p>	<p>Proposed Program 5.4: Continue to utilize Planning and Development's process improvement efforts to streamline the County's permit process and remove regulatory barriers to the development of new housing. Planning and Development will continue to meet, and incorporate input from, community stakeholders and housing developers regarding appropriate streamlining efforts to encourage the permitting of additional housing.</p> <p>Funding Source: General Fund Timeline: Ongoing Responsible Agency: Planning & Development</p>

<p>impact fee reduction program for beneficial projects in the Orcutt Planning Area. Beneficial projects may include but are not limited to multi-family projects, residential second units, housing for persons with disabilities, emergency shelters, mobile homes, and mixed use projects.</p> <p>Action 4: 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>		
<p>Policy 8.2: Efficient Government: Make Affordable Housing Projects a Priority. 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.</p> <p>Action 5: 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> <p>Responsible Agency: Planning & Development, CHCD Implementation Timeframe: Ongoing</p> <p>Action 6: 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</p>	<p>Consolidate and continue.</p> <p>Redundant. The County considers special needs housing a priority; however, this is now appropriately combined with the referenced program set.</p>	<p>See Proposed Programs 1.4 and 1.6, above.</p>

<p>cost or eliminate unnecessary constraints to the development of affordable, special needs, and rental housing.</p> <p>Action 7: The County shall strongly encourage the provision of affordable, special needs, multi-family, and rental housing. Recognizing the difficult economies of such housing:</p> <ul style="list-style-type: none"> • 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. <p>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.</p>		
---	--	--

<p>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.</p> <p>Responsible Agency: CHCD Implementation Timeframe: Ongoing</p>	<p>Discontinue.</p> <p>This policy is more appropriately included in IHP-related procedures manual, rather than the General Plan Housing Element. The existing IHP requirements are located in this Housing Element Appendix A - <i>Inclusionary Housing Program: Background, Policy, and Implementation.</i></p>	<p>See Proposed Program 1.2, above.</p>
<p>Policy 8.4: Efficient Government: Development Incentives (A). 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.</p> <p>Action 1: 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 facilitate and accommodate development at permitted densities. These could include but are not limited to</p>	<p>Consolidate and continue.</p> <p>More appropriately included under one policy pursuant to Housing Goal 5: "Cooperative Relationships and Efficient Government" as the purpose of this housing goal is to pursue opportunities by which the County's regulatory process for permitting housing can be further streamlined.</p>	<p>See Proposed Program 5.4, above.</p>

<p>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.</p>		
<p>Policy 8.5: Efficient Government: Development Incentives (B). Applicable County departments shall provide incentives for the development of affordable, special needs, and rental housing.</p> <p>Responsible Agency: Planning & Development Implementation Timeframe: Ongoing</p>	<p>Consolidate and continue.</p> <p>This program was considered vague and redundant with other policies found in the previous Housing Element.</p>	<p>See Proposed Program 5.4, above.</p>
<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.</p> <p>Responsible Agency: Planning & Development, CHCD Implementation Timeframe: Ongoing</p>	<p>Discontinue.</p> <p>The County will continue to adhere to the legal provisions allowing State or Federal programs to supersede County programs in accordance with related statutory requirements. This policy is considered redundant with State and Federal law and therefore unnecessary.</p>	<p>Proposed Policy: N/A</p>
<p>Policy 8.7: Efficient Government: Annual and Periodic Reports (A). 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.</p> <p>Responsible Agency: Planning & Development</p>	<p>Discontinue.</p> <p>Redundant. State Law requires the County to submit an annual report which describes the current housing production and trends in the County. Therefore, this program will be eliminated from use in future Housing Elements.</p>	<p>Proposed Program 5.5: Continue to utilize new technology and data to monitor and assess housing development and the affordability of housing. The County shall continue to develop more efficient housing tracking options in its Accela permit tracking system. The County will also provide support to Federal, State, and regional authorities to successfully implement the 2010 Census which will provide valuable information regarding population and housing.</p> <p>Funding Source: General Fund Timeline:</p>

<p>Implementation Timeframe: Ongoing</p>		<p>Ongoing Responsible Agency: Planning & Development, County HCD</p>
<p>Policy 8.8: Efficient Government: Annual and Periodic Reports (B). 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.</p> <p>Responsible Agency: Planning & Development</p> <p>Implementation Timeframe: Ongoing</p> <p>Action 1: 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. 	<p>Discontinue.</p> <p>Unnecessary and redundant. Residential land surveys are developed as part of the Community Plan update process and as part of the Site Inventory for Housing Element updates.</p>	

<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.</p> <p>Responsible Agency: Planning & Development, County Counsel Implementation Timeframe: Ongoing</p>	<p>Discontinue.</p> <p>During the last housing cycle the County was not subject to any litigation settlement agreements which conflicted with existing affordable housing programs.</p>	<p>Proposed Policy: N/A</p>
<p>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.</p> <p>Responsible Agency: Planning & Development Implementation Timeframe: Ongoing</p>	<p>Discontinue.</p> <p>Redundant. Relates to application of IHP and in-lieu fees. Refer to this Housing Element Appendix A - <i>Inclusionary Housing Program: Background, Policy, and Implementation.</i></p>	<p>See Proposed Program 1.2, above.</p>
<p>Goal 9: Cultivate financial resources to support affordable</p>	<p>Consolidate and Retain as Goal 4.</p>	<p>See Proposed Goal 4, above.</p>

Santa Barbara County Housing Element

housing development.	Reorganized and now contains provision for cultivating financial resources (combines previous Housing Element Goals 6 and 9).	
----------------------	---	--

<p>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.</p> <p>Responsible Agency: CHCD Implementation Timeframe: Ongoing</p> <p>Action 1: 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> <p>Action 2: 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> <p>Action 3: 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> <p>Action 4: 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>	<p>Consolidate and continue.</p> <p>Redundant. The County has been successful at generating resources to subsidize the development and preservation of affordable housing and will continue to do so.</p>	<p>Proposed Program 4.1: Continue to access HOME, Community Development Block Grant, American Recovery and Reinvestment Act, and other resources provided by Federal, State, or regional entities to increase the efficiency of locally-generated IHP in-lieu fees collected for the express purpose of providing new and preserving existing affordable housing opportunities.</p> <p>Funding Source: General Fund Timeline: Ongoing Responsible Agency: County HCD</p>
<p>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</p>	<p>Consolidate and continue.</p> <p>Redundant. The County will continue to support the efforts of the Housing Authority.</p>	<p>See Proposed Program 4.1, above.</p>

<p>of rental and special needs housing if feasible.</p> <p>Responsible Agency: CHCD Implementation Timeframe: Ongoing</p>		
<p>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.</p> <p>Responsible Agency: CHCD Implementation Timeframe: Ongoing</p> <p>Action 1: The County shall maintain guidelines that will be used to determine appropriate uses of the affordable housing funds.</p> <p>Action 2: 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>	<p>Consolidate and continue.</p> <p>Redundant. The County will continue to leverage available resources to support homeownership programs.</p>	<p>See Proposed Program 4.1, above.</p>
<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.</p> <p>Responsible Agency: Planning & Development, General Services Implementation Timeframe: Ongoing</p> <p>Action 1: 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</p>	<p>Consolidate and continue.</p> <p>Redundant. Consolidated to correspond with programmatic efforts to maintain affordability for County-owned lands pursuant to State housing law priorities.</p>	<p>Proposed Program 4.2: The County will consider the need for affordable housing when reviewing the future use or sale of County-owned land. Prior to the sale of County-owned land, the subject property shall be evaluated for potential land use conflicts and other constraints that may make the property inappropriate for residential development. If the property is determined to be appropriate for residential development, the County shall contact applicable departments (such as County HCD and the Redevelopment Agency) as well as private and non-profit affordable housing agencies to determine the level of interest and/or feasibility of developing the site with affordable housing.</p> <p>Funding Source: N/A Timeline:</p>

<p>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.</p> <p>Action 2: 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.</p>		<p>Ongoing Responsible Agency: General Services</p>
--	--	--