

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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January 22, 2024

Lisa Plowman, Director  
Planning and Development Department  
County of Santa Barbara  
123 East Anapamu Street  
Santa Barbara, CA 93101

Dear Lisa Plowman:

**RE: Santa Barbara County's 6<sup>th</sup> Cycle (2023-2031) Adopted Housing Element**

Thank you for submitting Santa Barbara County's (County) housing element that was adopted December 5, 2023 and received for review on December 8, 2023. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of the date of this letter. The adopted element was found to be substantially the same as the revised draft element that HCD's October 16, 2023 review determined met statutory requirements.

Additionally, the County must continue timely and effective implementation of all programs including but not limited to the following:

- Program 1 (Adequate Sites for RHNA and Monitoring of No Net Loss)
- Program 2 (Use By Right Approval)
- Program 4 (Inclusionary Housing)
- Program 5 (Tools and Incentives for High Quality Affordable Housing)
- Program 6 (Housing for Farmworkers and Other Employees)
- Program 9 (Sites for Emergency Shelters)
- Program 10 (Accessory Dwelling Units (ADU))
- Program 12 (Priorities for Disposal of County Land)
- Program 13 (Density Bonus Provisions)
- Program 14 (Water and Sewer Services)
- Program 16 (Reduction of Governmental Constraints)
- Program 18 (Preservation of At-risk Housing and Mobile Home Parks)
- Program 24 (Rental Housing Incentive Program)
- Program 25 (Lower-income Community Revitalization)

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), as the County did not adopt a compliant housing element within 120 days of the statutory deadline (February 15, 2023), programs to make prior identified sites available or rezone to address a shortfall of capacity to accommodate the regional housing need allocation (RHNA) (e.g., Programs 1 (Adequate Sites for RHNA and Monitoring of No Net Loss) and 2 (Use By Right Approval)) must be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

The County must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, Prohousing program, Prohousing Incentive program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County now meets housing element requirements for these and other funding sources.

HCD appreciates the diligent effort from the County's housing element team throughout the housing element update and review process. HCD particularly commends the leadership and collaboration of you, Elise Dale, Allen Bell, Alex Tuttle, Jessica Steele and Eva Marrero. HCD applauds the team's public service and attention to housing and community development needs. HCD wishes the County success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact me at [paul.mcdougall@hcd.ca.gov](mailto:paul.mcdougall@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager