

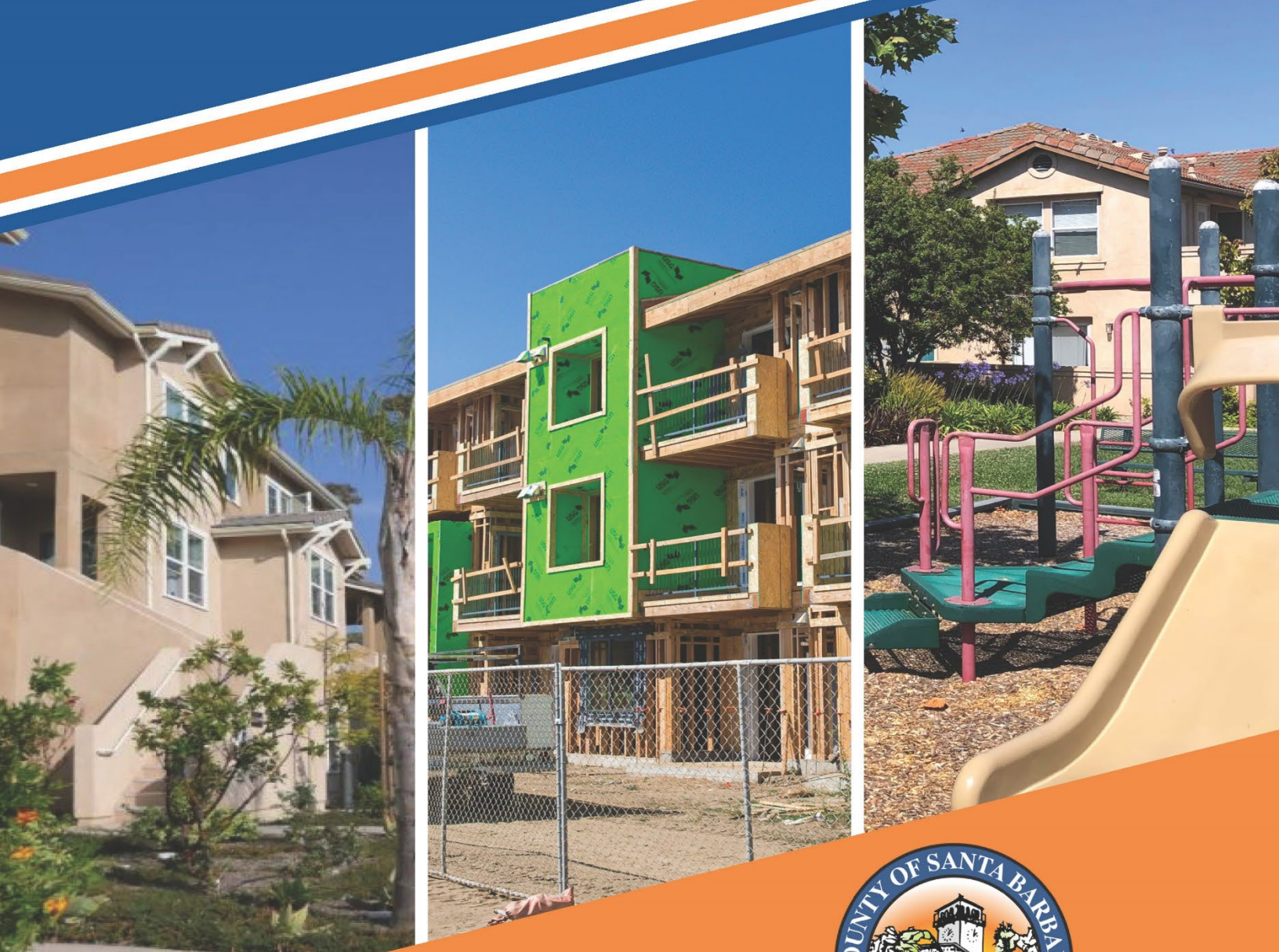
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COUNTY OF SANTA BARBARA

2023-2031 Housing Element

OF THE COMPREHENSIVE PLAN

January 2023



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Draft

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2023-2031 Housing Element

OF THE COMPREHENSIVE PLAN



County of Santa Barbara
Planning and Development Department
123 East Anapamu Street
Santa Barbara, CA 93101-2058

January 2023

Table of Contents

1.0	VISION, PURPOSE, AND COMMUNITY INPUT	1-1
A.	HOUSING ELEMENT PURPOSE AND COUNTY ROLE	1-1
B.	OVERVIEW OF HOUSING ELEMENT LAW & ORGANIZATION	1-1
C.	HOUSING ELEMENT GOALS	1-3
D.	RELATIONSHIP TO OTHER COMPREHENSIVE PLAN ELEMENTS.....	1-4
E.	LOCAL SETTING	1-6
F.	PUBLIC PARTICIPATION.....	1-8
2.0	COMMUNITY HOUSING ASSESSMENT AND NEEDS	2-1
A.	INTRODUCTION	2-1
B.	POPULATION, EMPLOYMENT, AND HOUSEHOLD CHARACTERISTICS.....	2-3
C.	REGIONAL HOUSING NEEDS ALLOCATION (RHNA).....	2-36
D.	FUTURE HOUSING NEEDS.....	2-37
E.	SPECIAL HOUSING NEEDS.....	2-49
F.	FAIR HOUSING ASSESSMENT.....	2-72
3.0	HOUSING CONSTRAINTS ASSESSMENT	3-2
A.	GOVERNMENTAL CONSTRAINTS	3-2
B.	NON-GOVERNMENTAL CONSTRAINTS	3-11
4.0	HOUSING SITES INVENTORY	4-1
A.	REGIONAL HOUSING NEEDS.....	4-1
B.	EXISTING HOUSING CAPACITY	4-3
C.	UNACCOMMODATED NEED.....	4-7
D.	POTENTIAL REZONE SITES.....	4-8
E.	HOUSING FROM EXISTING HOUSING CAPACITY AND POTENTIAL REZONE SITES	4-10
5.0	HOUSING PLAN AND RESOURCES.....	5-1
A.	GOALS AND POLICIES	5-1
B.	PROGRAMS AND ACTIONS	5-3
C.	AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) MEANINGFUL ACTIONS MATRIX	5-19
D.	HOUSING RESOURCES	5-23

List of Figures

FIGURE 1-1	SANTA BARBARA COUNTY	1-7
FIGURE 2-1.	SANTA BARBARA COUNTY HMAs.....	2-3
FIGURE 2-2.	SANTA BARBARA COUNTY UNEMPLOYMENT RATE (2010-2021)	2-16
FIGURE 2-3.	SANTA BARBARA COUNTY HOME VALUES (2010-2021)	2-30
FIGURE 2-4.	COST-BURDENED HOUSEHOLDS	2-55
FIGURE 2-5.	COUNTY 2022 PIT SURVEY – BREAKDOWN BY CITY/AREA.....	2-66
FIGURE 2-6.	SANTA BARBARA COUNTY HOUSING INVENTORY CHART FOR PERSONS EXPERIENCING HOMELESSNESS.....	2-68
FIGURE 2-7.	FISCAL YEAR 2021/2022 FUNDING	2-70
FIGURE 2-8.	COUNTY DISTRIBUTION OF HOMELESSNESS FUNDING (FY21/22)	2-71
FIGURE 3-1.	PLANNING PERMIT PROCESS FLOW CHART	3-6
FIGURE 3-2.	PRIME AGRICULTURAL SOILS.....	3-20
FIGURE 3-3.	WILLIAMSON ACT CONTRACTED LAND	3-21

FIGURE 3-4.	ESH OVERLAY.....	3-22
FIGURE 3-5.	DESIGNATED CRITICAL HABITAT.....	3-23
FIGURE 3-6.	COASTAL ZONE BOUNDARY	3-25
FIGURE 3-7.	FAULT LINES	3-26
FIGURE 3-8.	LIQUEFACTION ZONES	3-27
FIGURE 3-9.	FIRE HAZARD SEVERITY ZONES (VERY HIGH & HIGH)	3-28
FIGURE 3-10.	TIMES BURNED 1912-2021	3-29
FIGURE 3-11.	COUNTY INLAND AND COASTAL FLOOD HAZARD AREA	3-31
FIGURE 3-12.	PERCENT-OF-NORMAL RAINFALL BY WATER YEAR (1980-2022)	3-32
FIGURE 3-13.	SLOPE STABILITY AND LANDSLIDES	3-34
FIGURE 4-1.	EXISTING RHNA UNIT CAPACITY.....	4-3
FIGURE 4-2.	ADU PERMIT APPROVAL HISTORY/TRENDS	4-6
FIGURE 4-3.	TOTAL HOUSING UNITS FROM EXISTING ZONING CAPACITY AND POTENTIAL REZONE SITES.....	4-12
FIGURE 4-4.	LOWER-INCOME HOUSING UNITS FROM EXISTING ZONING CAPACITY AND POTENTIAL REZONE SITES.....	4-12
FIGURE 4-5.	MODERATE-INCOME HOUSING UNITS FROM EXISTING ZONING CAPACITY AND POTENTIAL REZONE SITES.....	4-13
FIGURE 4-6.	ABOVE MODERATE-INCOME HOUSING UNITS FROM EXISTING ZONING CAPACITY AND POTENTIAL REZONE SITES ..	4-13

List of Tables

TABLE 1-1.	COUNTY OF SANTA BARBARA COMPREHENSIVE PLAN ELEMENTS.....	1-5
TABLE 2-1.	SANTA BARBARA COUNTY POPULATION CHANGE 1990 TO 2021	2-4
TABLE 2-2.	UNINCORPORATED COUNTY POPULATION CHANGE 1990 TO 2021.....	2-4
TABLE 2-3.	POPULATION BY HMA (2019)	2-5
TABLE 2-4.	SANTA BARBARA COUNTY POPULATION GROWTH FORECAST	2-5
TABLE 2-5.	POPULATION TRENDS – NEIGHBORING JURISDICTIONS	2-6
TABLE 2-6.	POPULATION BY AGE (2019).....	2-7
TABLE 2-7.	POPULATION BY RACE/ETHNICITY, SANTA BARBARA COUNTY (2010-2019)	2-8
TABLE 2-8.	POPULATION BY RACE/ETHNICITY, UNINCORPORATED COUNTY BY HMA (2019)	2-9
TABLE 2-9.	RESIDENT EMPLOYMENT BY OCCUPATION (2019).....	2-10
TABLE 2-10.	RESIDENT EMPLOYMENT BY INDUSTRY	2-11
TABLE 2-11.	SANTA BARBARA COUNTY’S LARGEST EMPLOYERS.....	2-13
TABLE 2-12.	JOBS TO HOUSEHOLDS RATIO (2010-2050).....	2-14
TABLE 2-13.	SANTA BARBARA COUNTY AVERAGE WAGES BY OCCUPATION GROUP	2-15
TABLE 2-14.	HOUSEHOLDS BY TENURE (2019).....	2-17
TABLE 2-15.	SANTA BARBARA COUNTY VACANCY RATES	2-18
TABLE 2-16.	VACANCY BY TYPE.....	2-19
TABLE 2-17.	SANTA BARBARA COUNTY HOUSEHOLD TYPES (2019)	2-20
TABLE 2-18.	AVERAGE HOUSEHOLD SIZE BY TENURE (2019).....	2-21
TABLE 2-19.	HOUSING UNITS BY TYPE (2010 AND 2021)	2-22
TABLE 2-20.	HOUSING UNITS BY TYPE, UNINCORPORATED COUNTY BY HMA (2019)	2-23
TABLE 2-21.	HOUSING UNITS BY AGE	2-24
TABLE 2-22.	HOUSING UNITS BY AGE AND TENURE	2-24
TABLE 2-23.	SUBSTANDARD HOUSING CONDITIONS	2-25
TABLE 2-24.	HOUSING UNITS BY TENURE AND NUMBER OF BEDROOMS	2-26
TABLE 2-25.	HCD SANTA BARBARA COUNTY INCOME LIMITS (2022)	2-27
TABLE 2-26.	SANTA BARBARA COUNTY HOUSEHOLDS BY INCOME LEVEL	2-28
TABLE 2-27.	HOUSEHOLD INCOME (2019).....	2-29
TABLE 2-28.	HOME VALUES IN UNINCORPORATED COMMUNITIES (2015-2021)	2-30
TABLE 2-29.	AVERAGE MONTHLY RENTS (FEBRUARY 2022)	2-31

TABLE 2-30.	OVERCROWDING (2019)	2-32
TABLE 2-31.	OVERCROWDING BY TENURE (2019)	2-33
TABLE 2-32.	SALARY REQUIREMENTS TO AVOID HOUSING COST BURDEN IN SANTA BARBARA COUNTY	2-34
TABLE 2-33.	COST BURDEN BY TENURE (2019)	2-35
TABLE 2-34.	UNINCORPORATED SANTA BARBARA COUNTY 6TH CYCLE (2023-2031) RHNA.....	2-37
TABLE 2-35.	AT RISK OF CONVERTING TO MARKET RATE	2-38
TABLE 2-36.	AGENCIES INVOLVED WITH COUNTY HOUSING ACTIVITIES	2-39
TABLE 2-37.	ESTIMATED RENT SUBSIDIES, AT-RISK UNITS IN THE SOUTH COAST HMA.....	2-41
TABLE 2-38.	ESTIMATED RENT SUBSIDIES, AT-RISK UNITS IN THE SANTA MARIA HMA	2-42
TABLE 2-39.	HOUSING IN THE COASTAL ZONE	2-42
TABLE 2-40.	NEW CONSTRUCTION FOR 2023-2031 PLANNING PERIOD: ADU PROJECTIONS AND PENDING PROJECTS	2-43
TABLE 2-41.	COUNTY HCD DEED-RESTRICTED UNITS.....	2-45
TABLE 2-42.	POVERTY ACROSS SANTA BARBARA COUNTY (2015-2019)	2-50
TABLE 2-43.	ELI HOUSEHOLDS SANTA BARBARA UNINCORPORATED COUNTY	2-51
TABLE 2-44.	ELI HOUSEHOLDS BY SANTA BARBARA UNINCORPORATED HMA.....	2-52
TABLE 2-45.	COUNTYWIDE AGING TRENDS AND PROJECTIONS	2-53
TABLE 2-46.	LOW- AND MODERATE- INCOME (LMI) HOUSEHOLDS AGED 65 YEARS OR MORE IN COUNTY AND UNINCORPORATED HMAs	2-54
TABLE 2-47.	POVERTY RATES BY HMA.....	2-55
TABLE 2-48.	PERSONS WITH DEVELOPMENTAL DISABILITIES BY ZIP CODE AND AGE GROUP	2-58
TABLE 2-49.	DISABILITY BY TYPE	2-59
TABLE 2-50.	LARGE HOUSEHOLDS BY TENURE	2-61
TABLE 2-51.	POVERTY RATES IN LARGE FAMILIES VS ALL FAMILIES	2-61
TABLE 2-52.	POVERTY RATES FOR FEMALE-HEADED HOUSEHOLDS	2-63
TABLE 2-53.	FARM LABOR ESTIMATES.....	2-63
TABLE 2-54.	FARM LABOR WAGES BY CATEGORY.....	2-64
TABLE 2-55.	COUNTYWIDE POINT-IN-TIME HOMELESS COUNT	2-67
TABLE 2-56.	NUMBER OF BEDS DEDICATED TO PERSONS EXPERIENCING HOMELESSNESS BY AREA 2022 HOUSING INVENTORY CHART OF YEAR-ROUND BEDS.....	2-69
TABLE 3-1.	NEW STATE HOUSING LAWS RELEVANT TO THE HOUSING ELEMENT UPDATE	3-8
TABLE 3-2.	DISPOSITION OF HOME PURCHASE AND IMPROVEMENT LOAN APPLICATIONS IN SANTA BARBARA COUNTY (2021)	3-13
TABLE 3-3.	VACANT RESIDENTIAL PROPERTY SALES IN THE UNINCORPORATED COUNTY: 2022	3-15
TABLE 3-4.	WATER SERVICE PROVIDER STATUS	3-35
TABLE 3-5.	WASTEWATER SERVICE PROVIDER STATUS.....	3-38
TABLE 4-1.	2023-2031 RHNA FOR THE UNINCORPORATED AREAS OF SANTA BARBARA COUNTY.....	4-1
TABLE 4-2.	2023-2031 RHNA WITH 15 PERCENT BUFFER.....	4-2
TABLE 4-3.	SUMMARY OF VACANT SITES.....	4-5
TABLE 4-4.	SUMMARY TABLE OF PENDING PROJECTS	4-7
TABLE 4-5.	SOUTH COAST REMAINING SHORTFALL OF RHNA UNITS BY AFFORDABILITY LEVEL	4-8
TABLE 4-6.	NORTH COUNTY REMAINING SHORTFALL OF RHNA UNITS BY AFFORDABILITY LEVEL	4-8
TABLE 4-7.	SOUTH COAST RHNA SURPLUS BY AFFORDABILITY LEVEL.....	4-11
TABLE 4-8.	NORTH COUNTY RHNA SURPLUS BY AFFORDABILITY LEVEL	4-11
TABLE 5-1.	SUMMARY OF FAIR HOUSING ACTIONS & HOUSING ELEMENT PROGRAMS, 2023-2031	5-19

Appendices

APPENDIX A.	PUBLIC PARTICIPATION MATERIALS
APPENDIX B.	HOUSING CONDITIONS AND NEEDS SURVEY AND RESULTS
APPENDIX C.	2015-2023 HOUSING ELEMENT ANALYSIS
APPENDIX D.	AFFH DATA - ASSESSMENT OF FAIR HOUSING
APPENDIX E.	SITES INVENTORY DATA AND METHODOLOGY
APPENDIX F.	GOVERNMENTAL CONSTRAINTS DATA AND ANALYSIS
APPENDIX G.	BIBLIOGRAPHY AND REFERENCES

List of Acronyms

3C-REN	Tri-County Regional Energy Network
AAC	Agricultural Advisory Committee
AB	Assembly Bill
ACS	American Community Survey
ADU	Accessory Dwelling Unit
AFFH	Affirmatively Furthering Fair Housing
AHO	Affordable Housing Overlay
AMI	area median income
BAR	Board of Architectural Review
BIAG	Building Industry Advisory Group
BWell	Santa Barbara County Behavioral Wellness Department
C3H	Central Coast Collaborative on Homelessness
CARB	California Air Resources Board
CCVA	County Climate Change Vulnerability Assessment
CAP	Climate Action Plan
CDBG	Community Development Block Grant
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CHAS	Comprehensive Housing Affordability Strategy
CHPC	California Housing Partnership Corporation
CIRB	Construction Industry Research Board
CLUP	Santa Barbara County Coastal Land Use Plan
CMP	Congestion Management Plan
CoC	Santa Maria/Santa Barbara Continuum of Care
County AI	County Analysis of Impediments to Fair Housing
County HCD	County of Santa Barbara Community Services Department, Housing and Community Development Division
CSDs	Community Service Districts
CTAC	California Tax Credit Allocation Committee
CZO	Santa Barbara County Coastal Zoning Ordinance
DOF	California Department of Finance
DSS	California Department of Development Services
EDD	State of California Employment Development Department
EIR	Environmental Impact Report

ESH (not ESHA)	Environmentally Sensitive Habitat
FAR	Floor Area Ratio
FHA	Federal Housing Administration
FHSZ	Fire Hazard Severity Zone
FRP	Focused Rezone Program
FY	Fiscal Year
GHG	greenhouse gas
GIS	geographic information systems
HACSB	Housing Authority of the City of Santa Barbara
HAP	Homebuyer Assistance Program
HARP	Home Affordable Refinance Program
HDMA	Home Mortgage Disclosure Act
HASBARCO	Housing Authority of the County of Santa Barbara
HEIG	Housing Element Implementation Guidelines
Highway 101	U.S. Highway 101
HMA	Housing Market Area
HOME	HOME Investment Partnership Program
Housing Trust Fund	Housing Trust Fund of Santa Barbara County
HPRP	Homeless Prevention and Rapid Re-Housing Program
HUD	U.S. Department of Housing and Community Development
I-	Interstate
IHO	Inclusionary Housing Ordinance
IHP	Inclusionary Housing Program
IRS	Internal Revenue Service
IVMP	Isla Vista Master Plan
JADU	Junior Accessory Dwelling Unit
LPNF	Los Padres National Forest
LUDC	Santa Barbara County Land Use and Development Code
MFD	multifamily dwelling
MPO	Metropolitan Planning Association
MSA	Metropolitan Statistical Area
MJHMP	County Multijurisdictional Hazard Mitigation Plan
MLUDC	Montecito Land Use and Development Code
NOFA	Notice of Funding Availability
P&D	Santa Barbara County Planning and Development

	Department
PAC	Planning Advisory Committee
ppu	price per unit
PSHH	Peoples' Self-Help Housing
RHNA	Regional Housing Needs Allocation
ROSS	Resident Opportunity and Self-Sufficiency
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SB2	Smart Build Santa Barbara
SBCAG	Santa Barbara County Association of Governments
SCS	Sustainable Communities Strategies
SDB	State Density Bonus
SDBL	State Density Bonus Law
SFD	single-family dwelling
SoVI	social vulnerability index
SR	State Route
SRO	Single Room Occupancy
SSI	Suitable Sites Inventory
State HCD	California Department of Housing and Community Development
U.S.	United States
UCSB	University of California, Santa Barbara
VSFB	Vandenberg Space Force Base
VMT	vehicle miles traveled
ZHVI	Zillow Home Value Index

A photograph of a modern multi-story brick building with glass-enclosed balconies. In the foreground, there is a well-maintained garden with various plants, including tall yellow flowers, green shrubs, and a large black ceramic pot. The sky is clear and blue.

Chapter 1:

Vision, Purpose, and Community Input

1.0 Vision, Purpose, and Community Input

A. Housing Element Purpose and County Role

The State of California has identified the availability of decent and suitable housing for every Californian as a “matter of vital statewide importance and a priority of the highest order” (Government Code Section 65580). This objective has become increasingly urgent in recent years as communities across the state, including Santa Barbara County, struggle to meet the housing needs of all of their residents. The State Housing Element Law, established in 1969, recognizes for the private market to adequately address housing needs and demand, local governments, including the County of Santa Barbara (County), must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing production within their jurisdictions.

All cities and counties must meet their “fair share” of regional housing needs, which are determined by the California Department of Housing and Community Development (State HCD) through a Regional Housing Needs Allocation (RHNA) for every housing element planning period. As described further in *Chapter 2.B, RHNA*, State HCD assigned a RHNA of 24,856 total new housing units to the entire county and the Santa Barbara County Association of Governments (SBCAG) for the 2023-2031 planning period. SBCAG’s RHNA Plan allocated 5,664 of these units to the County to be satisfied in the unincorporated areas of the county.

B. Overview of Housing Element Law & Organization

Housing elements are the primary tools used by the state to ensure local governments are appropriately planning for and accommodating enough housing across all income levels and special needs groups. The Housing Element is a mandatory component of the Santa Barbara County General Plan (known as the County Comprehensive Plan), and the County’s Housing Element must be updated every eight years per Government Code Section 65588. This Housing Element covers and pertains to the 2023-2031 planning period. The County must submit the 2023-2031 Housing Element Update (Housing Element Update) to the State HCD to be approved (i.e., certified) to ensure compliance with statutory requirements.

1. Organization of the Housing Element

Per California Government Code Sections 65580-65589, a housing element must consist of the following components:

- Public Outreach
- Housing Needs Assessment
- Quantified Objectives

- Governmental and Non-Governmental Constraints
- Inventory and Analysis of Adequate Sites
- Housing Policies and Programs
- Review of the County’s 2015-2023 Housing Element

The Housing Element Update includes the following chapters and appendices in alignment with state law.

Chapter 1. Vision, Purpose, & Community Input

This section provides an overview of the Housing Element Update process, compliance with state law, housing element goals, relationship to other Comprehensive Plan elements, and local context. An account of public engagement and participation is provided to describe the methods and extent of ongoing County outreach for the Housing Element Update.

Chapter 2. Community Housing Assessment & Needs

This section reviews the existing and projected housing needs of the community. It provides a profile of socio-demographic information, such as population characteristics, employment trends, household information, housing stock, tenure, and housing affordability. The assessment also considers local special housing needs, such as seniors, farmworkers, the homeless, large households, and female-headed households. Additionally, a description and characterization of the County’s RHNA is provided. Quantified objectives for new construction, conserved units, and rehabilitated units are provided to ensure both existing and projected housing needs are met.

Chapter 3. Housing Constraints Assessment

This section identifies and analyzes governmental and non-governmental impediments to housing production across all income levels.

Chapter 4. Housing Sites Inventory

This section provides an inventory of adequate sites that are suitably zoned and available within the planning period to meet the County’s fair share of regional housing needs across all income levels.

Chapter 5. Housing Plan and Resources

This section provides an overview of the goals, policies, programs, and actions associated with the Housing Element Update to meet state standards and fulfill the County’s RHNA while maintaining sustainable and equitable development practices. Additionally, an overview of the schedule of implementation for programs and actions can be found here. The discussion also provides information on financial resources for housing as well as ongoing partnerships.

Appendix A. Public Participation Materials

This section provides a narrative of the ongoing public outreach conducted for the Housing Element Update, as well as copies of the physical materials provided in the outreach.

Appendix B. Housing Conditions and Needs Survey and Results

In spring 2022, the County conducted extensive public outreach in person and online through surveying in the unincorporated county. The results of the survey responses are compiled and analyzed in this appendix.

Appendix C. 2015-2023 Housing Element Analysis

This section evaluates the accomplishments of the County's 2015-2023 Housing Element. The appendix provides a detailed assessment of the County's progress made in implementing the housing element's programs, an evaluation of their effectiveness, and continued program appropriateness for the current Housing Element Update.

Appendix D. AFFH Data – Assessment of Fair Housing

This section provides an assessment of housing equity in the County, which reflects upon a fair housing survey conducted for this planning period with a focus on harder-to-reach communities. This includes engagement takeaways, as well as socio-demographic income analysis and access to opportunities (e.g., education and transportation) by residents.

Appendix E. Housing Sites Inventory and Methodology

This section provides an inventory of adequate sites that are suitably zoned and available within the 2023-2031 planning period to meet the County's fair share of regional housing needs across all income levels. The sites inventory also identifies sites for potential rezone during this planning period.

Appendix F. Governmental Constraints Data and Analysis

This section provides additional detail regarding the governmental constraints to housing development in the County and builds upon *Chapter 3.A, Governmental Constraints*.

Appendix G. Bibliography

This section provides the references for all chapters and appendices in the Housing Element Update.

C. Housing Element Goals

In alignment with state law, the County has identified the following six overarching goals for the Housing Element Update. Please see *Chapter 5, Housing Plan and Resources* for associated policies and programs.

- Goal 1:** Enhance the affordability, diversity, quantity, and quality of the housing supply
- Goal 2:** Promote, encourage, and facilitate housing for special needs groups
- Goal 3:** Affirmatively further fair housing
- Goal 4:** Preserve the affordable housing stock and cultivate financial resources for the provision of affordable housing in Santa Barbara County
- Goal 5:** Foster cooperative relationships and efficient government
- Goal 6:** Promote homeownership and/or the continued availability of affordable housing units through programs and implementing ordinances for all economic segments of the population including extremely low, very low, low, moderate, and/or workforce income households to assure that existing and projected needs for affordable housing are accommodated in residential development

Although the Housing Element is predominantly a housing planning document, the County recognizes the importance of an aligned, coordinated strategy with other local initiatives to achieve a broader range of County priorities. As such, this document aims to promote housing policies that also further other goals, such as building inclusive and equitable communities and addressing climate change. Effective housing policy is not concerned solely with providing enough housing but instead ensuring that the policies meet diverse needs by considering where and for whom housing is built.

D. Relationship to Other Comprehensive Plan Elements

The Housing Element is one of the nine state-mandated elements of the County Comprehensive Plan, a long-range vision document that guides future development in the unincorporated areas of Santa Barbara County (Government Code Section 65302). The County also has five non-required elements for additional areas and resources of concern (Table 1-1).

Table 1-1. County of Santa Barbara Comprehensive Plan Elements

Mandated Comprehensive Plan Elements	Optional Elements
Circulation	Agricultural
Coastal Land Use Plan (CLUP)	Energy
Conservation	Environmental Resource Management
Housing	Hazardous Waste
Land Use	Scenic Highway
Noise	
Open Space	
Seismic & Safety	
Environmental Justice*	

*The County Environmental Justice Element is in draft progress for consistency with SB 1000

For the County Comprehensive Plan to provide effective guidance on land use issues, the goals, policies, and programs of each element must be internally consistent with other elements (Government Code Section 65300.5). The Housing Element builds upon the existing Comprehensive Plan and is internally consistent with its goals and policies. *Chapter 5.B., Programs and Actions*, includes within each program a schedule of actions for the 2023-2031 planning period to facilitate the County’s implementation of the identified programs and promote the creation of affordable housing units per Government Code Section 65583(c)(7). In the event an element is amended, including the Housing Element Update, the County will consider the impacts of the amendment on all relevant elements to maintain consistency across the Comprehensive Plan in alignment with state requirements.

Senate Bill (SB) 1000 was approved by Governor Jerry Brown on September 24, 2016. SB 1000 amended Government Code Section 65302 to require cities and counties with disadvantaged communities to incorporate environmental justice policies into their general plans, either in a separate environmental justice element or by integrating related goals, policies, and objectives throughout the other general plan elements. SB 1000 requires that jurisdictions adopt environmental justice plan amendments or a separate element upon the adoption or next revision of two or more elements concurrently. The County has identified disadvantaged communities and is concurrently amending two or more Comprehensive Plan elements (Housing Element with follow-on amendments to the Land Use Element, as well as amendments to the Safety Element). Therefore, in compliance with SB 1000, the County initiated its Environmental Justice Element in 2022. The Environmental Justice Element is anticipated to be adopted with a similar timeline to the Housing Element Update.

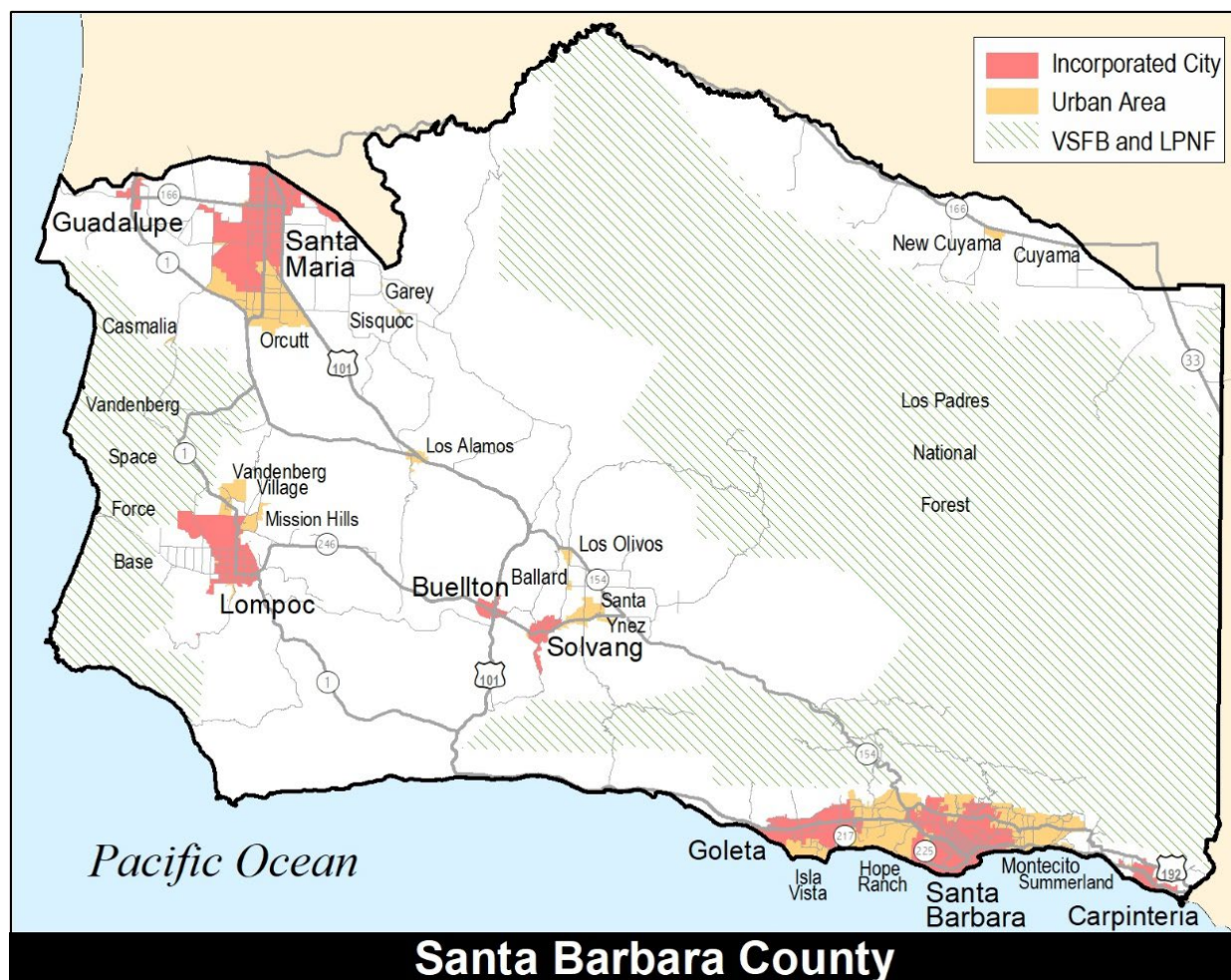
The County's Housing Element Update includes property rezones to accommodate additional housing requirements under the State HCD RHNA. This will result in an internal inconsistency with the County's Land Use Element and potentially the Coastal Land Use Plan (CLUP). The County's CLUP serves as the land use element under the Comprehensive Plan for the coastal zone. If the Housing Element Update triggers any property rezones within the coastal zone, an amendment to the CLUP for internal consistency would be required. Any amendment to the CLUP is subject to the California Coastal Act and must be reviewed and certified by the California Coastal Commission (CCC).

E. Local Setting

Santa Barbara County is located approximately 100 miles northwest of Los Angeles, on the central coast of California, with the Pacific Ocean bordering to the west and south (Figure 1-1). The county occupies approximately 2,734 square miles, approximately 39 percent of which is in the Los Padres National Forest (LPNF). The 2021 total population of the County was 445,164, including the eight incorporated cities: Santa Barbara, Goleta, Santa Maria, Lompoc, Carpinteria, Guadalupe, Solvang, and Buellton (Department of Finance 2022).

According to 2022 data, the County has the sixth highest average cost for rental housing in the United States (National Low Income Housing Coalition 2022). The past two decades in the County saw an annual average permitting of new housing decrease by approximately 37.5 percent (Rosen et al. 2022). The decline in housing production was particularly severe in the South Coast due to a range of factors, including but not limited to local regulatory regimes, labor shortages, and material costs, as well as growing land costs and housing demand. Filling this gap and meeting demand requires an extended period of building at a rate above historical averages.

Figure 1-1 Santa Barbara County



Source: County of Santa Barbara, Planning and Development Department, 2022

1. Santa Barbara County Unincorporated Areas

Santa Barbara County has a variety of unincorporated communities with a combined 2021 population of approximately 139,956 and substantial socio-economic and demographic diversity within its boundaries (Department of Finance 2022). The county is divided into two sub-regions, the North County spanning from the City of Guadalupe to the Santa Ynez Valley and inland to Cuyama, and the South Coast from Point Conception and the Gaviota Coast to the Carpinteria Valley.

The South Coast communities enjoy proximity to the ocean, recreational amenities, tourism levels, and employment opportunities resulting in higher average housing costs compared to North County. Additionally, the University of California, Santa Barbara (UCSB) campus is located adjacent to Isla Vista and is the County's single largest employer, providing over 10,000 jobs with

approximately 26,179 students as of 2022, which increases South Coast housing demand (UCSB 2022).

The Santa Ynez Valley in North County is a leading wine-producing region, which provides the majority of locally available jobs. Communities in the Santa Ynez Valley are rural and have some constraints for new development given the limited public facilities, infrastructure, and distance from employment centers.

The Santa Maria Valley and Lompoc Valley communities in North County reflect the agricultural heritage of the county and are also influenced by the presence of Vandenberg Space Force Base. Land costs are typically less expensive than in the South Coast, and housing market issues differ substantially from those of South Coast communities.

The eastern portion of the County is largely composed of the approximately 800,000-acre LPNF with the Cuyama Valley on the eastern portion of LPNF. The Cuyama Valley is rural with limited public services and connectivity to the rest of the county. The majority of the Cuyama Valley's residents are employed in agriculture, forestry, fishing, hunting, and mining.

2. Coastal Zone

The coastal zone in the county includes 110 miles of mainland coastline and four of the Channel Islands: Santa Barbara, Santa Cruz, San Miguel, and Santa Rosa. On the mainland, the coastal zone is approximately 184 square miles. The mainland coastal zone boundary is generally 1,000 yards from the mean high tide line. However, the coastal zone extends further inland in several areas because of important habitat and recreational or agricultural resources. These areas include the lands surrounding Guadalupe Dunes, Point Conception, and most of the Carpinteria Valley. The only urban development in the coastal zone is located in the South Coast region.

F. Public Participation

County staff used all available resources, including several tools new to the Planning and Development Department (P&D), to inform and engage community members as early and repeatedly as possible during the Housing Element Update. The County made an intentional effort to approach and engage historically under-represented unincorporated communities and community members through a variety of means and methods. The outreach process ran two parallel courses to both 1) broadly notify all interested stakeholders and provide opportunities for input, and 2) connect with individual stakeholders and community groups regarding potential actions.

P&D staff distributed notifications of outreach events through the County's email notification database and social media channels, as well as directly to representatives of local stakeholder groups, including community-based and neighborhood organizations, affordable housing developers and advocates, homeless services representatives, local business representatives, and

others. Staff used in-person, virtual, and “hybrid” communication methods to meet with stakeholders. Targeted stakeholder meeting participants included affordable housing providers, local developers, business representatives, special needs service providers, advocacy groups, residents, and owners of properties proposed for rezoning as part of the Housing Element Update. P&D also partnered with the Santa Barbara Promotores Network to conduct on-the-ground, in-person outreach in Spanish-speaking rural communities to solicit representation from all unincorporated areas and economic sectors.

From December 2021 through December 2022, P&D staff undertook the community-wide and targeted outreach activities listed below and discussed in detail in *Appendix A, Public Participation Materials*. The County ensured that notification materials and outreach activities were bilingual (provided in both English and Spanish) unless noted otherwise.

Broad (Community-wide) Outreach Activities:

- Online outreach and education via:
 - P&D webpage and Santa Barbara County “One Climate” webpage (bilingual)
 - Informational videos (bilingual)
 - Interactive map showing potential rezones and other relevant housing data
 - Email notifications
 - Social media posts on County’s Facebook, Instagram, and Twitter accounts (bilingual)
- Two public workshops (hybrid and bilingual)
- Joint workshop with South Coast cities (hybrid and bilingual)
- Four Planning Commission hearings (hybrid)
- California Environmental Quality Act (CEQA) scoping meeting (virtual)
- Two “pop-up” informational tables at community events (in-person)
- Press releases and interviews
- Housing Needs and Housing/Environmental Conditions Survey (online and in-person; bilingual)

Targeted Outreach Activities:

- Stakeholder meetings and presentations to local organizations (virtual and in-person)
- Direct contact with potential rezone property owners (virtual and by written communication)
- Tribal consultation (written communication)
- Partnership with the Santa Barbara County Promotores Network to solicit input/feedback from Promotores members and survey unincorporated community members (virtual and in-person; bilingual)

Staff considered the results and comments from community surveys, on-the-ground outreach efforts, public workshops, and stakeholder meetings when developing the Housing Element Update’s goals and programs. Comments provided by community members at the outreach

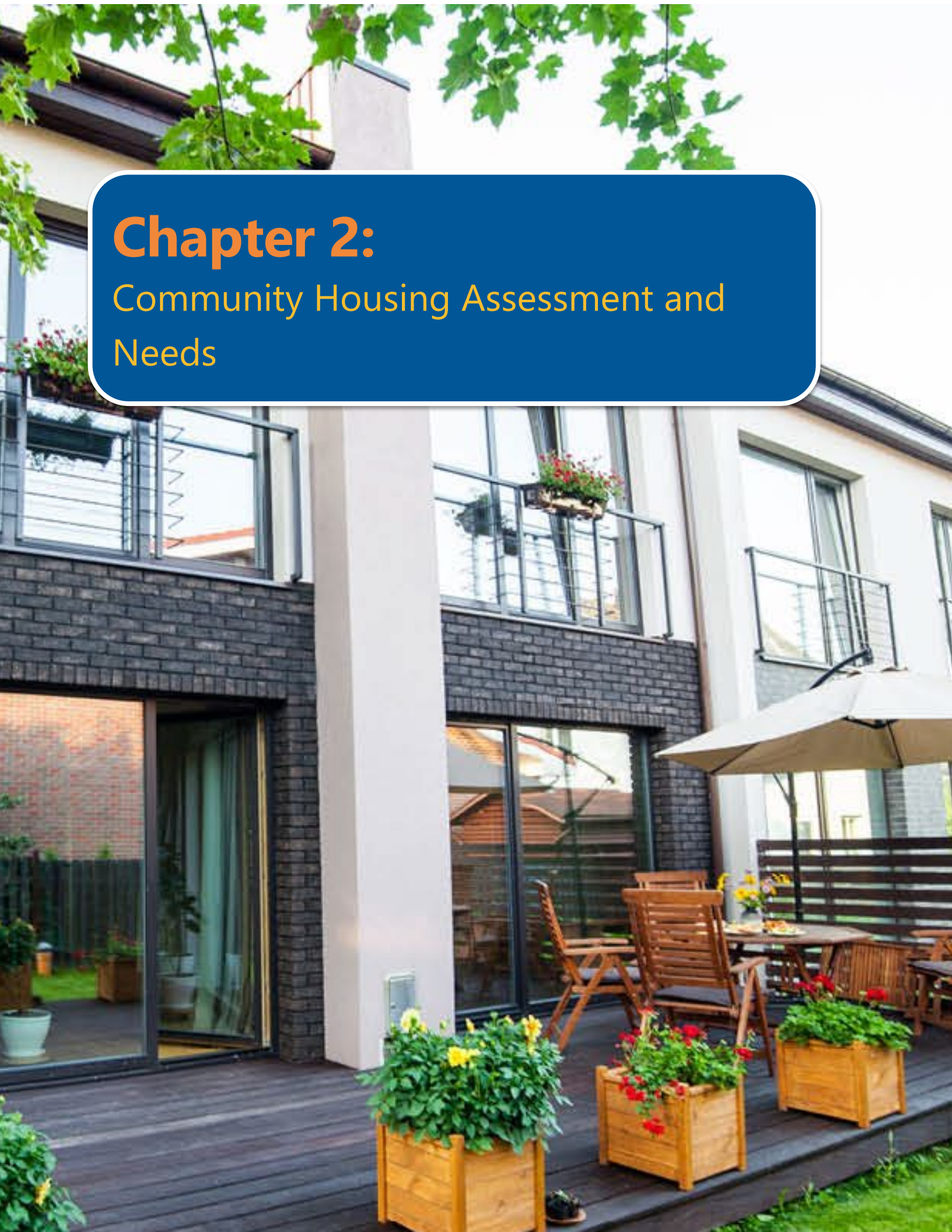
events and in the Housing Needs and Housing/Environmental Conditions Survey are summarized in general statements below. All comments are documented in *Appendix A, Public Participation Materials*, and *Appendix B, Housing Conditions and Needs Survey*.

- Santa Barbara County needs more affordable housing for younger people and families, as well as for seniors and retirees wanting to downsize.
- The shortage of housing affordable to people working in the service, agricultural, health care, and technology industries is negatively affecting local employees and employers.
- There is a severe lack of affordable housing for community members with physical and intellectual disabilities.
- The County needs to facilitate more options for housing, such as “missing middle” housing types, tiny homes, efficiency studios, and accessory dwelling units.
- Some residents in rural or semi-rural communities oppose new housing or dense housing developments due to a potential change in the community's character.
- The County needs to balance local character and quality of life with housing and economic needs.
- The lack of available water during drought conditions is a serious concern.

In 2023, the County plans to continue public outreach and engagement during State HCD’s review of the draft document and through the finalization and adoption of the Housing Element Update. Depending on the timing and availability of resources, the County’s additional public outreach will include or may include targeted outreach on focused housing-related topics and programs, additional mapping resources, updated online resources, and public hearings. Information from outreach activities to occur during State HCD’s review of the draft document will be incorporated into the final document before the adoption of the Housing Element.

Chapter 2:

Community Housing Assessment and Needs



2.0 Community Housing Assessment and Needs

A. Introduction

State law requires housing elements to make adequate provisions for the “existing and projected needs of all economic segments of the community” (Government Code Section 65583). Housing elements must also address the “special housing needs” of groups, including the elderly, disabled, farmworkers, homeless, large households, female-headed households, and persons or families in need of emergency shelter (Government Code Section 65583(a)(7)). The purpose of this chapter is to provide a housing needs assessment for the 2023-2031 Housing Element Update (Housing Element Update) planning period as required by Government Code Section 655683(a) and guide the preparation of the goals, policies, and programs in *Chapter 5, Housing Plan and Resources*. The assessment is based on the results of outreach and workshops held in Spring 2022 (see *Chapter 2.B.6, Results of Housing Needs and Conditions Survey*) and a review of updated population, demographic, and employment trends.

This chapter provides an overview and assessment of:

- County Population, Employment, and Household Characteristics;
- Regional Housing Needs Allocation (RHNA);
- Future Housing Needs (i.e., RHNA and Special Housing Needs); and
- Fair Housing.

1. Data Methodology

The unincorporated county totals approximately 1.7 million acres. To provide area-specific information about various regions of the county, this chapter is based on five Housing Market Areas (HMA) within the county. To aggregate data for the unincorporated areas within each HMA, County staff compiled and divided data for each Census Tract between the incorporated and unincorporated areas based on the percentage of land within the tract that is incorporated versus unincorporated. Therefore, while the data provided for unincorporated areas by HMA supports an overarching picture of the characteristics and housing conditions of the area, it is not intended to provide precise counts for any particular variable. Furthermore, a limitation of this finding is certain data is not available for the unincorporated areas, including but not limited to median data from the American Community Survey (ACS). This analysis used the most current data available at the time of analysis, which results at times in different years of analysis. Additionally, the ACS and Department of Finance (DOF) estimates vary. This results in some variation between population household size and household income information.

2. Overview Santa Barbara County HMAs

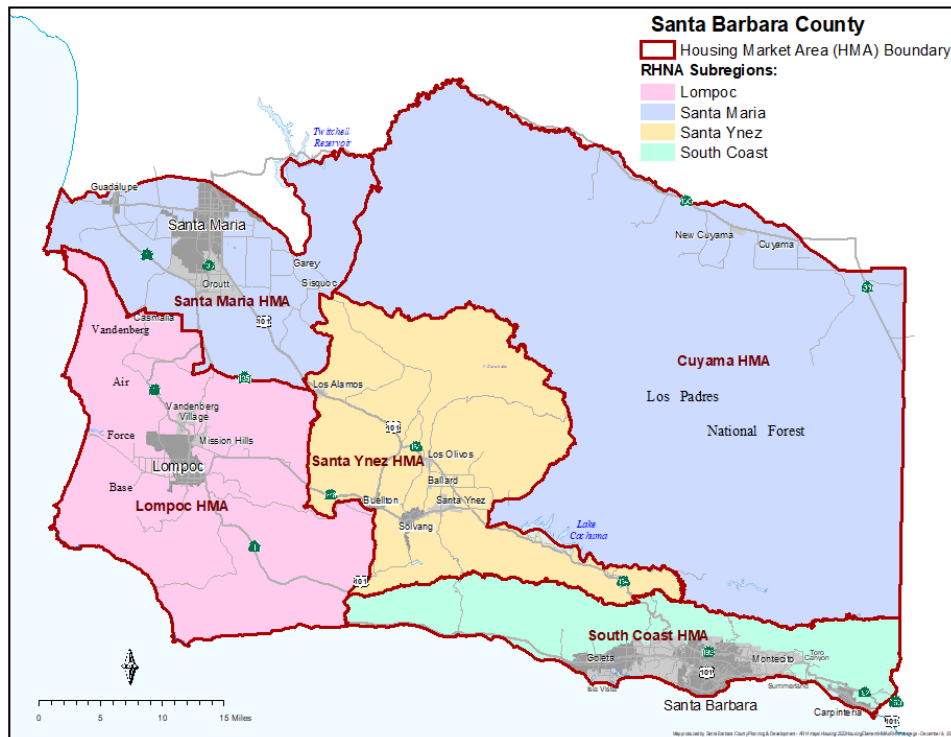
The California DOF provides annual estimates of demographic data for cities and counties. The county comprises eight incorporated cities and several unincorporated communities. The primary focus of this chapter is the housing needs in the unincorporated area of Santa Barbara County.

The unincorporated county encompasses urban, semi-rural, and rural communities, which have diverse environments, population characteristics, employment opportunities, and housing markets. As a result, the County divided the unincorporated areas of the county into five HMAs approximately 40 years ago to distinguish the needs of individual communities and regions and streamline the Housing Element's preparation and consistency. The HMAs' boundaries coincide with the United States (U.S.) Census Bureau's Census Tract boundaries. The analyses throughout this chapter provide information for each HMA.

The five HMAs include the South Coast, Santa Ynez, Lompoc, Santa Maria, and Cuyama (Figure 2-1). The HMAs can be described as follows:

- **South Coast HMA:** The unincorporated communities of Eastern Goleta Valley, Isla Vista, Mission Canyon, Montecito, Summerland, and Toro Canyon, and the incorporated cities of Santa Barbara, Carpinteria, and Goleta. The University of California, Santa Barbara (UCSB) is also located within the South Coast HMA.
 - **Santa Maria HMA:** The unincorporated communities of Orcutt, Garey, and Sisquoc, and the incorporated cities of Santa Maria and Guadalupe.
 - **Lompoc HMA:** The unincorporated communities of Casmalia, Vandenburg Village, and Mission Hills, as well as Vandenburg Space Force Base (VSFB) and the incorporated City of Lompoc.
 - **Santa Ynez HMA:** The unincorporated communities of Los Alamos, Los Olivos, Ballard, and Santa Ynez, and the incorporated cities of Buellton and Solvang.
- Cuyama HMA:** The unincorporated communities of Cuyama, New Cuyama, and Ventucopa. No incorporated cities are present.

Figure 2-1. Santa Barbara County HMAs



Source: County Planning & Development Department 2022

B. Population, Employment, and Household Characteristics

1. Population Trends

The 2021 total population of Santa Barbara County was 445,164 with 139,956 people residing in the unincorporated areas, according to the DOF (Table 2-1) (DOF 2022a). The total county population increased by approximately 6.3 percent between 2010 and 2020 and peaked in 2020 at 450,511 persons. The greatest population shift occurred between 1990 and 2000 with approximately an 8 percent growth rate (DOF 2020). Countywide the population declined slightly by approximately 1.2 percent between 2020 to 2021. Overall, the countywide population has steadily increased from 1990 to 2021 with a growth rate at a decadal level averaging 6 to 8 percent.

Table 2-1. Santa Barbara County Population Change 1990 to 2021

Year	Total Population	Numerical Change	Average Growth Rate
1990	369,608 ¹	---	---
2000	399,347 ²	29,739	8.0%
2010	423,895	24,548	6.1%
2020	450,511	26,616	6.3%
Current (1/1/2022)	445,164	-5,347	-1.2%

Source: DOF 2000, 2020, 2022a

¹ City of Buellton was established in 1992; therefore, data is unavailable for 1990 population figures.

² City of Goleta was established in 2002; therefore, data is unavailable for 1990 and 2000 population figures.

In contrast, the unincorporated county experienced significant population change from 1990 to 2021 (Table 2-2). This is in part due to the exclusion of the City of Guadalupe from the 1990 and 2000 DOF data collection, the City of Goleta from 1990 and 2000 data as incorporation occurred in 2002, and the City of Buellton in the 1990 data as incorporation occurred in 1992, resulting in a higher percent of unincorporated county residents compared to countywide. With this in mind, the highest recorded unincorporated county population was in 1990 at 160,869 persons and the lowest in 2010 at 133,413 persons. Between 2010 to 2022, the population has remained relatively stable with 2021 estimates at 139,956 persons (DOF 2022a).

Table 2-2. Unincorporated County Population Change 1990 to 2021

Year	Total Population	Numerical Change	Average Growth Rate
1990	160,869*	---	---
2000	162,202*	1,333	0.8%
2010	133,413	-28,789	-17.7%
2020	142,111	8,698	6.5%
Current (1/1/2022)	139,956	-2,155	-1.5%

Source: DOF 2000, 2020, 2022a

* The City of Buellton, established in 1992, is excluded from 1990 values, and the City of Goleta, established in 2002, is excluded from 1990 and 2000 values. The City of Guadalupe data was not collected by DOF in 1990 or 2000 resulting in higher unincorporated values, particularly in North County.

Population by HMA

Table 2-3 provides the total population for the incorporated and unincorporated areas of the county by HMA through the U.S. Census Bureau's ACS 2015-2019 five-year estimates. The South Coast HMA has the largest total population overall, including in the unincorporated areas (U.S. Census Bureau 2019). Over 50 percent of unincorporated county residents reside in the South Coast HMA (approximately 78,956 people). Approximately 38,069 people reside in the unincorporated areas of the Santa Maria HMA, comprising approximately 24 percent of the total

unincorporated county population. The unincorporated areas of the Lompoc and Santa Ynez HMAs make up approximately 12 and 13 percent, respectively, of the unincorporated county population. The entire Cuyama HMA population (1,050 persons) resides within the unincorporated county.

Table 2-3. Population by HMA (2019)

	Total County		Unincorporated County	
	Number	Percent of Total	Number	Percent of Total
Cuyama	1,050	0.2%	1,050	0.7%
Lompoc	60,288	13.6%	18,617	11.8%
Santa Maria	150,592	33.9%	38,069	24.2%
Santa Ynez	22,522	5.1%	20,475	13.0%
South Coast	210,367	47.3%	78,956	50.2%
Total¹	444,819	100.0%	157,167	100.0%

Source: U.S. Census Bureau 2019

Notes:

1. Data differs from the DOF E-4/E-5 data due to differences in methodology. ACS data is the only data available that can be aggregated by HMA.

Population Growth Forecast

Santa Barbara County's population is projected to increase over the next 30 years with substantive growth anticipated by 2050. The Santa Barbara County Association of Government's (SBCAG) *Connected 2050 Regional Transportation Plan – Sustainable Communities Strategy* (Connected 2050) includes population, job, and housing projections for the region. According to the Connected 2050 projections, the total population of the county will reach 490,000 by 2030 and 522,000 by 2050 (Table 2-4) (SBCAG 2021a).

Table 2-4. Santa Barbara County Population Growth Forecast

	2020	2030	2040	2050
Total County Population	461,000	490,000	513,000	522,000

Source: SBCAG 2021a

Neighboring Jurisdictions Population Changes

Santa Barbara County experienced nearly three times greater average annual growth between 2010 to 2020 (6.3 percent) than San Luis Obispo or Ventura counties (2.7 percent and 2.2 percent, respectively) (Table 2-5). Moving south along the California coastline, the population increases substantially with San Luis Obispo County holding the lowest total population (276,818 persons in 2020), Santa Barbara County ranking second (450,511 persons in 2020), and Ventura County with the highest population (841,219 persons in 2020).

Table 2-5. Population Trends – Neighboring Jurisdictions

Jurisdiction Name	2010	2020	Change (2010-2020)	
			Number	Percent
San Luis Obispo County	269,637	276,818	7181	2.7%
Ventura County	823,318	841,219	17,901	2.2%

Source: DOF 2020

Age

The prevalence of certain age groups in a community can affect existing community needs for various housing types, as well as future housing as the population ages, which highlights the importance of a statistical review by HMA of community members' ages. For example, increases in the senior population may indicate a need for smaller, accessible units while growing numbers of middle-aged adults and/or children may indicate a need for housing with multiple bedrooms to suit families with children.

The 2019 median age of residents of Santa Barbara County is 33.8 years, according to the 2015-2019 ACS estimates (U.S. Census Bureau 2019). This indicates a slight increase in median age from the 2010-2015 ACS, which was 33.6 years.

Table 2-6 provides a summary of the population by age for the county as a whole, the unincorporated county, and the unincorporated county by HMA. The largest age group for the whole county is age 25-44 (approximately 25 percent), while the unincorporated county is age 45-64 (approximately 24 percent). When compared to the county as a whole, the unincorporated county has an older population with a greater proportion of adults ages 45-65 and 65 or older (approximately 22 percent versus 24 percent and approximately 15 percent versus 18 percent, respectively). The unincorporated county also has a larger proportion of young adults ages 18-24 (16 percent versus 19 percent, respectively).

Prominent age groups vary significantly by HMA. Both the Cuyama and Santa Ynez HMAs have low proportions of young adults (ages 18-24). By contrast, young adults are the largest population group in the South Coast HMA, likely due to the presence of UCSB and Santa Barbara City College students and recent graduates. All the HMAs except the South Coast HMA have higher proportions of children than the county as a whole. In the Cuyama and Santa Ynez HMAs, the proportion of seniors over 65 is over 20 percent.

Table 2-6. Population by Age (2019)

	Under 18	18-24	25-44	45-64	65+
Total County	22%	16%	25%	22%	15%
Unincorporated County	19%	19%	20%	24%	18%
Unincorporated County by HMA					
Cuyama	24%	6%	20%	29%	21%
Lompoc	23%	12%	27%	24%	14%
Santa Maria	23%	11%	23%	26%	17%
Santa Ynez	21%	5%	20%	31%	22%
South Coast	14%	29%	17%	21%	19%

Source: U.S. Census Bureau 2019

Race/Ethnicity

Understanding the racial makeup of a community is important in designing and implementing effective housing programs and policies. A variety of considerations may impact the racial demographics of an area, including market factors such as current housing costs, discriminatory lending practices, displacement due to redevelopment, and historically discriminatory government policies (i.e., exclusionary zoning). Over time, these factors can have a cumulative impact on communities of color and where they reside.

This section discusses trends in population by race and Hispanic/Latinx ethnicity for the county and unincorporated county by HMA. Please see *Appendix D, The Affirmatively Furthering Fair Housing (AFFH) Data -Assessment of Fair Housing* for a more detailed spatial analysis of population by race.

Table 2-7 provides the racial composition of Santa Barbara County as a whole for 2010 and 2019. Since 2010, the Hispanic/Latinx population has increased by approximately 11 percent and replaced the White population as the largest group in 2019 at over 45 percent. Over the same period, the White population decreased slightly and made up approximately 44.5 percent of the population in 2019. The numbers of Asian and Black/African American residents have both increased since 2010. In 2019, these groups comprised approximately 5 percent and 2 percent of the population, respectively.

Table 2-7. Population by Race/Ethnicity, Santa Barbara County (2010-2019)

	2010		2019		Percent Change (2010-2019)
	Population	Percent of Total	Population	Percent of Total	
Hispanic/Latinx	181,687	42.9%	201,837	45.4%	11.1%
Not Hispanic/Latinx					
White	203,122	47.9%	197,993	44.5%	-2.5%
Black or African American	7,242	1.7%	8,409	1.9%	16.1%
American Indian and Alaska Native	1,843	0.4%	1,601	0.4%	-13.1%
Asian	19,591	4.6%	23,882	5.4%	21.9%
Native Hawaiian and Other Pacific Islander alone	680	0.2%	387	0.1%	-43.1%
Some other race	790	0.2%	603	0.1%	-23.7%
Two or more races	8,940	2.1%	10,117	2.3%	13.2%

Sources: U.S. Census Bureau 2010, 2019

Note: The Census Bureau defines Hispanic/Latinx ethnicity as separate from racial categories. For the purposes of this table, the Hispanic/Latinx group represents those who identify as having Hispanic/Latinx ethnicity and may also be a member of any racial group. All other racial categories in the table present those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity. Therefore, the total population count exceeds the number of residents.

Table 2-8 highlights noticeable differences in the racial and ethnic makeup of the unincorporated county areas by HMA. All unincorporated areas by HMA have a higher proportion of White residents ranging from approximately 50.1 percent in Cuyama to approximately 64.0 percent in the South Coast than the county as a whole (approximately 44.5 percent). Except for the Cuyama HMA at approximately 45.6 percent, the proportion of Hispanic/Latinx residents is notably lower in the unincorporated county ranging from approximately 23.4 percent to 34.0 percent compared to the county as a whole at approximately 45.4 percent. The South Coast HMA has the largest proportion of Asian residents at approximately 7.5 percent. Compared to the other HMAs, the Lompoc HMA has the largest proportion of Black or African American residents, who make up nearly 5 percent of its unincorporated population.

Table 2-8. Population by Race/Ethnicity, Unincorporated County by HMA (2019)

	Not Hispanic/Latinx							Hispanic or Latinx
	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Two or More Races	
Cuyama	50.1%	0.6%	0.8%	1.4%	0.0%	0.0%	1.5%	45.6%
Lompoc	55.2%	4.8%	0.5%	3.5%	0.2%	0.4%	5.9%	29.4%
Santa Maria	56.8%	1.3%	0.7%	3.8%	0.1%	0.1%	3.2%	34.0%
Santa Ynez	68.2%	0.7%	2.1%	2.1%	0.5%	0.2%	2.8%	23.4%
South Coast	64.0%	1.8%	0.3%	7.5%	0.0%	0.2%	2.5%	23.8%

Source: U.S. Census Bureau 2019

Note: The Census Bureau defines Hispanic/Latinx ethnicity as separate from racial categories. For the purposes of this table, the Hispanic/Latinx group represents those who identify as having Hispanic/Latinx ethnicity and may also be a member of any racial group. All other racial categories in the table present those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

2. Employment Trends

The types of jobs available and held by residents can impact their housing options, including the ability to afford housing and the distance traveled to work. Table 2-9 provides information on the employment of residents by occupation within the county as a whole and the unincorporated county. Management, business, science, and arts occupations are the most common employer category of residents countywide and within the unincorporated county, except for Cuyama (approximately 35 percent and 43 percent, respectively) (U.S. Census Bureau 2019). Natural resources occupations were most prominent in the Cuyama HMA (approximately 49 percent) due to Los Padres National Forest (LPNF), which is located within the HMA boundaries. Employment in the other HMAs generally mirrored employment by occupation countywide. After management occupations, service occupations and sales/office occupations were most common. The least common occupation category countywide and in the unincorporated county is production, transportation, and material moving occupations (approximately 8 percent and 7 percent, respectively).

Employment can also be analyzed by the types of industries in which employees work (Table 2-10). Overall, resident employment by industry in the unincorporated county mirrors that of the county as a whole. However, ACS 2015 -2019 data has different numbers of persons employed by occupation versus industry (206,616 persons versus 213,438 persons). This data gap is an identified challenge and is likely due to individual reporting by respondents in data collection.

Table 2-9. Resident Employment by Occupation (2019)

Occupation	Unincorporated County by HMA										Total Unincorporated County		Total County	
	Cuyama		Lompoc		Santa Maria		Santa Ynez		South Coast					
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Total Employed Civilian Population (16+)	360		8,297		18,201		10,463		36,729		74,050		213,438	
Management, Business, Science, and Arts Occupations	102	28%	3,295	40%	6,454	35%	4,618	44%	17,123	47%	31,592	43%	76,726	36%
Service Occupations	38	11%	1,648	20%	3,522	19%	2,251	22%	7,670	21%	15,129	20%	45,491	21%
Sales And Office Occupations	16	4%	1,574	19%	4,024	22%	1,878	18%	8,067	22%	15,559	21%	40,877	19%
Natural Resources, Construction, And Maintenance Occupations	176	49%	977	12%	2,397	13%	973	9%	1,778	5%	6,301	9%	30,562	14%
Production, Transportation, And Material Moving Occupations	28	8%	803	10%	1,804	10%	743	7%	2,091	6%	5,469	7%	19,782	9%

Source: U.S. Census Bureau 2019

Table 2-10. Resident Employment by Industry

Occupation	Unincorporated County by HMA										Total Unincorporated County		Total County	
	Cuyama		Lompoc		Santa Maria		Santa Ynez		South Coast					
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Total Employed Civilian Population (16+)	360		8,297		18,201		10,463		36,729		74,050		213,438	
Agriculture, forestry, fishing and hunting, and mining	181	50.3%	263	3.2%	1,072	5.9%	566	5.4%	726	2.0%	2,807	3.8%	19,435	9.1%
Construction	53	14.7%	406	4.9%	1,647	9.0%	623	6.0%	1,373	3.7%	4,102	5.5%	12,302	5.8%
Manufacturing	21	5.8%	776	9.3%	1,341	7.4%	1,032	9.9%	2,100	5.7%	5,270	7.1%	14,552	6.8%
Wholesale trade	0	0.0%	72	0.9%	322	1.8%	68	0.6%	544	1.5%	1,006	1.4%	3,889	1.8%
Retail trade	9	2.5%	832	10.0%	1,914	10.5%	842	8.1%	4,022	10.9%	7,620	10.3%	20,456	9.6%
Transportation and warehousing and utilities	3	0.8%	280	3.4%	690	3.8%	225	2.1	910	2.5%	2,108	2.8%	6,484	3.0%
Information	9	2.5%	115	1.4%	308	1.7%	124	1.2	939	2.6%	1,494	2.0%	3,942	1.8%
Finance and insurance/real estate, rental, and leasing	14	3.9%	263	3.2%	925	5.1%	784	7.5	2,257	6.1%	4,242	5.7%	9,911	4.6%
Professional, scientific, management, administrative/waste management services	10	2.8%	1,034	12.5%	1,627	8.9%	1,211	11.6%	5,061	13.8%	8,944	12.1%	25,849	12.1%
Education services/health care and social assistance	41	11.4%	1,882	22.7%	4,208	23.1%	1,904	18.2%	10,366	28.2%	18,402	24.9%	49,462	23.2%
Arts, entertainment, and recreation/accommodation and food services	1	0.3%	889	10.7%	1,748	9.6%	1,843	17.6%	5,485	14.9%	9,966	13.5%	26,591	12.5%
Other services, except public administration	16	4.4%	415	5.0%	985	5.4%	805	7.7%	1,982	5.4%	4,203	5.7%	11,823	5.5%
Public administration	2	0.6%	1,070	12.9%	1,413	7.8%	435	4.2%	964	2.6%	3,884	5.2%	8,742	4.1%

Source: U.S. Census Bureau 2019

The largest proportion of county residents and unincorporated county residents are employed by the education services and health and social services industry (approximately 23.2 percent and 24.9 percent, respectively). Similarly, the education services and health and social services industry is the largest industry in all the unincorporated HMAs, except Cuyama. In alignment with Table 2-9, Cuyama HMA's largest industries are agriculture, forestry, fishing and hunting, and mining (approximately 50.3 percent). It is notable that while approximately 9 percent of the countywide population is employed in agriculture, forestry, and mining industries, less than 4 percent of unincorporated county residents are employed in these industries. This may suggest workers in these industries are commuting from incorporated cities to more rural unincorporated areas where activities, such as agriculture, take place.

The largest employer in the County is UCSB with approximately 10,000 employees. Cottage Health and the County also provide major county employment at approximately 1,000 employees each. Table 2-11 provides a list of the 24 largest employers within the county as a whole [California Employment Development Department (EDD) 2021a]. Employment size varies from approximately 250 to 10,000 employees per employer. Approximately 70 percent of the county's largest employers are located on the South Coast (Table 2-11).

Recent and Anticipated Changes in Employment

Historically to the present day, the South Coast of Santa Barbara County has held the majority of the region's employment opportunities, as shown by the ACS 2015 to 2019 data, with the South Coast accounting for nearly double the number of total employees than any other HMA. Currently, approximately 60 percent of the employment opportunities are located on the South Coast (SBCAG 2021a). Countywide, job opportunities grew on average by approximately 9 percent from 2015 to 2019 countywide, which outpaced population growth (approximately 5 percent). The increasing number of job opportunities in the county, particularly on the South Coast, increases housing supply demand.

However, data shows that an increasing share of county jobs are being filled by people commuting from outside the county (SBCAG 2021a). This has the effect of lowering the projected population associated with job growth. Net in-commuting has more than doubled in the 20-year, 1990-2010 timeframe from 5,000 to 11,000. The County's Regional Growth Forecast (RGF) assumes the number of net in-commuters to double over the 40-year forecast period from 11,000 in 2010 to 22,000 by 2050, in part due to housing stock limitations and affordability in the county.

Table 2-11. Santa Barbara County's Largest Employers

Employer	Location
Alisal Ranch	Solvang (North County)
Cottage Health	Santa Barbara (South Coast)
Deckers Outdoor Corp	Goleta (South Coast)
Den Mat Holdings LLC	Lompoc (South Coast)
Four Seasons Resort	Santa Barbara (South Coast)
Hardy Diagnostics	Santa Maria (North County)
Hilton Santa Barbara	Santa Barbara (South Coast)
Jordano's	Santa Barbara (South Coast)
KJEE FM	Santa Barbara (South Coast)
Marborg Industries	Santa Barbara (South Coast)
Marian Regional Medical Center	Santa Maria (North County)
Mission Linen Supply Inc	Santa Barbara (South Coast)
Montecito Bank and Trust	Goleta (South Coast)
Nusil Technology Inc	Carpinteria (South Coast)
Ritz-Carlton Bacara Santa Barbara	Goleta (South Coast)
Safran Cabin	Santa Maria (South Coast)
Santa Barbara City College	Santa Barbara (South Coast)
Santa Barbara County Probation	Lompoc (North County)
Santa Barbara Public Works Department	Santa Barbara (South Coast)
Santa Ynez Tribal Gaming Center	Santa Ynez (North County)
UCSB	UCSB (South Coast)
U.S. Penitentiary	Lompoc (North County)
Vandenberg Space Force Base (VSFB)	VSFB (North County)
Yardi Systems Inc.	Santa Barbara (South Coast)

Source: California EDD 2021

Jobs to Housing Balance

A regional balance of jobs to housing helps to ensure the demand for housing is reasonably related to supply. When the number of jobs significantly exceeds the housing supply, the rental and for-sale housing markets experience low availability rates and high demand, requiring households to pay a larger share of their income on housing (cost burden) and resulting in overcrowding, as well as longer commutes as workers seek more affordable housing in outlying areas or other counties.

Jobs-to-housing ratios can be used as an indicator of economic vitality and quality of life. High ratios of more jobs than housing may lead to issues of housing unaffordability and traffic

congestion from commutes, as there is not sufficient housing to accommodate all the workers in the area. SBCAG analyzed this ongoing challenge for the county and how to resolve the housing-to-jobs imbalance through the Connected 2050 plan (SBCAG 2021a).

Table 2-12. Jobs to Households Ratio (2010-2050)

	2010	2015	2020	2030	2040	2050
Jobs	199,000	217,000	231,000	253,000	267,000	281,000
Households	142,000	146,000	152,000	166,000	180,000	187,000
Jobs to Households Ratio	1.40	1.49	1.52	1.52	1.48	1.50

Source: SBCAG 2021

Countywide, the jobs-to-household ratio is expected to remain relatively stable over the next three decades at approximately 1.48 to 1.52, without additional housing supply (Table 2-12). Additionally, while data is not available by HMA for the last 30 years, a large proportion of job-producing commercial and industrial growth relative to the amount of new housing has been permitted in the cities on the South Coast. This resulted in higher costs of living and housing on the South Coast due to demand, which results in high commuter levels from North County and Ventura County from residents seeking more affordable housing. Consistent with this data, the ACS 2015-2019 estimates approximately 32 percent of residents in the North County commuted for at least 30 minutes to a job compared to 13 percent of residents living on the South Coast. The 2019 county average commute time was 20.5 minutes (U.S. Census Bureau 2019).

To improve the job-to-housing imbalance, SBCAG’s Connected 2050 identifies planning priorities and projects countywide to improve access to multimodal transportation and reduce commuter trip length. For example, the plan outlines a minimum of five bicycle path extensions and/or enhancements to improve commuter trips.

Additionally, this 2023-2031 Housing Element Update prioritizes reducing the existing jobs-to-housing imbalance through a range of strategies, including but not limited to prioritization of mixed use development, rezoning, and minimum densities for rezoned parcels. Overall, approximately 73 percent of the County’s Regional Housing Needs Allocation (RHNA) is located in the South Coast to work to address this challenge. Please see *Chapter 5, Housing Plan and Resources* for specific actions.

Wages

Wage variation is substantial throughout the county with the average hourly wage at approximately \$29.82 and an average annual wage of approximately \$62,020 (U.S. Bureau of Labor Statistics 2021a). The lowest reported hourly wage is within the farming, fishing, and forestry occupations at \$15.96 on average per hour, while the highest occupational category is management at on average \$59.88 per hour. Occupational categories as shown in Table 2-13 vary

slightly from Table 2-12 above due to reporting classification differences between the ACS and BLS.

Table 2-13. Santa Barbara County Average Wages by Occupation Group

Occupation Group	Average Hourly Wage	Average Annual Wage
Farming, Fishing, and Forestry	\$15.96	\$33,300
Food Preparation and Serving	\$17.18	\$35,740
Healthcare Support	\$17.54	\$36,490
Building and Grounds Cleaning/Maintenance	\$18.34	\$38,140
Personal Care and Service	\$19.12	\$39,770
Transportation and Material Moving	\$19.32	\$40,180
Production	\$20.70	\$43,050
Sales	\$22.41	\$46,610
Office and Administrative Support	\$23.28	\$48,410
Installation, Maintenance, and Repair	\$26.92	\$55,990
Construction and Extraction	\$29.29	\$60,920
Community and Social Services	\$29.53	\$61,420
Arts, Design, Entertainment, Sports, and Media	\$32.85	\$68,330
Protective Services	\$35.48	\$73,790
Educational Instruction and Library	\$38.31	\$70,680
Life, Physical, and Social Sciences	\$38.63	\$80,350
Business and Financial Operations	\$40.28	\$83,780
Architecture and Engineering	\$50.24	\$104,500
Computer and Mathematical	\$51.58	\$107,290
Healthcare Practitioners and Technical Personnel	\$52.26	\$108,700
Legal	\$57.72	\$120,050
Management	\$59.88	\$124,560
Average County Wage	\$29.82	\$60,020

Source: U.S. Bureau of Labor Statistics 2021a

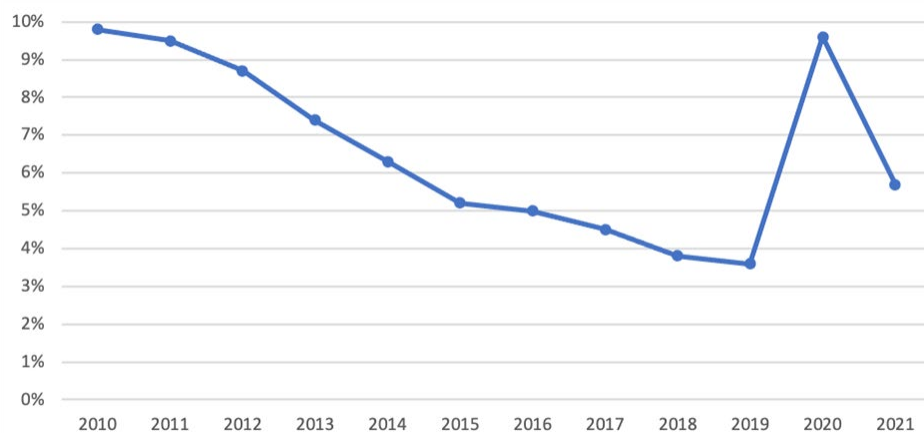
The National Housing Conference publishes a Paycheck to Paycheck study annually, which characterizes the necessary income levels to own a home or rent in Santa Barbara County (National Housing Conference 2022). To afford a three-bedroom rental within the county, an

individual must make at least \$132,640 to be the sole provider. Homeownership costs far exceed monthly rental costs with the necessary salary in the county for individual ownership at least \$328,068 (for a 10 percent down payment). This is consistent with the \$967,590 2023 anticipated median home price for the county. Given no occupation's average annual salary reaches the level required for homeownership, there is a significant challenge in the county concerning the ratio of wages to housing costs, signaling a significant need for greater affordable housing stock (U.S. Bureau of Labor Statistics 2021a). Please see *Chapter 5, Housing Plan and Resources* for a discussion of how this 2023-2031 Housing Element Update works to improve access to affordable housing due to the discrepancy of salary to housing in the county.

Unemployment

During the Great Recession of the late 2000s, the county's unemployment rate peaked at approximately 9.9 percent in 2010 (California EDD 2022). Between 2010 and 2019, the unemployment rate declined steadily as the economy made a full recovery from the Great Recession with 2019 unemployment rates hovering at approximately 3.7 percent. However, the COVID-19 Pandemic resulted in an unemployment spike in 2020 of approximately 9.5 percent. The unemployment rate has improved significantly since the initial onset of the pandemic. In 2021, unemployment rates were approximately 5.8 percent for the county (Figure 2-2).

Figure 2-2. Santa Barbara County Unemployment Rate (2010-2021)



Source: California EDD 2022

The U.S. Census Natural Resources, Construction, And Maintenance Occupation category include farming, fishing, and forestry occupations, as well as extraction occupations. Source: U.S. Census Bureau 2018 Census Occupation Code List, last updated September 26, 2019.

3. Household Characteristics

According to the 2015-2019 ACS, there are a total of 145,856 households in Santa Barbara County, an increase of approximately 4 percent from 2010 (U.S. Census Bureau 2019). A total of 54,473 households are in the unincorporated county. As shown in Table 2-14, the unincorporated areas of the South Coast HMA contain about half of all households in unincorporated areas

(approximately 27,069 households), consistent with its share of the population. The Santa Maria HMA has the second-highest number of households (approximately 12,815), followed by the Santa Ynez (approximately 8,013) and Lompoc HMAs (approximately 6,154). Only 421 households are in the Cuyama HMA, which is consistent with the employment levels in this region.

Household Tenure

The tenure of housing refers to whether a housing unit is owned, rented, or vacant. Tenure is an important indicator of well-being in a community because it reflects the cost of housing and the ability of residents to own or rent a unit. Moreover, tenure often affects several other aspects of the local housing market, including turnover rates and overall housing costs. Countywide, approximately 52 percent of households own their home while approximately 48 percent rent their homes (Table 2-14). However, the ownership rate is notably higher in the unincorporated county compared to countywide (approximately 63 percent versus approximately 52 percent). Within the unincorporated areas of the HMAs, the Santa Maria HMA had the highest proportion of homeownership at approximately 75 percent. In other HMAs, homeownership ranged from approximately 56 percent (South Coast HMA) to approximately 68 percent (Santa Ynez HMA). The South Coast HMA had the lowest proportion of homeowner households and the highest proportion of renters, likely due to higher housing costs in this HMA.

Table 2-14. Households by Tenure (2019)

	Total Households	Owner Households	Renter Households
Total County	145,856	52%	48%
Total Unincorporated County	54,473	63%	37%
Unincorporated County by HMA			
Cuyama	421	60%	40%
Lompoc	6,154	64%	36%
Santa Maria	12,815	75%	25%
Santa Ynez	8,013	68%	32%
South Coast	27,069	56%	44%

Source: U.S. Census Bureau 2020

Vacancy

Vacancy rates indicate how efficiently housing units available for sale or rent are meeting the current housing demand. Low vacancy rates may indicate a lack of available, affordable housing and a high level of competition for available units, leading to higher prices and rents. A certain number of vacant housing units are needed in any community to moderate the cost of housing, allow for sufficient housing choices, and provide an incentive for landlords and owners to maintain

their housing. Vacancy rates of 5 to 6 percent for rental units and 2 to 3 percent for ownership units are generally considered healthy.

Vacancy rate data is not available for the unincorporated county; therefore, Table 2-15 provides rates for the county as a whole. While the overall countywide vacancy rate is considered healthy at approximately 7.2 percent, this data is skewed by the high levels of vacation or seasonal use properties in the county with higher vacancy than year-round residents (Table 2-15). Countywide, the homeowner vacancy rate is approximately 0.8 percent, and the rental vacancy rate is approximately 2.6 percent, both of which are far below the healthy ranges of 2 to 3 percent and 5 to 6 percent, respectively.

Table 2-15. Santa Barbara County Vacancy Rates

	Santa Barbara County
Vacant Housing Units	7.2%
Homeowner Vacancy Rate	0.8
Rental Vacancy Rate	2.6

Source: U.S. Census Bureau 2019

Across the HMAs, the percentage of vacant rental properties is substantially higher than for sale properties (except for the Santa Ynez HMA) (Table 2-16). For example, the Santa Maria HMA has a rental vacancy of approximately 26.4 percent versus a for-sale vacancy of approximately 6.3 percent. Notably, the Lompoc, Cuyama, and Santa Ynez HMAs had less than 1 percent for sale vacancy, indicating few to no units and substantial limitations in the for-sale housing supply. The Cuyama, South Coast, and Santa Ynez HMAs have significant vacation and seasonal housing vacancies with approximately 65.2 percent, 42.5 percent, and 45.6 percent, respectively of vacant homes in each HMA falling in this category (Table 2-16).

To address the long-term rental shortage in the county, the County is working to develop a revised Short-Term Rental Program for the coastal zone to preserve housing for the local workforce. Please see Program 19 in *Chapter 5, Housing Plan and Resources*. The “other vacant” category, as defined by the U.S. Census Bureau, includes units that are vacant due to foreclosure, family reasons, legal proceedings, renovations, preparation for being rented/sold, or due to extended absence for reasons such as a work assignment or military duty (U.S. Census Bureau n.d.). The Lompoc HMA may have a higher proportion of “other vacant” units at approximately 36.4 percent than the other HMAs due to its proximity to the VSFB.

Table 2-16. Vacancy by Type

Vacant Housing Units	Santa Barbara County	Santa Barbara County by HMA (includes incorporated and unincorporated areas)				
	# units	Cuyama	Lompoc	Santa Maria	Santa Ynez	South Coast
For rent	1,872	5.5%	56.3%	26.4%	6.8%	11.7%
Rented, not occupied	797	0.0%	0.0%	7.5%	0.2%	8.7%
For sale only	613	0.6%	0.0%	6.3%	14.4%	4.7%
Sold, not occupied	488	0.0%	0.0%	10.4%	0.0%	4.0%
For seasonal, recreational, or occasional use	4,088	65.2%	7.3%	13.7%	45.6%	42.5%
For migrant workers	208	4.9%	0.0%	6.8%	8.0%	0.0%
Other vacant	3,239	23.8%	36.4%	28.9%	25.0%	28.4%
Total Vacant Units	11,305	164	778	1,806	977	7,562

Source: U.S. Census Bureau 2019

Household Types

According to the U.S. Census Bureau, a household is defined as all persons occupying a housing unit. This may include families, people living alone, and unrelated persons living together. It does not include persons living in licensed facilities or dormitories. A certain level of diversity in the housing stock is an important factor in ensuring adequate housing opportunities for all residents. A diverse housing stock helps ensure that all households, regardless of their income, age, and/or family size, have the opportunity to find housing that is best suited to their lifestyle needs.

Countywide, as well as in the unincorporated county, approximately 66 percent of households are family households (U.S. Census Bureau 2019) (Table 2-17). The unincorporated county has a higher proportion of married couple family households (approximately 54 percent compared to 49 percent countywide, respectively). Over 20 percent of households countywide and in the unincorporated county are householders living alone.

Within the unincorporated county, the Lompoc, Santa Maria, and Santa Ynez HMAs had higher proportions of family households compared to the county overall (ranging from approximately 72 to 80 percent). The unincorporated portions of the South Coast HMA were the only areas with a lower proportion of family households than the county overall. The proportion of householders

living alone was particularly high in the Cuyama HMA (approximately 29 percent) and the South Coast HMA (approximately 25 percent).

Table 2-17. Santa Barbara County Household Types (2019)

Household Type	Total County	Total Unincorporated County	Unincorporated County by HMA				
			Cuyama	Lompoc	Santa Maria	Santa Ynez	South Coast
Total Households	145,856	54,473	421	6,154	12,815	8,013	27,069
Family Households	66%	66%	66%	80%	76%	72%	56%
Married Couple Family	49%	54%	52%	67%	59%	58%	47%
Male householder, no spouse present	5%	4%	10%	4%	6%	4%	3%
Female householder, no spouse present	11%	8%	4%	9%	11%	10%	6%
Non-family Households	34%	34%	34%	20%	24%	28%	44%
Householder living alone	24%	22%	29%	15%	19%	22%	25%

Source: U.S. Census Bureau 2019

Household Size

According to the 2015-2019 ACS, the average household size in Santa Barbara County is 2.91, an increase from 2.81 in 2010; therefore, between 2010 and 2019 both the owner- and renter-occupied household sizes grew countywide (U.S. Census Bureau 2010, 2019) (Table 2-18). Countywide renter households are larger on average than owner households (3.03 compared to 2.81). Household size is relatively consistent across the HMAs (2.84 to 2.97), except for Cuyama HMA (2.49). Given Cuyama has the highest percentage of the county's under-18 population, this is likely due to the higher cost of living within the Lompoc, Santa Maria, Santa Ynez, and South Coast HMAs resulting in a need to share living accommodations with more persons to improve affordability.

Table 2-18. Average Household Size by Tenure (2019)

Average Household Size	All Households	Owner Households	Renter Households
Santa Barbara County (2019)	2.92	2.81	3.03
Santa Barbara County (2010)	2.82	2.73	2.90
Santa Barbara County by HMA (includes incorporated and unincorporated areas)			
Cuyama	2.49	2.41	2.61
Lompoc	2.94	2.83	3.05
Santa Maria	2.97	2.86	3.12
Santa Ynez	2.84	2.73	3.03
South Coast	2.91	2.80	3.02

Source: U.S. Census Bureau 2010, 2019

Note: Average household size for HMAs was calculated by finding the weighted average for the Census Tracts within each HMA. Data was not available for solely unincorporated areas on household size.

4. Housing Stock Characteristics

To adequately plan for current and future housing needs, the County must have a clear picture of the current housing stock. Government Code Section 65583(a) requires analysis and documentation of household characteristics (i.e., housing types, housing conditions, cost burden, and overcrowding).

Housing Unit Type

According to the DOF, a total of 160,333 housing units existed in Santa Barbara County in 2021 (DOF 2022a). This is an increase of approximately 4.9 percent (approximately 7,499 units) since 2010 (DOF 2020) (Table 2-19). Housing production occurred at a slightly lower pace in the unincorporated county, which saw an increase in housing units of approximately 3.4 percent (approximately 1,688 units) between 2010 and 2021.

Countywide, there are more than double the number of single-family homes than multifamily homes and in the unincorporated county nearly four times more. Single-family homes make up approximately 64.2 percent of units in the county, compared to approximately 75.6 percent in the unincorporated county. However, multifamily housing stock in the county increased from 2010 to 2021 by approximately 10.7 percent and approximately 5.6 percent in the unincorporated county (Table 2-19). Further, single-family attached housing stock in the county increased by approximately 11.4 percent from 2010 to 2021, far outpacing single-family attached growth in the unincorporated county at approximately 0.1 percent. Multifamily housing stock showed the highest net change across housing types in the county and second highest in the unincorporated county (following mobile homes at approximately 6.3 percent).

Table 2-19. Housing Units by Type (2010 and 2021)

Unit Type	2010		2021		Change	
	Units	Percent	Units	Percent	Units	Percent
Santa Barbara County						
Single-Family Detached	89,896	58.8%	91,508	57.1%	1,612	1.8%
Single-Family Attached	10,162	6.5%	11,319	7.1	1,157	11.4%
Total Single-family	100,058	65.3%	102,827	64.2%	2,769	2.8%
Multifamily 2-4 units	14,732	9.6%	16,080	10.0%	1,348	9.2%
Multifamily 5+ units	30,156	19.7%	33,387	20.8%	3,231	10.7%
Total Multifamily	44,888	29.3%	49,467	30.8%	4,579	10.2%
Mobile Homes	7,888	5.2%	8,040	5.0%	152	1.9%
Total	152,834	100.0%	160,333	100.0%	7,499	4.9%
Unincorporated Santa Barbara County						
Single-Family Detached	34,781	70.7%	35,483	69.8%	702	2.0%
Single-Family Attached	2,967	6.0%	2,971	5.8%	4	0.1%
Total Single-family	37,748	76.7%	38,454	75.6%	706	2.1%
Multifamily 2-4 units	2,575	5.2%	2,681	5.3%	106	4.1%
Multifamily 5+ units	5,901	12.0%	6,591	12.9%	90	1.5%
Total Multifamily	8,476	17.2%	9,272	18.2%	196	5.6%
Mobile Homes	2,959	6.0%	3,146	6.2%	187	6.3%
Total	49,183	100.0%	50,871	100.0%	1,688	3.4%

Source: DOF 2020, 2022a.

The South Coast HMA contains the majority of the housing stock in the county with approximately 30,534 housing units followed by Santa Maria HMA with approximately 13,390 units (U.S. Census Bureau 2019) (Table 2-20). The vast majority of each HMA's housing stock is comprised of single-family units, consistent with the county and unincorporated county, ranging from approximately 62.3 percent to 94.1 percent of the total housing stock by HMA. The South Coast HMA has the lowest rates of single-family units at approximately 62.3 percent of its housing stock and has the highest rate of total multifamily units at approximately 32.5 percent. The Cuyama and Lompoc HMAs have very low multifamily unit availability at approximately zero percent in Cuyama and 3.6 percent in Lompoc.

Table 2-20. Housing Units by Type, Unincorporated County by HMA (2019)

Unit Type	Cuyama	Lompoc	Santa Maria	Santa Ynez	South Coast
Total Single-family (detached/attached)	85.6%	94.1%	84.1%	82.1%	62.3%
Multifamily 2-4 units	0.0%	1.9%	4.5%	1.9%	8.8%
Multifamily 5+ units	0.0%	2.7%	5.0%	8.9%	23.7%
Mobile Homes	14.4%	1.4%	6.4%	7.1%	5.1%
Boat/RV/Van	0.0%	0.0%	0.0%	0.1%	0.1%
Total	585	6,370	13,390	8,915	30,534

Source: U.S. Census Bureau 2019

Note: Due to differences in methodology between the ACS and DOF data, the sum of the HMA totals varies from the unincorporated County totals in Table 2-19. HMA-level data is not available from the DOF for this information.

Housing Age and Condition

The age of a community's housing stock can provide some insight into the overall condition of the housing stock and the number of homes that may need significant maintenance or rehabilitation. Generally, houses that are older than 30 years require some sort of major maintenance or repair work, such as a new roof or upgrades to the plumbing or electrical systems. If not well maintained, housing can deteriorate and depress property values, discourage reinvestment, and negatively affect the quality of life in a neighborhood.

The majority of housing units in the county and unincorporated county are over 30 years old (approximately 89 percent and 88 percent, respectively) (Table 2-21). The largest proportion of the county's housing stock was constructed in the three decades between 1960 and 1989.

When broken down by HMA, the unincorporated areas of the Lompoc HMA have seen the most housing development in recent years, with over 20 percent of housing units constructed since 2000. In contrast, less than 2 percent of units in the Cuyama HMA were constructed since 2000, and over 10 percent of units in this HMA were constructed before 1939, a higher proportion than all other HMAs. The South Coast, Santa Maria, and Santa Ynez HMAs have had relatively similar levels of development in the past 20 years at approximately 9.7 percent, 12.2 percent, and 15.1 percent, respectively.

Table 2-21. Housing Units by Age

Housing Age	Total County	Total Unincorporated	Unincorporated County by HMA				
			Cuyama	Lompoc	Santa Maria	Santa Ynez	South Coast
Total Housing Units	157,143	59,794	585	6,370	13,390	8,915	30,534
Built 2010 -2019	3.5%	3.4%	0.0%	4.6%	2.7%	3.7%	3.4%
Built 2000-2009	7.8%	8.8%	1.7%	15.9%	9.5%	11.4%	6.3%
Built 1990-1999	9.9%	11.2%	10.4%	9.8%	11.7%	10.5%	11.6%
Built 1980-1989	14.9%	16.0%	4.3%	14.2%	24.7%	21.9%	11.1%
Built 1970-1979	18.5%	19.8%	11.3%	12.4%	17.6%	26.1%	20.7%
Built 1960-1969	20.1%	22.0%	9.7%	28.2%	19.0%	11.5%	25.3%
Built 1950-1959	12.8%	10.7%	50.1%	11.0%	9.7%	6.4%	11.6%
Built 1940-1949	3.9%	2.9%	2.2%	1.3%	1.6%	3.5%	3.6%
Built 1939 or earlier	8.6%	5.2%	10.3%	2.7%	3.4%	5.0%	6.5%

Source: U.S. Census Bureau 2019

The proportion of renter-occupied units built before 1990 is higher than owner-occupied units built before 1990 in the Cuyama and Santa Ynez HMAs (Table 2-22). In the Lompoc, Santa Maria, and South Coast HMAs, owner-occupied housing tends to be older than rental housing.

Table 2-22. Housing Units by Age and Tenure

Year Built	Occupied Housing Units in Unincorporated County									
	Cuyama		Lompoc		Santa Maria		Santa Ynez		South Coast	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
Total Units	251	170	3,950	2,204	9,620	3,195	5,412	2,601	15,176	11,894
2010 or later	0.0%	0.0%	3.7%	6.7%	3.5%	1.0%	3.2%	4.4%	2.9%	3.8%
2000-2009	0.0%	0.0%	11.6%	22.0%	7.5%	15.2%	13.4%	6.9%	6.4%	6.3%
1990-1999	17.1%	1.2%	4.4%	20.1%	10.4%	15.1%	11.3%	11.1%	8.7%	14.9%
1980-1989	0.8%	11.2%	14.6%	13.7%	26.4%	21.4%	23.8%	17.9%	9.1%	13.7%
1970-1979	4.8%	12.4%	12.5%	13.1%	19.2%	12.4%	28.6%	22.1%	19.2%	23.2%
1960-1969	13.9%	7.6%	35.0%	16.8%	21.2%	13.0%	10.4%	14.2%	27.9%	22.6%
1950-1959	51.4%	58.8%	15.8%	3.1%	8.3%	13.4%	3.0%	12.6%	15.2%	7.2%
1940-1949	0.8%	1.8%	1.4%	1.3%	1.5%	2.1%	2.6%	5.9%	4.2%	3.0%
1939 or earlier	11.2%	7.1%	1.1%	3.1%	2.0%	6.4%	3.6%	5.0%	6.4%	5.2%

Source: U.S. Census Bureau 2019

The ACS provides estimates of the number of housing units lacking plumbing and kitchen facilities and available phone service as a measure of substandard housing conditions (U.S. Census Bureau 2019). According to the 2015-2019 ACS, housing conditions in the county and unincorporated county are within the sound category, with approximately 0.3 percent lacking complete plumbing facilities and approximately 1.1 and 1.4 percent lacking complete kitchen facilities respectively (Table 2-23). Approximately 1.0 percent and 1.2 percent of units do not have telephone service, respectively. However, with the prevalence of smartphones and the availability of cellular/data services, this measure may be outdated as many households opt to forego a landline.

Table 2-23. Substandard Housing Conditions

	Lacking Complete Plumbing Facilities	Lacking Complete Kitchen Facilities	No Telephone Service Available
Total County	0.3%	1.1%	1.2%
Total Unincorporated County	0.3%	1.4%	1.0%
Unincorporated County by HMA			
Cuyama	0.0%	0.0%	0.0%
Lompoc	0.1%	0.1%	1.3%
Santa Maria	0.0%	0.5%	0.7%
Santa Ynez	1.0%	1.1%	1.2%
South Coast	0.4%	2.1%	1.1%

Source: U.S. Census Bureau 2019

When substandard conditions are considered by HMA, the unincorporated areas of the South Coast HMA appear to have the highest instance of substandard conditions (approximately 3.6 percent combined), followed closely by the Santa Ynez HMA at a combined approximately 3.2 percent.

Housing Unit Size

Understanding housing unit size and prevalence of units by the number of bedrooms can provide insight as to whether the size of available units is appropriate for the size and type of households residing in the county (Table 2-24). Three-bedroom units are the most common available unit size in the county, comprising approximately 35.5 percent of the market and approximately 37.6 percent of unincorporated county housing, followed by two-bedroom units at approximately 27.4 percent of the county and 25 percent of the unincorporated housing stock, which is consistent with the predominance of single-family residences (U.S. Census Bureau 2019). By tenure, owner-occupied housing follows this trend with three-bedroom units the most common in the county and unincorporated county (approximately 47.5 percent and 46.4 percent, respectively). However, renter-occupied units have higher rates of two-bedroom units in the county (approximately 36.9 percent), unincorporated county (approximately 35.6 percent), and all of the HMAs, except for Santa Ynez. In contrast, studios or zero-bedroom units tie for least common in the county with

five-bedroom units (approximately 3.4 percent) and are the least common in the unincorporated county (approximately 2.8 percent) housing stock. This may be a challenge with the growing rate of elderly persons in the county (please refer to *Chapter 2.B.1, Population Trends*).

When looking at the unincorporated county by HMA, larger units were particularly common in the Lompoc HMA, where units with three or more bedrooms comprised approximately 87 percent of the housing stock. The South Coast HMA has the most balanced distribution of housing units by size with the majority of units (approximately 59.3 percent) being two to three bedrooms. However, the trend of larger owner-occupied units and smaller rental units described above is accurate for all the unincorporated HMAs. Larger households looking to rent a home may have difficulty finding an available unit that is appropriately sized.

Table 2-24. Housing Units by Tenure and Number of Bedrooms

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	Total Units
Total County	3.4%	13.9%	27.4%	35.5%	16.4%	3.4%	145,856
Renter	6.6%	26.6%	36.9%	22.4%	6.5%	1.0%	69,911
Owner	0.6%	2.2%	18.5%	47.5%	25.6%	5.5%	75,945
Unincorporated County	2.8%	11.0%	25.0%	37.6%	19.1%	4.4%	57,226
Renter	6.1%	22.8%	35.6%	25.9%	8.5%	1.1%	24,517
Owner	0.4%	2.1%	17.1%	46.4%	27.0%	6.9%	32,710
Unincorporated County by HMA							
Cuyama	0.0%	6.7%	35.2%	45.1%	11.9%	1.2%	273
Renter	0.0%	16.5%	44.1%	27.6%	11.8%	0.0%	110
Owner	0.0%	0.0%	29.1%	57.0%	12.0%	2.0%	163
Lompoc	0.2%	1.7%	11.1%	54.7%	25.2%	7.1%	3,588
Renter	0.3%	3.1%	17.9%	60.6%	15.5%	2.6%	1,577
Owner	0.1%	0.6%	5.8%	50.1%	32.8%	10.6%	2,011
Santa Maria	1.5%	7.7%	23.4%	44.9%	19.1%	3.5%	13,847
Renter	2.8%	17.6%	38.1%	30.4%	10.1%	1.1%	5,702
Owner	0.6%	0.7%	13.1%	55.0%	25.5%	5.1%	8,145
Santa Ynez	3.3%	6.4%	21.5%	44.8%	20.9%	3.0%	5,643
Renter	10.4%	14.7%	27.8%	38.1%	8.1%	0.9%	1,795
Owner	0.0%	2.5%	18.6%	48.0%	26.9%	4.0%	3,848
South Coast	3.6%	14.1%	27.7%	31.6%	18.2%	4.8%	33,876
Renter	7.4%	27.8%	37.3%	19.3%	7.3%	0.9%	15,332
Owner	0.4%	2.8%	19.7%	41.8%	27.2%	8.0%	18,544

Source: U.S. Census Bureau 2019

Household Income

Household income is a critical factor in determining a household's housing options; therefore, income greatly influences the housing needs of the community. Except for households that own a home without a mortgage, household income directly impacts a household's ability to afford housing. According to the 2015-2019 ACS, the median income for Santa Barbara County was \$74,624 ¹, an increase of 24 percent from 2010 (\$60,078) (U.S. Census Bureau 2019).

However, despite the increasing income levels, the substantive cost of housing results in an ongoing imbalance in affordability. The State HCD 2022 income limits for Santa Barbara County, which determine the maximum income limits for household qualification for a variety of state housing assistance programs, were adjusted for this RHNA due to the uneven housing cost-to-income relationship for the region. Therefore, the 2022 median household income in the county is \$100,100 compared to the State HCD 2022 median income of \$101,600 for a four-person household. Housing assistance programs are based on income categories established by state and federal law (State HCD 2022). Therefore, the Housing Element Update uses the income categories established by State HCD unless otherwise noted (Table 2-25). Together, the extremely low-, very low-, and low-income categories are referred to as "lower" income.

Table 2-25. HCD Santa Barbara County Income Limits (2022)

Household Size	Extremely Low-Income	Very Low-Income	Low-Income	Median-Income	Moderate-Income	Above Moderate
1	\$29,350	\$48,900	\$78,350	\$70,050	\$84,050	Above \$84,050
2	\$33,550	\$55,900	\$89,550	\$80,100	\$96,100	Above \$96,100
3	\$37,750	\$62,900	\$100,750	\$90,100	\$108,100	Above \$108,100
4	\$41,900	\$69,850	\$111,900	\$100,100	\$120,100	Above \$120,100
5	\$45,300	\$75,450	\$120,900	\$108,100	\$129,700	Above \$129,700
6	\$48,650	\$81,050	\$129,850	\$116,100	\$139,300	Above \$139,300
7	\$52,000	\$86,650	\$138,800	\$124,100	\$148,900	Above \$148,900
8	\$55,350	\$92,950	\$147,750	\$132,150	\$158,550	Above \$158,550

Source: State HCD 2022

Notes: AMI = Area Median Income; The "Median Income" above is based on HCD's FY 2022 median income for a four-person household. The calculation by AMI is not shown because the county is subject to State HCD "adjusted calculations."

¹ The median County income described is higher than the average county wages (Table 2-13) due to the variation in state and federal agency calculation approach (i.e., median versus average) and different data sources. Table 2-13 uses Bureau of Labor Statistics due to this data set's tracking of occupation-level wages.

Data on the number of households belonging to each of the State HCD income categories are unavailable. However, data from the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) dataset provides a breakdown of households by HUD income levels (HUD 2018) (Table 2-26). The HUD income category definitions for extremely low-, very low-, and low-income households are consistent with State HCD definitions. State HCD's moderate-income category includes a larger income segment compared to the HUD definitions [80-120 percent of area median income (AMI), compared to 80-100 percent]. The most recent data from the HUD is used (2015-2019 five-year average).

Table 2-26 provides the number of Santa Barbara County households by HUD income level, based on the CHAS dataset. This data includes both the incorporated and unincorporated areas of the county. Given no adjusted calculation values are available for the county from the state or federal agency databases, this is a data limitation and household costs by income exceed Table 2-26.

Approximately 41 percent of overall county households are considered lower income, having a household income of 80 percent or less than the 2019 area median. However, approximately 57 percent of renter households are lower income, compared to 27 percent of owner households.

Table 2-26. Santa Barbara County Households by Income Level

Income Group	Owner Households		Renter Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
<= 30% HAMFI	4,580	6.1%	13,480	19.4%	18,060	12.5%
30% to 50% HAMFI	5,655	7.5%	11,125	16.0%	16,780	11.6%
50% to 80% HAMFI	10,135	13.4%	14,770	21.3%	24,905	17.2%
80% to 100% HAMFI	6,435	8.5%	7,085	10.2%	13,520	9.3%
>100% HAMFI	48,835	64.6%	22,860	33.0%	71,695	49.5%
Total	75,640	100.0%	69,320	100.0%	144,960	100.0%

Source: HUD 2018

Notes:

Data in this table includes incorporated and unincorporated Santa Barbara County.

HAMFI = HUD Area Median Family Income

While data is not available by income category for the unincorporated county, the ACS provides countywide household income data (Table 2-27). Based on the income limits in Table 2-25, a majority of households earning \$75,000 or less would be considered lower income as defined by the HCD income limits. Therefore, Table 2-25 can be used to estimate that about 55 percent of unincorporated county households may be defined as lower income. The unincorporated areas of the Santa Maria, Santa Ynez, and South Coast HMAs had similar numbers of lower-income households. However, lower-income households were more common in the Cuyama and Lompoc HMAs (76 percent and 62 percent, respectively).

Table 2-27. Household Income (2019)

Household Income	Total County	Total Unincorporated County	Unincorporated County by HMA				
			Cuyama	Lompoc	Santa Maria	Santa Ynez	South Coast
<\$24,999	15.1%	13.9%	16.2%	6.6%	8.3%	11.2%	18.9%
\$25,000-\$49,999	18.6%	15.5%	31.8%	16.6%	16.6%	16.6%	14.2%
\$50,000-\$74,999	29.1%	26.0%	27.6%	38.5%	30.7%	26.0%	20.9%
Total Households earning <\$75,000	62.8%	55.4%	75.5%	61.8%	55.6%	53.8%	54.0%
\$75,000-\$99,999	12.6%	11.8%	10.0%	16.4%	14.8%	10.8%	9.7%
\$100,000-\$124,999	9.8%	10.4%	5.7%	11.0%	13.7%	10.5%	8.7%
\$125,000-\$149,999	7.2%	8.2%	12.1%	6.7%	9.4%	7.6%	8.0%
>\$150,000	20.2%	26.1%	6.7%	20.5%	21.3%	28.1%	29.3%

Source: U.S. Census Bureau 2019

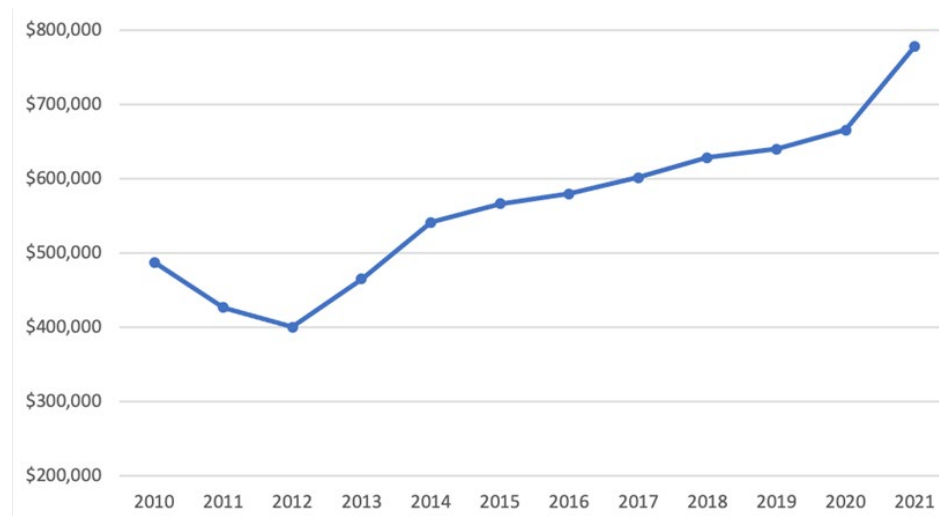
Housing Costs

Home Values

Home values in Santa Barbara County were at their lowest in 2012 as a result of the Great Recession and have since steadily increased (Figure 2-3). The 2015-2019 ACS estimates the median owner-occupied housing value for the county as \$577,400 (U.S. Census Bureau 2019). However, data indicates home values are rapidly rising in the past decade within the county with the 2021 ACS one-year median value at approximately \$669,000.

ACS data was cross compared to the Zillow Home Value Index (ZHVI), which provides a smoothed, seasonally adjusted measure of the typical home value for homes in the 35th to 65th percentile range at a County level and includes both single-family residences and condominiums. Figure 2-3 shows the change in home values from 2010 through 2021. While home values have been increasing since 2012, the one-year period of 2020 to 2021 saw the greatest increase in typical home value (an increase of 17 percent). For June 2021, the typical home value for a home in Santa Barbara County was \$778,000. Given this is a one-month median, and the overall annual ZHVI median costs are similarly aligned to the 2015-2019 ACS data, the County identifies the 2021 median home value for the county as approximately \$669,000.

Figure 2-3. Santa Barbara County Home Values (2010-2021)



Source: ZHVI 2022

Home values vary significantly throughout the county. Zillow nor the 2015-2019 ACS provide data at a community level for all unincorporated areas. ZHVI provides data for the communities of Casmalia, Santa Ynez, Los Olivos, Los Alamos, Isla Vista, Montecito, and Summerland. Given no data was available for the Cuyama HMA and Santa Maria HMA, these are excluded.

Based on the available ZHVI data, home values are the highest in the South Coast HMA, particularly in Montecito at approximately \$3.9 million (Table 2-28). Home values in unincorporated Santa Ynez and Los Olivos in the Santa Ynez HMA were similar to each other, while values were much lower in Los Alamos at approximately \$700,834 in 2021. Home values had the greatest increase in Los Alamos at approximately 37.8 percent from 2010 to 2021 followed closely by Los Olivos at approximately 34.4 percent. Casmalia had the lowest recorded home values of ZHVI available community-level data at approximately \$374,895.

Table 2-28. Home Values in Unincorporated Communities (2015-2021)

HMA	Unincorporated Community	2015	2021	Percent Change
Lompoc	Casmalia*	NA	\$374,895	-
Santa Ynez	Santa Ynez	\$1,052,861	\$1,327,483	26.1%
	Los Olivos	\$939,823	\$1,263,350	34.4%
	Los Alamos	\$508,564	\$700,834	37.8%
South Coast	Isla Vista	\$1,003,155	\$1,194,116	19.0%
	Montecito	\$3,337,584	\$3,942,550	18.1%
	Summerland	\$1,832,344	\$2,225,904	21.5%

Source: ZHVI 2022

*Note: Zillow data is not available for 2015 for Casmalia.

Monthly Rents

Median rent costs vary substantially throughout the entire county and unincorporated county with a similar trend to owner-occupied housing costs with the South Coast HMA experiencing the highest costs. Median rent costs have continued to rise in the county with the 2010 ACS one-year estimates at approximately \$1,183 per household compared to the 2021 one-year estimate of approximately \$1,752 (U.S. Census Bureau 2021). Therefore, in a decade, the county has experienced an over 48 percent increase in rent costs.

Based on currently available data, average rents in unincorporated communities throughout Santa Barbara County ranged from \$1,742 to \$2,682 per month (Table 2-29). Monthly rents were lowest in communities within the Lompoc HMA and highest in communities in the South Coast HMA. Based on available data, Orcutt had the single highest average monthly rent at \$2,682; however, this may be a result of a smaller available sample size in this community. Relative to sample size, the South Coast HMA has the highest rents.

Table 2-29. Average Monthly Rents (February 2022)

HMA	Unincorporated Community	Average Rent
Lompoc	Vandenburg Village	\$1,742
	Mission Hills	\$1,742
Santa Maria	Orcutt	\$2,682
	Garey	\$1,905
	Sisquoc	\$1,905
Santa Ynez	Ballard	\$1,952
South Coast	Isla Vista	\$2,432
	Mission Canyon	\$2,039
	Summerland	\$2,177
	Toro Canyon	\$2,177

Source: Rentcafe 2022

Overcrowding

The U.S. Census Bureau defines overcrowding as units with more than one inhabitant per room, excluding kitchens and bathrooms (HUD 2007). Units with more than 1.5 inhabitants per room are considered severely overcrowded. Overcrowding may occur when a larger household cannot afford an appropriately sized unit for their household or families double up in one housing unit to pay otherwise unaffordable high housing costs. Some households choose overcrowded living situations, such as three generations living in one unit or students sharing rooms.

The rate of overcrowding is higher countywide than in the unincorporated county (Table 2-30) (US Census Bureau 2019). In the unincorporated county, 4.2 percent of total households are overcrowded and 1.2 percent of total households are severely overcrowded.

Among the incorporated areas by HMA, the South Coast HMA had the highest overcrowding rates, with over 5 percent of households experiencing overcrowded conditions, followed by the Lompoc HMA (3.8 percent).

Table 2-30. Overcrowding (2019)

	Total Households	Not Overcrowded		Overcrowded		Severely Overcrowded	
		#	%	#	%	#	%
County Owner Occupied	75,945	72,070	94.9%	2,871	3.8%	1,004	1.3%
County Renter Occupied	69,911	58,129	83.1%	4,257	6.1%	4,525	6.5%
Total Countywide Overcrowding	145,856	130,199	89.0%	3,564	5.0%	5,529	3.9%
Total Unincorporated Overcrowding	54,473	58,096	94.5%	2,086	4.2%	654	1.2%
Unincorporated County by HMA							
Cuyama	421	99.3%		0.7%		0.0%	
Lompoc	6,154	95.9%		3.8%		0.3%	
Santa Maria	12,815	96.7%		2.5%		0.9%	
Santa Ynez	8,013	95.1%		3.2%		1.7%	
South Coast	27,069	93.0%		5.5%		1.5%	

Source: U.S. Census Bureau 2019

Countywide, overcrowding occurred more frequently for renter-households (approximately 16.9 percent versus 5.1 percent). This was true for the unincorporated county as well with approximately 7.5 percent of renter-households experiencing overcrowded conditions (Table 2-31). Consistent with the unincorporated county overall, renter-households in the South Coast, Santa Ynez, and Santa Maria HMAs were more likely to experience overcrowding. However, in the Cuyama and Lompoc HMAs, overcrowding rates were higher for owner-occupied households.

Table 2-31. Overcrowding by Tenure (2019)

Tenure	Total County		Total Unincorporated County											
					Cuyama		Lompoc		Santa Maria		Santa Ynez		South Coast	
Owner Occupied	75,945	5.1%	34,409	2.8%	251	1.2%	3,950	4.3%	9,620	2.9%	5,412	1.1%	15,176	2.8%
Not Overcrowded	94.9%		97.2%		98.8%		95.7%		97.1%		98.9%		97.1%	
Overcrowded	3.8%		2.3%		1.2%		4.3%		2.3%		1.0%		2.2%	
Severely Overcrowded	1.3%		0.5%		0.0%		0.0%		0.6%		0.1%		0.6%	
Renter Occupied	69,911	16.9%	20,064	10.1%	170	0%	2,204	3.8%	3,195	4.6%	2,601	12.9%	11,894	12.3%
Not Overcrowded	83.1%		89.9%		100.0%		96.3%		95.5%		87.1%		87.7%	
Overcrowded	10.4%		7.5%		0.0%		3.0%		2.9%		7.8%		9.6%	
Severely Overcrowded	6.5%		2.6%		0.0%		0.8%		1.7%		5.1%		2.7%	

Source: U.S. Census Bureau 2019

5. Ability to Pay for Housing/Cost Burden

As defined by the HUD Housing Choice Voucher Program, a household is cost-burdened if it pays more than 30 percent of its adjusted gross income on housing expenses. The HUD Housing Choice Voucher Program considers households paying more than 50 percent of a household's adjusted gross income on housing expenses to be severely cost-burdened. The HUD cost burden levels are set for "standard, quality housing units" (HUD 2017).

The National Housing Conference uses a combination of the U.S. BLS wage estimates, ZHVI median home values data, and HUD fair market rent metric (40th percentile gross rent) to estimate the annual salary needed to sustainably own or rent a home in Santa Barbara County to avoid cost burden. To sustainably rent a home, necessary income levels are lower; however, to afford a two-bedroom home or larger is above the median income for a four-person household in the County for both renter- and owner-occupied units (\$100,100) (Table 2-32). Given the diverse range of housing costs across the county, this level varies at a community level.

Table 2-32. Salary Requirements to Avoid Housing Cost Burden in Santa Barbara County

Tenure Type	Annual Salary Required	
Ownership	10% down payment	3% down payment
	\$328,068 salary	\$349,687 salary
Rental	Unit Size	Salary Required
	Studio	\$75,000
	One-Bedroom	\$86,120
	Two-Bedroom	\$100,640
	Three-Bedroom	\$132,640
	Four-Bedroom	\$151,600

Source: National Housing Conference 2022

Table 2-33 provides information from the U.S. Census Bureau on the proportion of households in Santa Barbara County that are cost-burdened. Countywide, approximately 41 percent of households are cost-burdened and 20 percent have a severe cost burden. This is consistent with HUD 2015-2019 data estimates at approximately 40 percent and 19 percent, respectively. The unincorporated county has similar rates of cost burden and severe cost burden to the county. Both countywide and in the unincorporated county, the housing cost burden is significantly more prevalent among renter-households. In the unincorporated county, approximately 56 percent of renter households are cost-burdened, compared to approximately 38 percent of owner-households with a mortgage and 15 percent of owner-households without a mortgage.

Table 2-33. Cost Burden by Tenure (2019)

Cost Burden	Total County	Total Unincorporated County	Unincorporated County by HMA				
			Cuyama	Lompoc	Santa Maria	Santa Ynez	South Coast
Renter Households	69,911	20,064	170	2,204	3,195	2,601	11,894
Cost Burden >30%	54%	56%	34%	55%	48%	42%	62%
Cost Burden >50%	27%	33%	11%	23%	18%	21%	42%
Owner Households w/ Mortgage	48,992	21,769	131	2,828	6,528	3,619	8,664
Cost Burden >30%	37%	38%	30%	39%	31%	42%	41%
Cost Burden >50%	15%	17%	21%	14%	12%	22%	18%
Owner Households w/o Mortgage	26,953	12,640	120	1,122	3,092	1,793	6,512
Cost Burden >30%	16%	15%	7%	8%	13%	15%	17%
Cost Burden >50%	8%	8%	7%	1%	6%	10%	10%
Total Households	145,856	54,473	421	6,154	12,815	8,013	27,069
Cost Burden >30%	41%	39%	25%	39%	31%	36%	45%
Cost Burden >50%	20%	21%	13%	15%	12%	19%	27%

Source: U.S. Census Bureau 2021

When the unincorporated county is considered by HMA, the South Coast HMA has the highest rates of cost burden, with approximately 45 percent of all households being cost-burdened and an additional 27 percent being severely cost-burdened. The Lompoc HMA has the second highest rates of cost burden households (approximately 39 percent of all households and approximately 55 percent of renter-households). The Cuyama HMA has the lowest prevalence of cost burden (approximately 25 percent cost-burdened, and 13 percent severely cost-burdened).

6. Results of the Housing Needs and Conditions Survey

During the spring of 2022, the County collaborated with the Santa Barbara County Promotores Network to conduct a Housing Conditions and Housing and Environmental Needs Survey. The Promotores Network helped engage historically underrepresented Spanish-speaking communities by going door-to-door and attending community events to provide information on the Housing Element Update survey and process. The Promotores Network assisted community members with completing the survey and encouraged them to provide feedback on their housing issues. The County also advertised the online survey through its email distribution lists, social media channels, and a YouTube video. Community members had the option to complete the survey in English or Spanish and either online or written on paper. The survey responses helped the County better understand the housing needs of its residents and the pressures that its residents experience.

A total of 538 surveys were completed by unincorporated County residents in English and Spanish from April through June of 2022. The survey respondents were diverse across age ranges, genders,

and racial and ethnic categories. Most respondents (60 percent) lived in single-family homes or condominiums, but all housing types were represented, including unsheltered community members. The majority of respondents (30 percent) lived with one other person, but 25 percent lived with three or more other people. Approximately 54 percent of the respondents stated that their household earned less than the countywide average annual income of \$90,100 in 2022. Most respondents (21 percent) reported that they paid between \$1,000-\$1,500 in rent or mortgage per month, but 16 percent paid over \$3,000 per month.

The survey collected information ranging from the condition of respondents' homes and neighborhoods, including health and environmental hazards, to their desire and ability to move elsewhere locally. Overall, survey results revealed that the majority of homes (67 percent) are in good condition and require no repairs, but six percent do need serious repairs. Poor plumbing or heating (106 respondents), excessive dust (94 respondents), excessive noise (76 respondents), and mold or mildew (74 respondents) were the highest-ranking hazards reported. Most respondents have no desire to move, but 21 percent would like to move somewhere else within the county in the next five years, primarily due to high housing costs and because their current home does not meet their needs. Community members provided many written comments and details on their experiences living in the county and their community concerns. The most common concerns raised were the lack of affordable housing and the availability of housing in general throughout the county. Further details on the community survey results and the outreach process can be found in *Appendix B, Housing Conditions and Needs Survey and Results*.

C. Regional Housing Needs Allocation (RHNA)

The Regional Housing Needs Allocation (RHNA) is a State-mandated process that determines each jurisdiction's housing need for a specific housing element planning period. The RHNA process begins with State HCD determining the total housing need (i.e., number of units) of a particular county or region. Councils of governments, such as SBCAG, then allocate a share of the total housing need, or RHNA, to each city and county. Cities and counties must demonstrate that they have adequate sites zoned to accommodate their RHNA.

State HCD determined that all jurisdictions in Santa Barbara County must accommodate 24,856 new housing units in the 2023-2031 planning period. SBCAG's *Regional Housing Needs Allocation Plan 6th Cycle 2023-2031* (2023-2031 RHNA Plan) (SBCAG 2021b) specifies that the County must accommodate 5,664 units in the unincorporated county. It also prescribes the affordability level of these units (i.e., very low, low, moderate, and above moderate) and divides the county into two sub-regions – South Coast and North County. To help balance the relationship between housing supply and jobs in the county, the 2023-2031 RHNA Plan allocates approximately 73 percent of the County's 5,664 units to the South Coast. Table 2-34, below, displays the County's RHNA by sub-region and by affordability level.

Table 2-34. Unincorporated Santa Barbara County 6th Cycle (2023-2031) RHNA

Sub-Region	RHNA Allocation	RHNA Allocation by Income Level ²			
		Very Low	Low	Moderate	Above Moderate
South Coast	4,142	809	957	1,051	1,325
North County	1,522	564	243	229	486
Total	5,664	1,373	1,200	1,280	1,811

Source: SBCAG 2021b

The County's preliminary sites inventory showed that County faced a significant countywide shortfall of low- and very low-income units. The South Coast also faced a shortfall of moderate-income units. state housing element law requires that the County rezone sites to accommodate 100 percent of its RHNA. *Chapter 4.A, Opportunities for New Housing*, and *Appendix E, Housing Sites Inventory and Methodology*, provide more details on the RHNA, sites inventory, and rezones.

D. Future Housing Needs

1. Assisted Housing Developments at Risk of Converting

Government Code Section 65583(a)(9) requires the Housing Element Update to include an evaluation of the potential for deed-restricted affordable rental units to convert to market rate rental units within the ten years following the beginning of the housing element planning period due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. This section evaluates units with affordability restrictions that expire between 2023 and 2033.

"Assisted housing developments," also known as at-risk units, are defined by the State HCD as multifamily, rental housing complexes that receive government assistance under any federal, state, and/or local programs, or any combination of rental assistance, mortgage insurance, interest reductions, and/or direct loan programs. Applicable federal and state programs can be found under Government Code Section 65863.10. All at-risk units described in this subsection, are eligible to convert to market rate by 2033, per State HCD requirements.

There are 534 deed-restricted units in the unincorporated county within a total of 66 residential development sites (Santa Barbara County 2022a). Of these sites, 36 units in eight residential developments have affordability restrictions that will expire in 2033 or sooner, placing them at risk of conversion to the market rate category (Table 2-35). To obtain a complete understanding of at-risk units for conversion by 2033, the County coordinated with the County Community Services Department, Housing and Community Development (County HCD) Division, which tracks affordable housing.

² "Income Limits." State HCD. July 27, 2022. Available at: <https://www.hcd.ca.gov/income-limits>

Table 2-35. At Risk of Converting to Market Rate

Project Name & Address	HMA	Number of Affordable Units	Subsidy	Non-Elderly Units	Elderly Units	Earliest Date of Expiration	Current Owner
Beach Court Accessible 648 Maple St. A-F, Carpinteria, CA	South Coast	6	In-lieu housing fees	x		7/20/27	Beach Court Housing Foundation
Maravilla 5486 Calle Real, Santa Barbara, CA	South Coast	4	Built In-lieu		x	12/7/31	SP Maravilla LLC
Morningstar Condominiums 110-182 Goodwin Rd., Santa Maria, CA	Santa Maria	7	IHO	x		12/18/22	Morningstar Condos, LLC
Quinta Isabella 1467-1495 Hosmer Ln., Montecito, CA	South Coast	8	IHO	x		5/22/32	QI Investments, LLC
Sandpiper Village 1039 Sandpiper Ln., Goleta, CA	South Coast	1	IHO	x		1/1/24	Pahler Family Trust
Brittany Park 201 Maggie Ln., Santa Maria, CA	Santa Maria	4	IHO	x		12/31/28	Cohen Family Trust
Terra Cotta I 109/133 Goodwin Rd, Santa Maria, CA	Santa Maria	2	IHO	x		12/31/29	Terra Cotta I, LLC
Terra Cotta II 143-155 Goodwin Rd., Santa Maria, CA	Santa Maria	4	IHO	x		12/31/32	Terra Cotta II, LLC
Total Units	---	36	---	32	4	---	---

Source: Santa Barbara County 2022a

Note: IHO = Inclusionary Housing Ordinance

Entities Qualified to Preserve At-Risk Units

Described below (Table 2-36) are the public and non-profit agencies that have been actively involved in housing activities in the county or have expressed interest in acquiring at-risk units to maintain affordability levels.

Table 2-36. Agencies Involved with County Housing Activities

Organization	Jurisdiction
Non-Profit Organizations	
Affordable Homes	Avila Beach
Empire Trust Corporation	Goleta
Housing Corporation of America	Laguna Beach
Long Beach Affordable Housing Coalition, Inc.	Long Beach
Many Mansions, Inc.	Thousand Oaks
Nexus for Affordable Housing	Orange
People's Self-Help Housing Corporation	San Luis Obispo
ROEM Development Corporation	Santa Clara
Santa Barbara Student Housing Corp.	Santa Barbara County
Southern California Housing Development Corp.	Rancho Cucamonga
Public Agencies	
Housing Authority of Santa Barbara County	Santa Barbara County
Housing Authority of the City of Santa Barbara	City of Santa Barbara

Source: State HCD 2014

Preservation and Replacement Options

Preservation of at-risk housing units can be accomplished in several ways, including rental subsidies for tenants, transfer of ownership to non-profits, purchase of the affordability covenants, and/or new construction of replacement units.

Transfer of Ownership

A potential avenue for the preservation of at-risk units is the transfer of ownership of the units to a housing-focused non-profit organization. In cases where only a portion of units in the housing development are affordable (e.g., Maravilla and Quinta Isabella), the County could facilitate the purchase of existing replacement units outside of the development. However, the availability of existing multifamily properties for sale is a potential obstacle to this option. A February 2022 survey of multifamily properties listed for sale on Zillow identified only three multifamily properties for sale in the South Coast HMA and two for sale in the Santa Maria HMA (VTA 2022). Analysis of solely

the South Coast and Santa Maria HMAs is due to at-risk units being isolated to these HMAs in the county.

The Zillow survey identified an average market price per unit of about \$700,000 for multifamily units for sale in the South Coast HMA. Based on this price per unit, the total market value of the 19 units in the South Coast HMA is approximately \$13.3 million. Thus, a 5 percent down payment of \$665,000 would initially be required, along with ongoing funding to cover the mortgage payment.

The survey found the average market price per unit for multifamily properties listed for sale in the Santa Maria HMA to be lower at approximately \$300,000 per unit. Based on this price per unit, the market value of the 17 at-risk units in the Santa Maria HMA is estimated at \$5.1 million, necessitating an estimated 5 percent down payment of \$255,000 in addition to ongoing funding to cover the costs of the mortgage. Therefore, to transfer ownership or purchase existing at-risk units would cost approximately \$18.4 million in total.

Purchase of Affordability Covenant

Another option to preserve the affordability of at-risk projects is to provide a lump sum financial package to maintain the projects as low-income housing, including writing down the interest rate on or paying off the remaining loan balance, and/or supplementing the Section 8 subsidy received with cash flow for other expenses. By providing lump sum financial assistance or an ongoing subsidy in rent or reduced mortgage interest rates, the County could ensure some or all of the assisted units remain affordable.

Construction of Replacement Affordable Units

If existing at-risk units cannot be preserved, construction of new replacement units is an option in the county. The cost of developing housing depends upon a variety of factors, including the density and size of the units (i.e., square footage and the number of bedrooms), location, land costs, and type of construction. Based on general assumptions from *Chapter 3.B, Non-Governmental Constraints*, affordable housing developers in the county identified a conservative per-unit cost of \$425,000 to \$500,000 to construct affordable housing. Therefore, conservatively, it would cost approximately \$500,000 per unit or approximately \$18 million to construct 36 affordable replacement units, excluding land costs and other soft costs (such as architecture and engineering). Including land costs, the total costs to develop replacement units would be significantly higher.

Preservation Cost Comparison

Provision of rental subsidies (see Table 2-37 below) for the existing units is likely the most affordable option, with an estimated cost of \$4.2 million for a 20-year period. Both new construction of 36 affordable units (approximately \$18.0 million) and purchasing the at-risk units at market value (approximately \$18.8 million) are more expensive alternatives. Due to lower

housing prices in the Santa Maria HMA, the purchase of the units by a non-profit may be a more feasible option in this part of the county when compared to the South Coast HMA.

Financing and Subsidy Resources

The provision of rent subsidies to tenants to cover the gap between affordable rent and market-rate rent is one potential approach to preserving affordability. Such a program could operate similarly to a Section 8 program where tenants receive vouchers. The level of subsidy required for this type of program can be estimated by subtracting the affordable rent for a very low-income household from the average market rent in the community.

The rent subsidy estimates in Table 2-37 and Table 2-38 are divided based on HMA due to differences in market rent between the South Coast and Santa Maria HMAs in which at-risk units are located. Based on the assumptions outlined in the tables, an annual subsidy of approximately \$140,448 would be necessary to preserve the affordability of the 19 at-risk units within the South Coast HMA. An annual subsidy of about \$70,176 would be needed to preserve the affordability of the 17 units in the Santa Maria HMA. Over a 20-year period, this is equal to an estimated \$4.2 million in subsidies for all 36 units.

Table 2-37. Estimated Rent Subsidies, At-Risk Units in the South Coast HMA

	Beach Court	Maravilla	Quinta Isabella	Sandpiper Village
Number of Affordable Units	6	4	8	1
Total Monthly Rental Income based on Affordable Rent	\$9,366	\$6,244	\$12,488	\$1,561
Total Monthly Market Rent	\$13,062	\$8,708	\$17,416	\$2,177
Total Monthly Subsidies Required	\$3,696	\$2,464	\$4,928	\$616
Total Annual Subsidies Required	\$44,352	\$29,568	\$59,136	\$7,392
Total Annual Subsidies (All Units)				\$140,448

Sources: VTA 2022

Notes: Estimated subsidies were calculated using the following assumptions:

Affordable monthly rent based on 30 percent of income for a four-person very low-income household (\$1,561/month). Market rent based on average rent for South Coast HMA communities (\$2,177/month).

Table 2-38. Estimated Rent Subsidies, At-Risk Units in the Santa Maria HMA

	Morningstar Condos	Brittany Park	Terra Cotta I	Terra Cotta II
Number of Affordable Units	7	4	2	4
Total Monthly Rental Income based on Affordable Rent	\$10,927	\$6,244	\$3,122	\$6,244
Total Monthly Market Rent	\$13,335	\$7,620	\$3,810	\$7,620
Total Monthly Subsidies Required	\$2,408	\$1,376	\$688	\$1,376
Total Annual Subsidies Required	\$28,896	\$16,512	\$8,256	\$16,512
Total Annual Subsidies (All Units)				\$70,176

Sources: VTA 2022

Notes: Estimated subsidies were calculated using the following assumptions:

1. Affordable monthly rent based on 30 percent of income for a four-person very low-income household (\$1,561).
2. Market rent based on average rent for Santa Maria HMA communities (\$1,905/month).

2. Lower- and Moderate-Income Housing within the Coastal Zone

State law requires that the County preserve existing, occupied affordable to low- or moderate-income household units in its coastal zone, and where feasible include low- and moderate-income housing in new developments (Table 2-39). However, as described in *Chapter 3.B.4, Environmental Constraints*, the California Coastal Act does not prioritize new housing developments within the coastal zone. The law allows for the construction or replacement of affordable dwelling units on-site, within the coastal zone, or within three miles inland of the coastal zone. In accordance with Government Code Section 65588(d):

- 2,356 new housing units have been approved for construction in the coastal zone of the unincorporated county since January 1, 1982.
 - 12 low- or moderate-income housing units were required to be provided in new housing developments either within the coastal zone or within three miles of the coastal zone.
 - 13 low- or moderate-income housing units in the coastal zone were authorized to be demolished or converted since January 1, 1982.
- Zero low- or moderate-income housing units were required to replace those being demolished or converted.

Table 2-39. Housing in the Coastal Zone

	1982-2013	2014-2021	Total
Units Constructed	2,264	92	2,356
Affordable Units Required	--*	12	12
Affordable Units Demolished	13	0	13
Replacement Units Required	--*	0	0

Note: * Data not available

Currently, six affordable units located in the coastal zone at 648 Maple Street A-F, Carpinteria are at-risk of conversion to market rate in 2027 (refer to *Chapter 2.D.1, Assisted Housing Developments at Risk of Converting*). For a description of non-governmental and governmental constraints that impact development in the County's coastal zone, see *Chapter 3.A.1, Summary of Land Use Controls*, and *Chapter 3.B.4, Environmental Constraints*.

3. Quantified Objectives

Government Code Section 65583(b) requires jurisdictions to reasonably estimate the number of units likely to be constructed, rehabilitated, and conserved or preserved by income level, including extremely low-income (ELI), during the 2023-2031 Housing Element Update planning period. This requirement will be achieved through the policies and programs described in *Chapter 5.A-B, Goals and Policies, and Programs and Actions, particularly Program 20: Housing Rehabilitation*. Please refer to *Chapter 2.E.2, Extremely Low-Income (ELI) Households* for further information. The County bases this forecast, or quantified objective, on recent development trends.

New Construction

The number of new housing units likely to be constructed during the 2023-2031 planning period for the County may safely include all pending projects and Accessory Dwelling Units (ADU) projections captured for the upcoming cycle. At a minimum, the County can expect to see the following newly constructed units over the planning period (Table 2-40):

Table 2-40. New Construction for 2023-2031 Planning Period: ADU Projections and Pending Projects

	Units by Affordability		
	Lower	Moderate	Above Moderate
South Coast			
ADU Projections	4	100	329
Pending Projects	228	28	955
Total	232	128	1,284
North County			
ADU Projections	171	123	64
Pending Projects	215	88	491
Total	386	211	555

As described further in *Appendix C, 2015-2023 Housing Element Analysis*, the County examined previous residential development trends within the unincorporated county as part of its analysis of the County's 2015-2023 Housing Element. These trends represent a supplemental manner of quantifying the likely development of new housing units by income category for the 2023-2031

planning period. The final column in Table C-1 shows the number of new residential units developed by income category during the County 2015-2023 planning period. From the 2015 to 2023 planning period, developers constructed 68 very low-income units and 231 low-income units (or, 299 lower-income units), 417 moderate-income units, and 1,187 above moderate-income units with a total of 1,903 units.

Total new unit construction based on ADU projections and pending projects, shown in Table 2-40 above, exceeds the number of units the County could predict by basing its estimate on development trends from the 2015-2023 planning period, in every category except the moderate-income category. However, neither forecast of new unit construction satisfies the overall RHNA requirement for the 2023-2031 planning period.

Conservation

Conservation refers to the preservation of existing affordable housing stock in the County through the 2023-2031 planning period. County HCD works with property managers to oversee deed-restricted and income-restricted rental developments throughout the unincorporated county. Deed restrictions determine the length of time units must be maintained at their restricted income levels. At the close of the deed restrictions, these units face the risk of conversion to market rates (refer to *Chapter 2.D.,1, Assisted Housing Developments at Risk of Conversion to Market Rate*). However, under the Housing Element Update, the County has established Program 18: Preservation of Affordable Housing at Risk of Conversion to Market Rate, which includes but is not limited to requirements by staff to annually monitor at-risk rental housing projects status and pursue funding to extend affordability covenants (see *Chapter 5.B, Programs and Actions*). Table 2-41 lists the County's current 534 deed-restricted housing units and their affordability covenant dates.

Deed-restricted units amount to 534 out of the 1,903 total units developed across all the projects (approximately 28 percent) (Table C-1). *Chapter 5.B, Programs and Actions* Program 18 highlights how the County will explore opportunities to maintain affordability for projects with housing covenants before their expiration date.

Rehabilitation

In its 2015-2023 Housing Element, the County established Program 4.3: *Improve and Rehabilitate Existing Housing Stock*. Program 4.3, identifies the County's aim to provide technical, administrative, and governmental support to affordable housing providers to rehabilitate the existing affordable housing stock through the approval of revenue bonds and other federal and state funding programs. The County shall also take proactive steps that encourage affordable housing providers to apply for grants to rehabilitate the affordable housing stock. *Appendix C, 2015-2023 Housing Element Analysis* details the program's success and the consequent continuation of the program into the 2023-2031 planning period, under Program 20. For information on specific County supported affordable housing rehabilitation projects, see Table C-2.

Table 2-41. County HCD Deed-Restricted Units

Project Name	Address	City, State, Zip	Affordability Start Date	Affordability End Date	No. Units Total	No. Restricted Units	Target Income Category
Abrego Gardens	6640 Abrego Rd	Isla Vista, CA 93117	1/1/00	12/31/29	9	3	Moderate
Beach Court Apartments	648 Maple St A-F	Carpinteria, CA 93013	7/21/97	7/20/27	6	6	Very Low
The Boulders	4668 Bedrock Ct.	Santa Barbara, CA 93111	3/20/19	3/20/49	14	1	Very Low
Braddock House	5575 Armitos Ave	Goleta, CA 93117	8/9/12	8/10/67		1	Low
Casa Con Tres	434 & 438 North L St	Lompoc, CA 93436	5/29/07	5/28/37	12	11	Low
Casa de Familia	403 West Morrison Ave	Santa Maria, CA 93458	8/31/15	8/30/35	16	15	Low
Casa de las Flores	4096 Via Real	Carpinteria, CA 93013	2/11/14	8/11/34	43	7	Low
Central Plaza Apartments	200 North McClelland St	Santa Maria, CA 93458	3/31/05	3/30/35	112	12	Low
College Park Apartments	648 North G St	Lompoc, CA 93436	2/12/09	2/11/64	35	11	Low
Courtyard Apartments	733 North E St	Lompoc, CA 93436	7/9/01	7/8/31	18	11	Low
Courtyard South Apartments	717-721 North E St	Lompoc, CA 93436	1/29/04	1/28/34	6	2	Low
Creekside Village	260 Gonzalez Dr	Los Alamos, CA 93440	8/13/12	8/12/32	39	11	Low
Cypress Court	125 South Seventh St	Lompoc, CA 93436	2/20/14	2/19/69	60	11	Low
Dahlia Court	1300 Dahlia Ct	Carpinteria, CA 93013	7/3/02	7/2/42	54	11	Low
Dahlia Court II	1300 Dahlia Ct	Carpinteria, CA 93013	1/31/14	1/30/44	33	11	Low
Sumida Gardens	122 Sumida Gardens Way	Goleta, CA 93111	12/31/09	12/30/29	200	11	Low
Ellwood Apartments	360 Ellwood Beach Rd	Goleta, CA 93117	6/8/07	6/7/37	8	3	Low
Ted Zenich Gardens	1034 East Chapel St	Santa Maria, CA 93454	7/15/08	7/14/63	24	11	Low
Freedom House	220 S First St	Orcutt, CA 93455	6/24/16	12/24/31	6	6	Low
Homebase on G	513 North G St	Lompoc, CA 93436	6/30/11	6/29/41	39	2	Low

Table 2-41. County HCD Deed-Restricted Units (Continued)

Project Name	Address	City, State, Zip	Affordability Start Date	Affordability End Date	No. Units Total	No. Restricted Units	Target Income Category
Hummel Cottages	622-624 Hummel Village Ct	Orcutt, CA 93455	1/1/14	8/22/59	20	2	Moderate
Vintage Walk	597 Ave of Flags	Buellton, CA 93427	11/9/07	11/8/37	6	6	Very Low
ICON	6545 Trigo Rd	Isla Vista, CA 93117	3/5/10	3/5/40	22	3	Low
ICON Gardens	6545 Trigo Rd	Isla Vista, CA 93117	1/20/12	1/20/42	24	4	Low
Isla Vista Apartments	6660, 6650 Abrego & 6551 Picasso	Isla Vista, CA 93117	4/20/01	4/19/41	56	11	Low
K Street Apartments	328 & 330 North K St	Lompoc, CA 93436	5/29/07	5/28/37	4	3	Low
The Knoll	5301 Plunkett Ln.	Santa Barbara, CA 93111	8/7/19	8/7/49	12	1	Low
Los Adobes de Maria III	525 S Russell Ave	Santa Maria, CA 93458	11/6/18	5/8/39	33	5	Low
Los Adobes de Maria II	1148 West Boone St	Santa Maria, CA 93458	7/12/02	7/11/57	52	11	Low
Los Alamos Senior Apartments	600-690 Bell St	Los Alamos, CA 93440	7/14/00	7/13/30	14	14	Low
Maravilla Senior Apartments	5486 Calle Real	Santa Barbara, CA 93111	12/7/01	12/7/31	92	4	Very Low
Mariposa Townhomes	290 Parkview South	Orcutt, CA 93455	3/11/02	3/10/57	80	11	Low
Mark's House	203 North N St	Lompoc, CA 93436	11/4/97	11/3/27	6	6	Low
Morningstar Condominiums	110-182 Goodwin Rd	Santa Maria, CA 93455	Undocumented	12/18/22	7	7	Low
Mountain House	37 Mountain Dr	Santa Barbara, CA 93103	11/6/06	11/5/36	14	3	Low
Nectarine Apartments	59-65 Nectarine Ave	Goleta, CA 93117	9/21/00	9/20/30	18	11	Low
Paradise Ivy Plaza Lofts	901 Embarcadero del Mar	Isla Vista, CA 93117	2/6/08	2/6/63	24	6	Low
Parke Orcutt Luxury Apartments	3217-3241 Orcutt Rd	Orcutt, CA 93455	1/23/04	1/23/34	117	12	Low

Table 2-41. County HCD Deed-Restricted Units (Continued)

Project Name	Address	City, State, Zip	Affordability Start Date	Affordability End Date	No. Units Total	No. Restricted Units	Target Income Category
Parkview Apartments	6682-88 Picasso Rd	Isla Vista, CA 93117	6/14/07	6/13/62	20	8	Very Low
Pescadero Lofts	761 Camino Pescadero	Isla Vista, CA 93117	11/18/14	11/18/69	33	33	Low
Portabello Apartments	306 & 309 North K St	Lompoc, CA 93436	9/20/04	9/19/34	14	11	Low
Positano Apartments	11 Camino de Vida	Santa Barbara, CA 93111	7/9/01	7/8/56	118	11	Low
Quail Meadows	3400-3420 Santa Maria Way	Santa Maria, CA 93455	Undocumented	As late as 2023	6	2	Low
Quinta Isabella	1467-1495 Hosmer Ln	Montecito, CA 93108	5/22/02	5/22/32	15	8	Low, Low, and Moderate
Rancho Hermosa	235 E Inger Drive, Suite 102A	Santa Maria, CA 93454	8/13/12	8/12/67	47	11	Low
Recovery Way	608 West Ocean Ave	Lompoc, CA 93436	6/30/09	6/29/39	16	11	Low
Residences at Depot St	201 & 205 N. Depot St.	Santa Maria, CA	9/2/20	3/2/41	78	7	Low
Sandpiper Apartments	370 Mathilda Dr/375 Ellwood Beach Dr	Goleta, CA 93117	3/11/02	3/10/42	68	11	Low
Sandpiper Village	1039 Sandpiper Ln	Goleta, CA 93110	1/1/94	1/1/24	1	1	Very Low
Santa Rita Village	912-926 West Apricot Ave	Lompoc, CA 93436	2/20/14	2/19/69	36	11	Low
School St Safe House	310 N School St	Santa Maria, CA 93454	10/6/17	4/6/33	6	6	Low
Sierra Madre Cottages	605 through 665 Sierra Madre Avenue	Santa Maria, CA 93454	9/21/20	3/21/41		7	Low
Solvang Senior Apartments	1775 Maple Avenue	Solvang, CA 93463	12/30/16	12/29/36	41	1	Low
Southern Court Apartments	709-713 North E St	Lompoc, CA 93436	9/20/04	9/19/34	12	10	Low
Brittany Park	201 Maggie Ln	Santa Maria, CA 93455	1/1/99	12/31/28	4	4	Low

Table 2-41. County HCD Deed-Restricted Units (Continued)

Project Name	Address	City, State, Zip	Affordability Start Date	Affordability End Date	No. Units Total	No. Restricted Units	Target Income Category
St. George DP	6556 Del Playa	Isla Vista, CA 93117	1/6/09	1/6/34	8	2	Low
St. George OV	460 Camino Del Sur	Isla Vista, CA 93117	Unknown	7/2/43	55	10	Low
St. Vincent's Gardens	4200 Calle Real	Santa Barbara, CA 93110	3/6/08	3/5/63	75	10	Low
Storke Ranch Apartments	6805-6826 Phelps Rd	Goleta, CA 93117	7/10/01	7/9/36	36	11	Low
T Street Apartments	521-537 North T St	Lompoc, CA 93436	3/2/02	3/1/32	35	35	Low
Terra Cotta I	109/133 Goodwin Rd	Santa Maria, CA 93454	1/1/00	12/31/29	2	2	Low
Terra Cotta II	143/145/153/155 Goodwin Rd	Santa Maria, CA 93454	1/1/03	12/31/32	4	4	Low
The Loop Project	6533 Trigo Rd	Isla Vista, CA 93117	6/20/13	6/19/43	25	5	Very Low
Tumbleweed Apartments	6069 Shirrell Way	Goleta, CA 93117	4/17/03	4/16/33	13	12	Low
Valentine Court III	250 East Newlove Dr	Santa Maria, CA 93458	9/29/04	9/28/34	9	9	Low
Villa del Sol Apartments	6680 Sueno Rd	Isla Vista, CA 93117	1/1/06	~12/31/35	4	4	Very Low
Total	66 sites					534	

Source: County of Santa Barbara Housing and Community Development Division 2022

E. Special Housing Needs

Certain demographic groups have special housing needs that can differ from the needs of the general population. Local jurisdictions must implement tailored solutions to ensure that adequate housing opportunities are provided for local populations of special needs residents. The State of California Government Code defines “special needs populations” as the elderly, persons with disabilities (including developmentally disabled persons), large families, farmworkers, single-parent headed households, and persons needing emergency shelter Government Code Section 65583(a)(7). This chapter provides information and data to better understand the needs of these demographic groups throughout the county. In part, this chapter quantifies the number of persons or households falling within these defined categories and provides cross-tabulations regarding income, housing cost burden, and poverty level, when available. Much of the data presented are from the 2010 U.S. Census and ACS five-year estimates (2015-2019). Where unincorporated county data is provided, it is contrasted with countywide figures.

1. Poverty

According to the 2015-2019 ACS, approximately 12 percent of Santa Barbara County residents are living below the federal poverty threshold. Poverty thresholds are updated annually by the U.S. Census Bureau and are used to define and quantify poverty in the U.S. A poverty threshold is a specified dollar amount considered to be the minimum level of resources necessary to meet the basic needs of a family unit. Poverty thresholds vary by the number and age of adults and the number of children under age 18 in the family unit, but they are the same for all states. Based on the 2015-2019 ACS, the child poverty rate in Santa Barbara County is approximately 22.8 percent compared to 18.6 percent statewide. Data past 2019 is not yet available but the Public Policy Institute of California (PPIC) estimates that COVID-19 likely contributes to increased poverty due to severely constrained employment opportunities beginning in 2020. However, state and federal responses like the CARES Act in 2020 and the American Rescue Plan Act (ARPA) in 2021 likely mitigated poverty surges by providing economic support.

Unlike the federal poverty threshold, the California Poverty Measure (CPM) accounts for the cost of living and a range of family needs and resources, including safety net benefits (PPIC 2022). The CPM is a joint research effort by PPIC and the Stanford Center on Poverty and Inequality. According to the CPM, the poverty threshold is \$35,771 for a family of four in Santa Barbara County. The poverty rate in Santa Barbara County is 20.7 percent which is higher than the statewide poverty rate of 16.4 percent.

The CPM also reports poverty thresholds by local area. According to CPM, poverty rates are higher in North County than in South Coast (Table 2-42). Specifically, poverty and child poverty rates are highest in the North (cities of Lompoc, Guadalupe, and Solvang, and Buellton/Lompoc and Santa

Ynez HMAs) and Northwest (City of Santa Maria and Orcutt/Santa Maria HMA) regions compared to the South Coast Region.

Table 2-42. Poverty Across Santa Barbara County (2015-2019)

	CPM Poverty ¹	Official Poverty ²	CPM Child Poverty ³	CPM Poverty Threshold ⁴
Northwest – city of Santa Maria and Orcutt	20.7%	11.9%	24.8%	\$35,834
Santa Barbara North- cities of Lompoc, Guadalupe, Solvang, and Buellton	21.1%	11.5%	26.2%	\$35,820
South Coast Region	12.0%	20.5%	17.5%	\$35,688
Santa Barbara County (all)	20.7%	11.8%	22.8%	\$35,771

Notes.

1. CPM Poverty Measure; Percentage of residents living in poverty, according to CPM data. CPM data accounts for the cost of living and a range of family needs and resources, including safety net benefits.

2. Official Poverty: Official poverty rate calculated using the official poverty universe and definition of poverty units from the U.S. Census/ACS (2015-2019).

3. CPM Child Poverty: Percentage of children aged 0–17 living in poverty, according to CPM data.

4. CPM Poverty Threshold: Resources required for a family to live out of poverty, for a family of two adults and two children that rents their place of residence, according to CPM data averaged over 2015-2019 (inflation-adjusted to 2019 dollars).

Source: PPIC 2022

2. Extremely Low-Income (ELI) Households

ELI households are defined as households with income less than 30 percent of the area median income. The area median income for a four-person household in Santa Barbara County was \$100,100 in 2022 (State HCD 2022a). For ELI households, this results in an income of less than \$41,900 per year for a four-person household or less than \$29,350 per year for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance or disability insurance, are considered ELI households. Minimum wage households could also be considered ELI. According to the 2022 California EDD data, the following occupations could qualify a four-person household as ELI (mean annual wages are in parenthesis): Farmworkers and Laborers (\$30,389), Cashiers (\$31,627), Physical Therapist Aides (\$32,465) and Janitors and Cleaners (\$37,126) (Cal EDD 2022).

According to the 2014-2018 ACS CHAS data, approximately 4,069 ELI households reside in Santa Barbara’s unincorporated HMAs, representing 14.2 percent of the total households in the unincorporated county (Table 2-43) (HUD 2018). Approximately 78 percent of these households are renters and 22 percent are owners. In addition, while only 5 percent of all owner-occupied households within the unincorporated county are ELI, 29.2 percent of renter households are ELI. As shown in Table 2-43, both groups experience a high incidence of housing problems and cost burden. Housing problems include incomplete kitchen facilities, incomplete plumbing facilities,

and overcrowding (greater than one person per room). Households are considered cost-burdened when 30 percent or more of income is used towards housing costs.

Table 2-43. ELI Households Santa Barbara Unincorporated County

	Renters	Owners	Total
Total Households	10,885 (38%)	17,835 (62%)	28,720 (100%)
ELI Households	3,174 (78%)	895 (22%)	4,069 (100%)
ELI Households as a Percent of Total Households	29.2%	5.0%	14.2%
Percent of ELI Households with any Housing Problems	89.0%	78.7%	86.7%
Percent of ELI Households with Cost Burden	87.5%	77.0%	85.2%

Note: Unincorporated county calculations are based on the sum of households within the CDPs that make up the HMA. South Coast HMA = unincorporated communities of Isla Vista, Mission Canyon, Montecito, Summerland, and Toro Canyon; Santa Maria HMA = unincorporated communities of Orcutt, Garey, and Sisquoc; Lompoc HMA = unincorporated communities of Casmalia, Vandenberg Village, and Mission Hills; Santa Ynez HMA = unincorporated communities of Los Alamos, Los Olivos, Ballard, and Santa Ynez; Cuyama HMA = unincorporated communities of Cuyama and New Cuyama.

Sources: HUD 2018

Within the unincorporated county, the South Coast HMA has the highest share of ELI households (Table 2-44). Approximately 27 percent of households in the South Coast HMA are ELI, compared to less than 11 percent in other HMAs. Across all HMAs, at least 73 percent of ELI households experience housing problems and at least two-thirds of ELI households experience cost burdens.

The 2023-2031 RHNA Plan projects a need for 1,373 units for households in the very low-income category as discussed in *Appendix E, Housing Sites Inventory and Methodology*. The County presumes approximately 50 percent of its very low-income households qualify as ELI households. This presumption is allowed under Government Code Section 65583(a)(1). As a result, from the very low-income housing need of 1,373 units, the county has a projected need of 686 units for ELI households.

Based on the data included in Table 2-44, 3,528 ELI households (87 percent of all ELI households) experience housing problems. As such, many ELI households in the unincorporated county will be seeking more affordable housing units and most likely facing cost burden, overcrowding, and other housing problems. To help address the ELI housing needs, the Housing Element Update includes a range of housing programs promoting housing types for all income categories.

Table 2-44. ELI Households by Santa Barbara Unincorporated HMA

	Renters	Owners	Total
Cuyama HMA			
Number of ELI Households	8	18	26
Percent of All Households	8.9%	12.4%	11.1%
Percent with any Housing Problems	100.0%	100.0%	100.0%
Percent with Cost Burden	100.0%	100.0%	100.0%
Lompoc HMA			
Number of ELI Households	124	115	239
Percent of All Households	12.6%	3.7%	5.8%
Percent with any Housing Problems	79.8%	65.2%	72.8%
Percent with Cost Burden	79.8%	51.3%	66.1%
Santa Maria HMA			
Number of ELI Households	280	389	669
Percent of All Households	11.6%	4.6%	6.1%
Percent with any Housing Problems	80.4%	74.3%	76.8%
Percent with Cost Burden	80.0%	77.6%	78.6%
Santa Ynez HMA			
Number of ELI Households	133	95	228
Percent of All Households	16.4%	5.2%	8.6%
Percent with any Housing Problems	92.5%	83.2%	88.6%
Percent with Cost Burden	92.5%	83.2%	88.6%
South Coast HMA			
Number of ELI Households	2,629	278	2,907
Percent of All Households	39.9%	6.6%	26.9%
Percent with any Housing Problems	90.1%	87.4%	89.9%
Percent with Cost Burden	88.4%	83.1%	87.9%

Note: HMA calculations are based on the sum of households within the CDPs that make up the HMAs. These calculations are only for the unincorporated areas within the HMA. South Coast HMA = unincorporated communities of Isla Vista, Mission Canyon, Montecito, Summerland, and Toro Canyon; Santa Maria HMA = unincorporated communities of Orcutt, Garey, and Sisquoc; Lompoc HMA = unincorporated communities of Casmalia, Vandenburg Village, and Mission Hills; Santa Ynez HMA = unincorporated communities of Los Alamos, Los Olivos, Ballard, and Santa Ynez; Cuyama HMA = unincorporated communities of Cuyama and New Cuyama.

Sources: HUD 2018

3. Elderly ³

Access to housing that suits varying needs during each stage of life is a fundamental component of a healthy community. By planning for assisted living facilities, senior housing developments, and retrofit programs to help populations age in place, the County can retain its long-time residents and keep families intact.⁴ This is a particularly important consideration for Santa Barbara County. Table 2-45 shows countywide aging trends and projections from 2010 to 2030. It demonstrates the elderly population in the region is projected to continue to increase as a proportion of the total population, from 15.8 percent in 2020 to 19.8 percent in 2030. Many members of the elderly population are likely to live on a fixed income.

Table 2-45. Countywide Aging Trends and Projections

Population Age Group	2010	2020	2030
0-64 years old (as %)	87.2%	84.2%	80.2%
Elderly, 65 years and older (as %)	12.8%	15.8%	19.8%
65-74 years old (as %)	6.3%	8.8%	9.9%
75 years and older (as %)	6.5%	7.0%	9.9%
Total Population	424,109	451,329	469,717

Source: DOF 2022b

As detailed in Table 2-46, approximately 39 percent of elderly households in the unincorporated county earned low- or moderate-incomes (LMI) in 2018, compared to 47 percent of LMI elderly households countywide. Table 2-46 further shows that Santa Maria HMA and Cuyama HMA have the highest proportion of elderly households earning low- and moderate- incomes (46.1 and 54.5 percent, respectively), similar to the countywide shares but higher than the unincorporated HMA rates. Table 2-46 also compares the shares of LMI households for elderly households and all households in an HMA. For example, in Cuyama HMA about 53 percent of all households were LMI, similar to the share of elderly LMI households (54.5 percent). The share of LMI elderly households and all LMI households is similar in all HMAs except in South Coast HMA and Santa Maria. In the South Coast, only 34 percent of elderly households are LMI compared to approximately 53 percent

³ For purposes of this chapter, elderly “people” are defined as those aged 65 and older. Elderly “households” are those where the identified “householder” is 65 or older. Where data was available, this group was broken down into the subcategory of persons and householders aged 75 and older.

⁴ *Assisted Living Facility or Residential Care Facility for the Elderly* is defined by the California Department of Social Services (CDSS) as “a housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision, or personal care are provided” *A senior housing development* has age restrictions for the primary resident, typically 55 years or older (CDSS 2023). *Retrofit programs* are sponsored by local governments or non-profits to assist residents with repairs and upkeep of their home.

of all households. In Santa Maria, over 46 percent of elderly households are LMI compared to about 30 percent of all households.

Table 2-46. Low- and Moderate- Income (LMI) Households Aged 65 Years or More in County and Unincorporated HMAs

	Elderly Households	Elderly as % of All Households	% of Elderly Households Earning LMI	% of All Households Earning LMI
Cuyama HMA	66	28.1%	54.5%	53.2%
Lompoc HMA	1,440	34.9%	31.3%	32.3%
Santa Maria HMA	3,646	33.4%	46.1%	30.3%
Santa Ynez HMA	918	34.7%	35.7%	32.0%
South Coast HMA	2,971	27.5%	34.0%	52.7%
Unincorporated County	9,041	31.5%	38.7%	39.3%
Santa Barbara County	40,275	27.8%	47.1%	41.2%

Note: HMA calculations are based on the sum of households within the CDPs that make up the HMAs. These calculations are only for the unincorporated areas within the HMA. "Unincorporated County" calculations are based on the sum of all HMAs (which is inclusive only of unincorporated areas. South Coast HMA = unincorporated communities of Isla Vista, Mission Canyon, Montecito, Summerland, and Toro Canyon; Santa Maria HMA = unincorporated communities of Orcutt, Garey, and Sisquoc; Lompoc HMA = unincorporated communities of Casmalia, Vandenburg Village, and Mission Hills; Santa Ynez HMA = unincorporated communities of Los Alamos, Los Olivos, Ballard, and Santa Ynez; Cuyama HMA = unincorporated communities of Cuyama and New Cuyama.

Source: HUD 2018

Table 2-47 illustrates the poverty rates for individuals 60 and older are slightly lower than that of the general population in the HMAs and significantly lower than the general population in the unincorporated areas, except for the Cuyama and Lompoc HMAs. In part, this is explained by the fact that many elderly households have wealth accumulation that is not reflected in U.S. Census income data.⁵ Moreover, factors such as low or no mortgage payments for those who own homes and government health care help to increase the disposable income for those elderly individuals living on fixed incomes. These factors help to account for the paradox presented by having lower reported income levels and lower levels of poverty compared to the general population.

⁵ According to the U.S. Census Bureau, income used to determine whether or not an individual or family is living below the poverty level includes *money income* (i.e., earnings, unemployment compensation, workers' compensation, Social Security, Supplemental Security Income, public assistance, veterans' payments, survivor benefits, pension or retirement income, interest, dividends, rents, royalties, income from estates, trusts, educational assistance, alimony, child support, assistance from outside the household, and other miscellaneous sources) and does not include capital gains or *non-cash benefits* (such as food stamps and housing subsidies).

Table 2-47. Poverty Rates by HMA

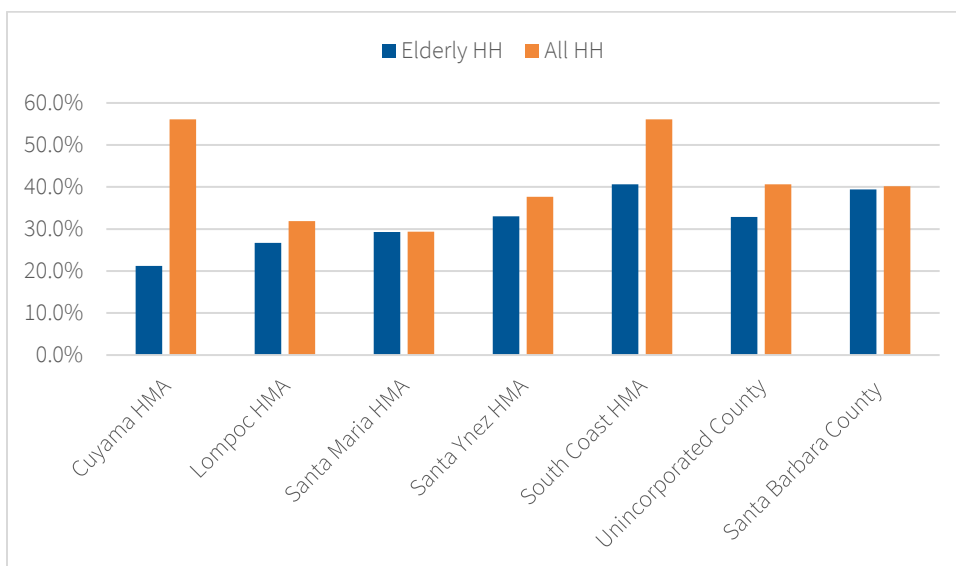
	Population whose income is below the federal poverty threshold		Population 60 years or older whose income is below the federal poverty threshold	
	#	% of total population	#	% of the population over 60 years old
Cuyama HMA	103	9.8%	31	10.3%
Lompoc HMA	938	5.0%	200	5.3%
Santa Maria HMA	2,653	7.0%	411	4.5%
Santa Ynez HMA	1,594	7.8%	359	5.7%
South Coast HMA	14,734	18.7%	1,122	5.7%
Unincorporated County	20,021	12.7%	2,124	5.4%

Note: Age breakdown not available for 65 and over only 60 and over.

Source: US Census Bureau 2019

Figure 2-4 compares the cost-burdened rates of all unincorporated county households and elderly households. In addition to experiencing lower levels of poverty than the general population, elderly households in the unincorporated area were also less likely to be cost-burdened. One exception to this trend occurs in the South Coast HMA. Elderly households in the South Coast HMA experience cost burdens at higher rates than elderly households in the unincorporated county and elderly households countywide. In 2018, cost burdens persist for approximately 33 percent of householders over age 65 in the unincorporated county compared to approximately 39 percent countywide.

Figure 2-4. Cost-Burdened Households



Note: HMA calculations are based on the sum of households within the CDPs that make up the HMAs. These calculations are only for the unincorporated areas within the HMA. South Coast HMA = unincorporated communities of Isla Vista, Mission Canyon, Montecito, Summerland, and Toro Canyon; Santa Maria HMA = unincorporated communities of Orcutt, Garey, and Sisquoc; Lompoc HMA = unincorporated communities of Casmalia, Vandenburg Village, and Mission Hills; Santa Ynez HMA = unincorporated communities of Los Alamos, Los Olivos, Ballard, and Santa Ynez; Cuyama HMA = unincorporated communities of Cuyama and New Cuyama.

Source: HUD 2018

These statistics indicate the importance of affordable housing for seniors in appropriate areas. Senior housing developments are also designed in a way that allows them to serve additional populations, such as those with disabilities, allowing them to serve dual purposes. People's Self-Help Housing (PSHH), a non-profit developer of affordable and senior housing, has noted within its senior portfolio of properties, that there is a growing need for assisted living models. This is the result of aging seniors who need higher levels of services and care and are no longer able to live independently.

Several programmatic responses in the Housing Element Update help address the need for affordable senior housing. County HCD continues to direct financial resources to housing projects targeting the low-income elderly. For example, the County provided \$1,114,988 in HOME funds for the 40-unit senior housing development, Sierra Madre Cottages, in the City of Santa Maria, which was completed on December 11, 2020. The County also provided \$450,000 in HOME funds for Harry's House, which will provide 59 units of senior congregate care living at its anticipated completion in June of 2023. The County also contributed \$900,000 of HOME funds for the Harry's House of Golden Inn and Village project of 59 units, which is expected to be completed in 2023.

As senior developments approach a period generally 15-20 years after construction, where there is a need for re-capitalization, rehabilitation, and improvement work, the County may also provide funds to preserve the development and maintain and extend long-term affordability. As non-profits identify these needs through asset management and capital needs assessments, projects are brought forward to the County to consider supporting their preservation and rehabilitation.

4. Persons with Disabilities

Persons with disabilities, including persons with developmental disabilities, often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances (HCD 2012). People with disabilities may live on a small, fixed income or may be unable to work, which severely restricts their ability to pay for housing. In addition, these individuals may require specially equipped or designed homes, or existing homes may need to be retrofitted to meet their needs.

Government Code Section 65582(a)(7) requires the special needs analysis of the disabled to include persons with developmental disabilities. This section estimates the number of persons with developmental disabilities, assesses their housing needs, and discusses potential resources. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome,

autism, epilepsy, cerebral palsy, and mild to severely impaired intellectual and adaptive functioning. The U.S. Census Bureau does not have specific information regarding persons with developmental disabilities. However, each non-profit regional center contracted with the California Department of Developmental Services (DDS) maintains an accounting of the number of persons served by zip code or city in addition to the residence type of each participant. Cities and counties can use this information to estimate the number of persons residing in their jurisdiction that have developmental disabilities.

As of January 2022, the DDS estimates that there are 4,143 persons with developmental disabilities residing in zip codes within the unincorporated county (Table 2-48) (California DDS 2022). Since DDS provides data by zip codes and some HMAs share the same zip code, it is difficult to distinguish where the highest concentration of persons with developmental disabilities is located within the county. However, the concentration of persons with developmental disabilities was lowest in areas where the zip codes were only Cuyama and Santa Ynez HMAs. Table 2-48 also shows that persons with developmental disabilities are evenly split between children and adults. The DDS Consumer Count by California ZIP Code and Residence Type also reported that approximately 79 percent (3,308) of persons with disabilities lived with a parent or guardian or with a foster parent, while about 21 percent (879) lived in care facilities.

Table 2-48. Persons with Developmental Disabilities by ZIP code and Age Group

HMA/Zip Code	Under 18 years old	Over 18 years old	Total
Cuyama	20	20	40
93252	10	10	20
93254	10	10	20
Cuyama/Santa Maria/Santa Ynez	241	285	526
93454	241	285	526
Cuyama/Santa Ynez	128	150	278
93105	109	135	244
93460	19	15	34
Lompoc	33	20	53
93429	10	10	20
93437	23	10	33
Lompoc/Santa Maria/Santa Ynez	10	12	22
93440	10	12	22
Lompoc/Santa Ynez	379	301	680
93427	39	17	56
93436	340	284	624
Lompoc/Santa Ynez/South Coast	225	238	463
93117	225	238	463
Santa Maria	454	301	755
93434	52	43	95
93458	402	258	660
Santa Ynez	37	35	72
93441	10	10	20
93463	27	25	52
Santa Ynez/Santa Maria	193	287	480
93455	193	287	480
South Coast	405	369	774
93013	82	82	164
93067	10	10	20
93103	99	68	167
93106	0	10	10
93108	26	17	43
93109	21	32	53
93110	69	64	133
93111	98	86	184
Grand Total	2,125	2,018	4,143

Notes: 1. Number of persons with developmental disabilities served by Regional Centers contracted with the California Department of Developmental Services (DDS).

2. ZIP code dataset includes only zip codes within unincorporated HMAs.

3. DDS did not report a specific number when less than 11 consumers were served per zip code (the report listed it as <11). In those instances, a value of 10 was used to be able to add the totals.

Source: California DDS 2022

One of the biggest obstacles to living independently in the community is a lack of financial resources. Persons with developmental disabilities often have limited income. Therefore, affordable housing is crucial to the long-term stability of a person with developmental disabilities. In addition, access to various types of supported living services is critical for persons with developmental disabilities to live as independently as possible.

The ACS asks about six disability types: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Respondents who report any one of the six disability types are considered to have a disability. As shown in Table 2-49, the ACS tallied approximately 26,244 disabilities in the unincorporated county population. Though some persons may have reported multiple disabilities, it is estimated that this figure represents approximately 17 percent of the unincorporated county's population, about the same as the countywide population. However, Cuyama, Lompoc, and Santa Maria HMAs appear to have the highest reported disabilities in proportion to their population (above 20 percent) compared to the other two HMAs (Santa Ynez and South Coast, both about 14 percent). Table 2-49 also shows that hearing, cognitive, and ambulatory difficulties appear to be the most common in all HMAs, but ambulatory difficulties account for about one-third of the reported disabilities.

Table 2-49. Disability by Type

	Unincorporated County by HMA					Total Unincorporated County ¹	All County
	Cuyama	Lompoc	Santa Maria	Santa Ynez	South Coast		
Total Disabilities Tallied	246	3,839	7,869	3,022	11,268	26,244	72,835
% Pop with a Disability ²	23.4%	22.2%	20.8%	14.8%	14.5%	17.0%	16.6%
% Pop with a Specific Disability:							
with Hearing Difficulty	27.2%	23.9%	20.7%	24.6%	22.3%	22.4%	19.0%
with a Vision Difficulty	8.5%	8.1%	9.4%	8.6%	9.2%	9.0%	9.7%
with a Cognitive Difficulty	27.2%	20.4%	20.7%	15.7%	23.8%	21.5%	22.7%
with an Ambulatory Difficulty	19.5%	26.4%	27.0%	28.4%	25.2%	26.2%	26.4%
with an Independent Living Difficulty	5.7%	10.6%	10.6%	11.5%	9.8%	10.3%	10.5%

Notes:

1. Sum of all unincorporated HMAs.

2. Some persons may have reported multiple disabilities. This value is the percent of disabilities tallied divided by the total non-institutionalized population. Value is an estimate of the occurrence of disabilities per geography.

Source: US Census Bureau 2019

To help address the special housing needs of the disabled population throughout the region, 74 licensed adult residential care facilities operate countywide with a capacity for 1,364 persons. In addition, there are 120 licensed residential care facilities for the elderly with a capacity total of 3,860 persons. County HCD continues to direct funding to special needs projects in the county. For

example, the Residences at Depot Street included special outreach and coordination with County CSD's Homeless Division, and at lease-up, the development provided housing for many homeless persons and families, including those with special needs and persons with disabilities. Many non-profit organizations and developers also make great efforts at outreach and setting aside certain units in their developments for those with special needs and those experiencing homelessness to support local and regional goals related to addressing homelessness.

The County provided support to the Housing Authority of the County of Santa Barbara (HASBARCO) for two developments that serve persons with disabilities. The West Cox Cottages in the City of Santa Maria include 30 units of supportive housing for formerly homeless persons and persons with special needs/disabilities, and the 33-unit Pescadero Lofts in the unincorporated area of Isla Vista in the South Coast provides permanent supportive housing to the same populations. For West Cox Cottages, the County provided \$450,000 in In-Lieu funds to the development; for Pescadero Lofts, \$1,644,739 in HOME funds. The County also enabled Pescadero Lofts by selling surplus County land that had been under prior ownership of the Isla Vista Redevelopment Agency and subsequently the RDA Successor Agency with the express purpose of development for homeless persons.

One worthy note about these housing models: they are predicated on receiving some form of rental assistance. In each example cited, Project-Based Section 8 vouchers from HASBARCO are used to enable their development, financial feasibility, and competitiveness to attract state and other federal funding resources. The County's financial support helps to leverage other state funds and low-income housing Tax Credits. County funds also leverage the investments by construction and permanent lenders, due to the investment of equity by investors and government funds. Project-Based Section 8 contributions by local Housing Authorities also make affordable housing financially feasible.

5. Large Households

Government Code Section 65583(a)(7) requires jurisdictions to treat large households—those with five or more members—as a group with special housing needs. Table 2-50 compares household tenure by household size in the unincorporated county and all of Santa Barbara County. As of 2019, large households made up 8.5 percent of the households living in the unincorporated county, a slightly lower proportion than countywide (10.5 percent). While in both the unincorporated areas and overall county large renter households were more common than owner households, large owner households were more prevalent in the Cuyama HMA and the Lompoc HMA. Of the 6,322 large households in the unincorporated county, the majority own their homes (approximately 57 percent). However, the rate of homeownership for large households is lower than for all households in the unincorporated county, where approximately 63 percent of households own their homes. Homeownership rates for large households are lowest in the Santa Ynez HMA and the South Coast HMA.

Table 2-50. Large Households by Tenure

	Unincorporated County by HMA					Total Unincorporated County ¹	Total County
	Cuyama HMA	Lompoc HMA	Santa Maria HMA	Santa Ynez HMA	South Coast HMA		
% all HH that are large	8.0%	12.4%	10.8%	5.8%	7.4%	8.5%	10.5%
# of large HHs	47	1,039	1,734	620	2,881	6,322	22,685
% of large HHs that own	68.1%	77.7%	59.2%	53.1%	49.8%	57.4%	44.5%
% of large HHs that rent	31.9%	22.3%	40.8%	46.9%	50.2%	42.6%	55.5%

HH = Household

Notes: 1. Sum of all unincorporated HMAs.

Source: US Census Bureau 2019

Data available through the 2015-2019 ACS, and included in Table 2-51, indicate large families in the unincorporated county are slightly more likely to live below the poverty threshold compared to all families in the unincorporated area (5.8 percent compared to 4.8 percent) (US Census Bureau 2019). In the unincorporated area, this translates to 233 large families that are expected to be living in poverty in 2019. In addition, poverty rates for large and all families are lower in the unincorporated county compared to the county as a whole.

Table 2-51. Poverty Rates in Large Families vs All Families

	Unincorporated County	Entire Santa Barbara County
Families with 5+ persons	5.8%	11.2%
All Families	4.8%	7.8%

Source: US Census Bureau 2019

County HCD partners with local non-profit groups to ensure public funding is made available for affordable housing projects that serve special needs households, including large families. Affordable housing projects that include a range of housing unit sizes, including three- and four-bedroom units, are funded using HOME Investment partnership funds, Inclusionary Housing Ordinance (IHO) in-lieu fees, and other county resources to help meet the needs of lower-income, large families. For example, the County is currently providing \$1,377,665 to HASBARCO for a Rental Assistance Demonstration project, Escalante Meadows, in the City of Guadalupe. The project will rehabilitate an existing 52-unit development and add 38 units. The funding provided by the County is in form of Community Development Block Grant Disaster Recovery Multi-Family Housing Program (CDBG-DR MHP) funds. These funds were made available in response to the 2017 Thomas Fire and are intended to mitigate affordable housing loss due to the fire and subsequent debris flow. The County has facilitated and realized the availability of these funds in working with State HCD. State HCD allowed the use of these funds in North County because many low-income

households that were displaced by the natural disasters relocated to North County. This relocation was documented by housing navigators who assisted displaced households.

Escalante Meadows, projected for completion in June 2024, will include 12 one-bedroom units, 24 two-bedroom units, 25 three-bedroom units, and 16 four-bedroom units. One three-bedroom unit is set aside for a manager and two three-bedroom units are for rent at market rates. The project also includes project-based Section 8 rental assistance for all units. While not specifically intended as farmworker housing or funded with farmworker housing-related funds, given the large population of farmworkers and related farmworker industries, packing, transport, etc., a large percentage of these housing units are anticipated to serve farmworker households with very low incomes.

6. Female-Headed Households

Female-headed households are more likely to be living below the poverty threshold than all households. This is due to single-parent households, generally, having access to only one income to pay for housing, food, childcare, and other necessities. This trend exists in the unincorporated county and the county as a whole, where poverty rates for female-headed households were four times or two and one-half times higher than for all households, respectively (Table 2-52). Female-headed households have higher poverty rates than all households and female-headed households with children have even higher poverty rates. In 2019, approximately 682 female-headed households were living below the poverty threshold in the unincorporated county, 77 percent (527) of which were female-headed households with children. According to the 2015-2019 ACS data, poverty rates for all household types were lower in the unincorporated county than in Santa Barbara County overall (US Census Bureau 2019).

Female-headed households must balance their need for employment with access to healthcare, childcare services, and schools. Factors such as limited income and family issues can leave female-headed households at risk of not being able to afford basic housing, food, medical, and childcare. These households may need emergency shelter, treatment facilities, medical care, temporary housing, and assistance obtaining long-term employment. Female-headed households, due to their limited income, are considered “at risk” of residing in shelters or becoming unsheltered.

Table 2-52. Poverty Rates for Female-Headed Households

Household Type	Unincorporated County		Entire Santa Barbara County	
	#	%	#	%
All Households (HHs) ¹	29,886		95,941	
HH living below the federal poverty threshold	1,442	4.8%	7,444	7.8%
Female-Headed HHs	3,457		16,367	
Female-Headed HHs below the poverty threshold	682	19.7%	3,530	21.6%
Female-Headed HHs with children	2,210		10,778	
Female-Headed HHs w/children below the poverty threshold	527	23.8%	2,928	27.2%

HH = Household

Note: ACS called this unit "families."

Source: US Census Bureau 2019

7. Farmworkers

The U.S. Department of Agriculture, National Agricultural Statistics Service (NASS) estimates that countywide farms and ranches hired 22,985 laborers in 2017, an approximate 6 percent increase since 2007 (Table 2-53) (USDA NASS 2017). Between 2007 and 2017, while the number of farms increased from 776 to 941, the average number of workers per farm decreased slightly from 28 to 24. About 43 percent (9,895) of farmworkers in 2017 worked seasonally, working less than 150 days of the year.

Table 2-53. Farm Labor Estimates

	2007	2012	2017	% Change 2007-2017
Hired Farm Labor [†]	21,768	22,333	22,985	5.6%
Annual Payroll (\$0, <i>unadjusted</i>)	\$232,123	\$311,694	\$426,819	83.9%
Payroll per Hired Worker (<i>unadjusted</i>)	\$10,663	\$13,957	\$18,569	74.1%
Number of Farms	776	926	941	21.3%
Average Workers per Farm	28	24	24	-12.8%
Farms Using Migrant Labor ^{††}	183	81	82	-55.2%
% of Total Farms Using Migrant Labor	23.6%	8.7%	8.7%	-63.1%
Workers working < 150 days (Seasonal)	10,490	11,295	9,895	-5.7%
% of Total Workers Working Seasonally	48.2%	50.6%	43.0%	-10.7%
Farms with 10 or more Workers	186	265	233	25.3%
% of Total Farms with 10 or more Workers	24.0%	28.6%	24.8%	3.2%

Notes: 1. Data are for total hired farmworkers, including paid family members. 2. Defined as a farmworker whose employment required travel that prevented the migrant worker from returning to his/her permanent place of residence the same day.
Source: USDA 2007, 2012, 2017

Farmworker wages between 2007 and 2017 increased by 74 percent to \$18,569. However, the estimated payroll per hired worker would place farmworkers as ELI. According to the 2017 state income limits, a one-person household earning less than \$18,900 is considered ELI. More recent data from the California EDD estimated that wages for farmworkers were less than \$31,000, which would qualify one-person farmworker households as very low-income (California EDD 2022). Table 2-54 presents hourly wage data estimates for several categories of farmworkers in the region. These wages are below the living wages calculated by the living wage tool developed by Dr. Amy K. Glasmeier at MIT. According to the Living Wage Calculator, the living wage for a single adult without children in California is \$18.66 and increases as the number of dependents on the wage-earner increase (spouses and children) (Glasmeier 2020).⁶

Table 2-54. Farm Labor Wages by Category

Employment Type	Hourly Wage (unadjusted)			
	2003	2007	2013	2021
Agricultural Equipment Operators	\$11.58	\$10.25	\$10.70	\$16.39
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	\$8.64	\$9.12	\$9.15	\$14.61
Farmworkers, Farm and Ranch Animals	\$7.71	\$10.74	\$11.70	\$14.90
Graders and Sorters, Agricultural Products	\$7.67	N/A	\$9.46	\$14.86

Source: California EDD 2022

The scale and the type of agricultural production throughout the county, as well as the sector's lasting importance to local and state economies, point to a significant need for decent and sanitary housing options for the agricultural workforce. In addition, the motivation to save as much of their paychecks as possible so that earnings may be sent home to support families often leads migrant farmworkers to seek the lowest-cost alternatives for housing during their stay in the county. This further contributes to the need for housing that is affordable to farmworkers in the region.

Regionally, the farmworker population is concentrated in Santa Maria and Cuyama. Although publicly available data does not provide an estimate specifically for the number of farmworkers in Santa Maria, about 22 percent of residents work in the agriculture and forestry industry according to 2020 ACS data, and nearly a quarter of all jobs in Santa Maria is in the agriculture and forestry

⁶ The living wage model is an alternative measure of basic needs. It is a market-based approach that draws upon geographically specific expenditure data related to a family's likely minimum food, childcare, health insurance, housing, transportation, and other basic necessities (e.g., clothing, personal care items, etc.) costs. The living wage calculator estimates the living wage needed to support families of twelve different compositions (Harvey, Dunifon, and Pilkauskas 2021).

industry. The City of Santa Maria’s 6th Cycle Housing Element will include policies to help address the needs of farmworkers in the community.⁷

In the Cuyama Valley, approximately 25 percent of workers’ labor is in agriculture. The Cuyama Valley Farmworker Housing Report released in 2022 presents the results of a door-to-door survey administered in late 2020 into early 2021 that focused on the housing needs and opportunities of current Cuyama farmworkers (Blue Sky Center 2022). The survey findings included:

- Most farmworkers living in the Cuyama Valley are long-term employees and residents of the Valley and represent a critical component to both the local employment and community makeup. Approximately 50 percent of Cuyama farmworkers have been employed in their present agricultural position for over 10 years and about 90 percent of Cuyama farmworkers are employed year-round in agriculture (as opposed to seasonally employed).
- Half of the agricultural employers of Cuyama Valley-resident farmworkers provide housing to their employees; when made available, 80 percent of farmworkers choose to live in employer-provided housing.
- Trailers (mobile homes) make up a much higher percentage of housing units for Cuyama farmworkers as compared to the general population of the Cuyama Valley.
- A higher proportion of Cuyama farmworkers (75 percent) rent their residence, compared to 25 percent of Cuyama’s general population.
- About 50 percent of Cuyama farmworkers are paying unaffordable rates for their rent or mortgage.
- A Cuyama farmworker household has an average household income level lower than that of a general population Cuyama household.

The County has utilized HOME funds to support family and farmworker housing with units containing two or more bedrooms, most recently Los Adobes III farmworker housing in Santa Maria. Additional potential funding sources for housing projects for farmworkers include but are not limited to County In-Lieu Funds, USDA Single Family Housing Direct Home Loans (502 Program), USDA Single Family Housing Repair Loans & Grants (504 Program), and Low-Income Housing Tax Credit (LIHTC) Program. There are also some programs available to Santa Barbara County residents, such as the Senior Home Repair Program & Weatherization Program offered by CommUnify.

8. Homeless Individuals and Families

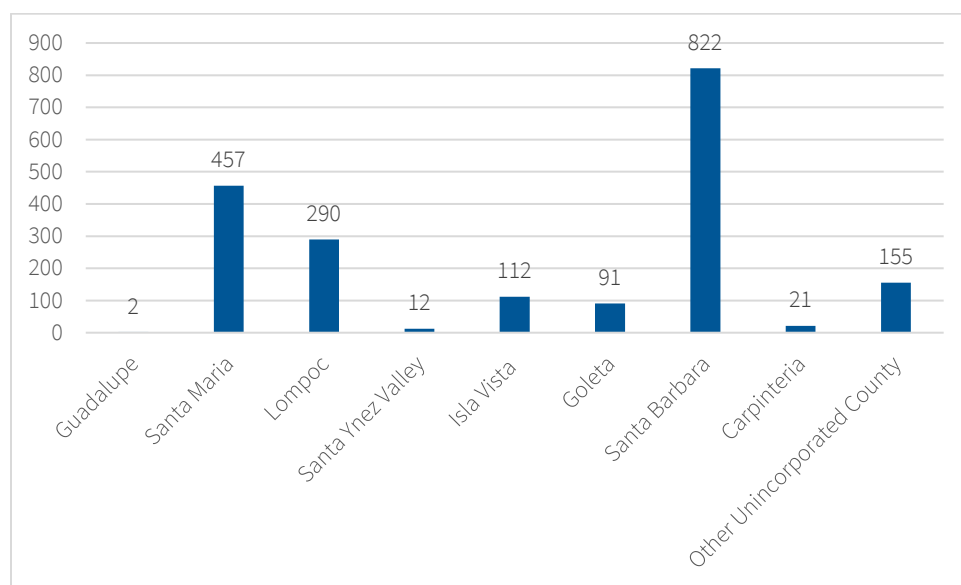
2022 Point-in-Time Survey – Statistics about Individuals and Families

Every year, the Santa Maria/Santa Barbara County Continuum of Care (CoC) conducts an annual “Point-in-Time” (PIT) survey that includes a physical count of homeless people during one day

⁷ Information about Santa Maria’s 6th Cycle Housing Element was obtained from the Santa Maria Planning Division, October 2022.

(Santa Barbara County 2022b). HUD requires this annual census of homeless individuals and families in Santa Barbara County as a condition of it granting federal funds for CoC homeless programs. During the most recent survey on February 23, 2022 (Figure 2-5), the County and CoC provided oversight of the PIT survey, working closely with Northern Santa Barbara County United Way Home for Good, Applied Survey Research, Simtech Solutions, and more than 400 volunteers. The February 2022 survey counted 1,962 total homeless in the cities and unincorporated areas, where 598 were sheltered in emergency shelters or transitional housing. The remaining 1,373 homeless individuals were unsheltered. For comparison, the January 2020 survey encountered 1,897 homeless persons countywide while the January 2019 survey encountered 1,803 homeless persons. It should be noted that a PIT survey was not conducted in 2021 due to the COVID-19 Pandemic.

Figure 2-5. County 2022 PIT Survey – Breakdown by City/Area



Source: Santa Barbara County 2022b

Table 2-55 shows the data collected about individuals and families during the 2022 PIT survey. Key data include the following: 70 percent of those counted were unsheltered, 89 percent were over 24 years old, 83 percent were White, 68 percent were non-Hispanic, 565 persons were chronically homeless, 117 were veterans, 202 persons in families were counted, and 72 unaccompanied children and transitional age youth were counted. Disabling conditions also were seen in the adult population, including mental health disabilities (39 percent), substance abuse (31 percent), and physical disabilities (27 percent).

Table 2-55. Countywide Point-in-Time Homeless Count

Populations	Number or Percentage
Persons	1,962
Unsheltered	1,367 (675 in vehicles)
Sheltered	595
Age	
0-17 years	7%
18-24 years old	4%
Over 24 years old	89%
Race/Ethnicity	
Non-Hispanic	62%
Hispanic	38%
White	83%
Black or African American	8%
Multiple Races	4%
American Indian or Alaska Native	3%
Asian	1%
Native Hawaiian or Pacific Islander	1%
Subcategories	
Chronically Homeless†	565
Veterans	117
Individuals in Families	202
Unaccompanied Children and Transitional-Age Youth	72
Disabling Conditions*	
Chronic Health Problems	29%
Physical Disability	27%
Substance Abuse	31%
Mental Health Disability	39%
Developmental Disability	9%
HIV/AIDS	1%

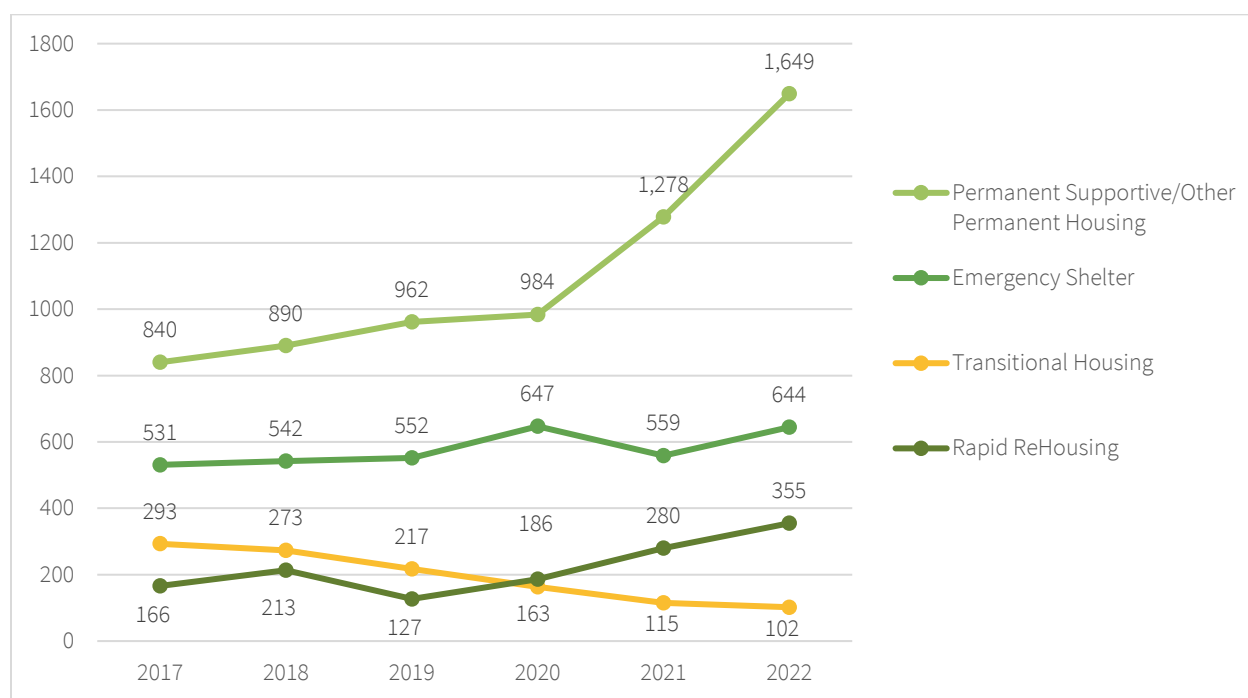
Source: Santa Barbara County 2022b

Countywide Facilities for Persons Experiencing Homelessness

The County's 2022 PIT survey also included information about the housing opportunities for the homeless community. Figure 2-6 shows the Housing Inventory Chart included in the 2022 PIT report (Santa Barbara County 2022b). The chart shows the following:

- Permanent housing increased by 80 percent (840 beds to 1,649 beds) between 2017 and 2022. The addition of Residences at Depot Street in 2020 and the Emergency Housing Voucher Program in 2021 were the largest projects to increase the number of permanent housing beds. Other projects include West Cox Cottages, Homekey Studios, and Health House.
- Transitional housing beds decreased from 293 in 2017 and 2022. This is due to some of these beds being converted to permanent housing or residential treatment programs including Hope House and Recovery Way Home in Lompoc, TC House in Santa Maria, and portions of Hospitality House in Santa Barbara. Transitional housing must meet a specific definition to be included in the Housing Inventory Chart, most notable is that persons residing in transitional housing contribute 30 percent of their income towards occupancy.
- Rapid ReHousing (RRH) beds more than doubled between 2017 and 2022. RRH beds are represented by the number of persons having moved into a rental unit with RRH financial assistance and support services.
- Emergency shelter beds increased from 531 to 644 between 2017 and 2022.

Figure 2-6. Santa Barbara County Housing Inventory Chart for Persons Experiencing Homelessness



Source: Santa Barbara County 2022b

Table 2-56 demonstrates the geographic distribution of shelter and housing for unsheltered persons across the county, including beds temporarily unavailable during the PIT survey due to COVID-19 response protocols and the rehabilitation of a transitional housing facility in Santa Barbara. Most of the housing opportunities for the homeless community are in the incorporated

cities and outside of the County’s jurisdiction. The County regularly coordinates with cities and non-profit housing operators to provide funding and other assistance for shelter and housing opportunities within incorporated cities. *Appendix C, 2015-2023 Housing Element Analysis* includes a description of relevant projects completed during the 2015-2023 housing element planning period.

Table 2-56. Number of Beds Dedicated to Persons Experiencing Homelessness by Area 2022 Housing Inventory Chart of Year-Round Beds

City/Area	Emergency Shelter	Transitional Housing	Rapid Re-Housing	Permanent Supportive Housing and Other	Total	Beds Temporarily Unavailable
Santa Barbara	330	54	48	446	878	53
Santa Maria	162	28	24	434	648	48
Other Unincorporated County	7	0	209	637	853	0
Lompoc*	102	20	66	70	258	0
Isla Vista	36	0	0	32	68	14
Goleta	7	0	0	24	31	0
Santa Ynez Valley	0	0	8	0	8	0
Carpinteria	0	0	0	6	6	0
Total	644	102	355	1,649	2,750	115

Source: County of Santa Barbara 2022b

Note: *Lompoc Emergency Shelter numbers include the Bridgehouse located in the unincorporated area just outside the city limits.

Quantified Need for Emergency Shelters

Government Code Section 65583(a)(7) requires an analysis of the need for emergency shelters. In part, the County must base this analysis on the capacity necessary to accommodate the most recent homeless PIT count conducted before the start of the planning period. The County’s 2022 PIT survey identified 1,367 unsheltered homeless individuals throughout Santa Barbara County. The PIT survey did not differentiate between incorporated cities and unincorporated county areas.

Table 2-56, above, shows that emergency shelters countywide provided a total of 644 year-round beds in 2022. Transitional housing provided an additional 102 year-round beds, for a total of 746 year-round beds available to house homeless persons and families in the incorporated and unincorporated county areas. (An additional 115 year-round beds were unavailable during the PIT survey due to COVID-19 response protocols and the rehabilitation of a transitional housing facility). During the PIT survey, 595 of those beds were filled, leaving 151 beds available to shelter

unsheltered homeless persons. Taking these open beds into consideration, the unhoused population in need of shelter was 1,216 in 2022.

Government Code Section 65583 (a)(7) states “the need for emergency shelter may be reduced by the number of supportive housing units that are identified in an adopted 10-year plan to end chronic homelessness and that are...vacant.” The 2018 Phase 1 Community Action Plan to End Homelessness in Santa Barbara County (Community Action Plan) surveyed supportive housing facilities in the county (Santa Barbara County 2018a). The PIT survey counted 99 open beds in these facilities, thus reducing the countywide need to 1,117 beds.

County HCD staff examined the 2022 PIT survey data to determine the specific need for emergency shelter in the unincorporated county. It identified 236 persons requiring shelter in the unincorporated county (Santa Barbara County 2022b). County HCD staff then applied a factor of 1.5 to annualize this one-time survey, resulting in an annual need of 354 beds. (Staff determined this factor during the development of the Community Action Plan.) Staff then divided this number by 2.3 to account for the turnover rate of beds (as identified in the Homeless Management Information System) and determined that the County needs to accommodate an additional 154 beds to shelter the existing unsheltered homeless population in the unincorporated county (Santa Barbara County 2018a, 2022c).

Funding and Budgeting

Figure 2-7 show the most recent funding information for regional and countywide homelessness funding. As can be seen, over \$89 million was invested to address homelessness during the 2021/2022 fiscal year and over \$49 million of that was from the County. Figure 2-8 provides the distribution of the \$49 million in funds from the County. Over \$18 million went towards homelessness prevention, \$8.6 million toward Shelter and Interim Housing, \$7.4 million towards Capital and Housing Development, and \$5.3 million toward Permanent Housing among other services.

Figure 2-7. Fiscal Year 2021/2022 Funding

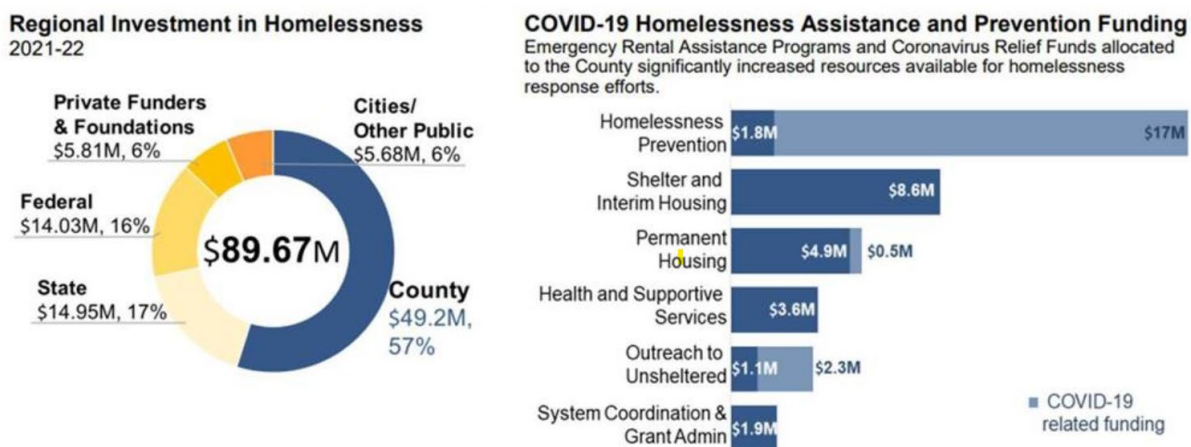
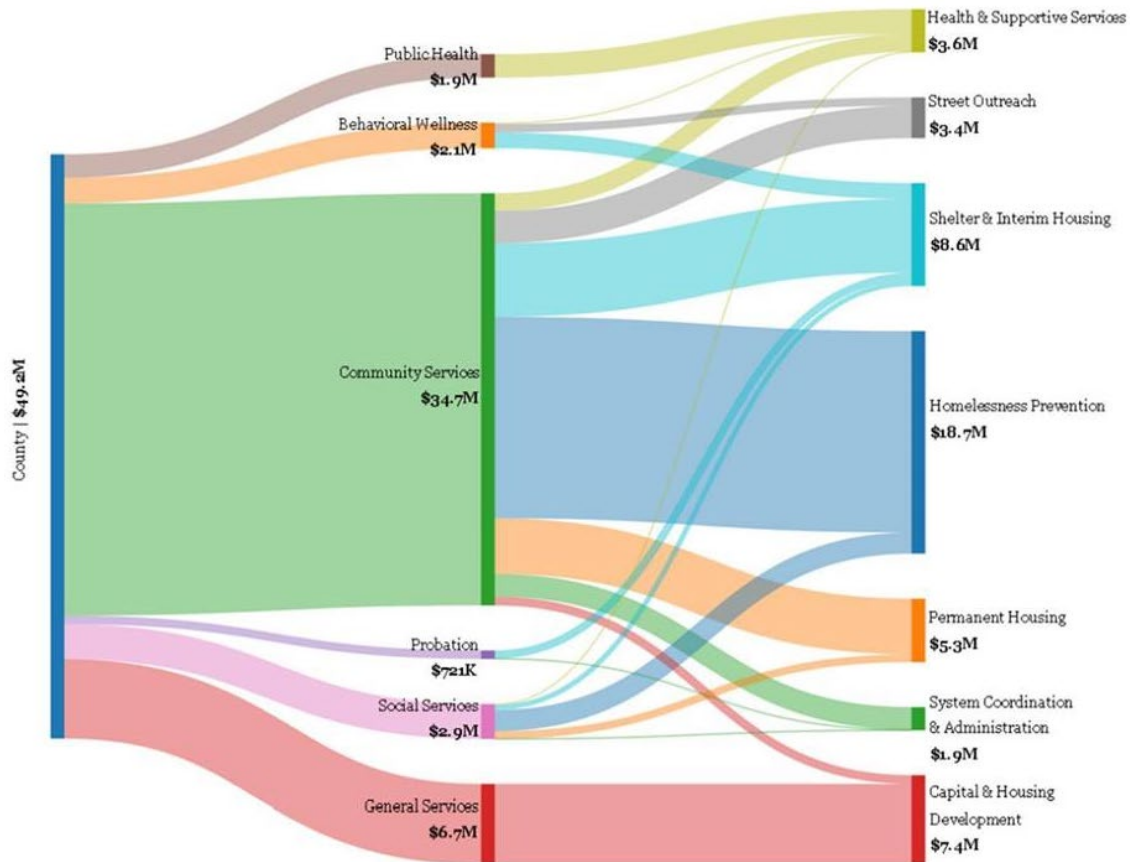


Figure 2-8. County Distribution of Homelessness Funding (FY21/22)



Source: Santa Barbara County 2022d

Countywide Strategies, Programs, and Actions to Address Homelessness

The County has a wide variety of efforts and actions underway to help address homelessness in the county. A key component of this is the implementation of the Community Action Plan to Address Homelessness approved by the Board of Supervisors in February 2021 (Santa Barbara County 2022c). The Plan included the following five key strategies to address homelessness:

- Strategy #1: Increase Access to Safe, Affordable Housing
- Strategy #2: Use Best Practices to Deliver Tailored Supportive Services to Meet Individual Needs
- Strategy #3: Build a Collection Action Plan; Improve Data Sharing
- Strategy #4: Strengthen Support Systems Available to Help Residents Obtain and Maintain Housing

- Strategy #5: Build Provider Capacity to Address the Needs of Specific Populations

In May 2022, a Progress Report on the Community Action Plan was presented to the Board of Supervisors. Key accomplishments included:

- 398 Rapid Re-Housing Openings Created
- 107 Temporary Housing Beds Made
- 138 Permanent Housing Units Secured
- \$86 Million New Funding Awarded
- 272 Long-Term Subsidies Funded

F. Fair Housing Assessment

1. Introduction

Fair housing issues in Santa Barbara County are discussed in detail in *Appendix D, Affirmatively Furthering Fair Housing (AFFH)*. This Appendix covers various issues related to fair housing, including fair housing enforcement and outreach, integration and segregation patterns, access to opportunities, and disproportionate housing needs. The following summaries identify issues and contributing factors in Santa Barbara County.

2. Summary of Contributing Factors

Fair Housing Enforcement and Outreach

A lack of fair housing is a common issue cited in the County of Santa Barbara 2020 Analysis of Impediments to Fair Housing (AI) (County AI 2020). It is important that all members of a community—residents, community leaders, landlords, homeowner association (HOA) board members—correctly understand fair housing laws so they do not intentionally or inadvertently deny a member of a protected class the same housing rights as other community members. As such, fair housing outreach and education are imperative to ensure that those experiencing discrimination know when and how to seek help. This includes information about the State’s source of income protections.

The County contracts with the Legal Aid Foundation of Santa Barbara County (LAFSBC) to address fair housing concerns. The LAFSBC and the County partnered on the “Fair Housing Resource Guide for Santa Barbara County.” This website has a variety of information about fair housing issues, including fair housing laws, local offices, resources, and online guides for renters, landlords, and property managers. However, advertisement of these resources is lacking, particularly on HASBARCO’s webpage. It is unknown at this time what other efforts are being made to reach out to residents who need these resources. As such, fair housing outreach and education are

imperative to ensure that those experiencing discrimination know when and how to seek help. This includes information about the State's source of income protections.

Of the five Fair Housing and Equal Opportunity cases in Santa Barbara County in 2020, two were for disability status, two were for familial status, and one was for racial bias. Fair housing testing would help determine if and where housing discrimination bias was occurring in the county. Please see *Appendix D, Table D-1* for more information about regional fair housing cases.

Factors contributing to this fair housing issue include a lack of outreach and education regarding fair housing resources.

Integration and Segregation

In the unincorporated areas of Santa Barbara County, all five of the HMAs have White populations of at least 50 percent with Santa Ynez having the largest percentage of White residents at 68 percent. All minority (non-White) residents combined are considered moderately segregated from White residents. The highest percentage of Hispanic residents is located in the Cuyama, Santa Maria, and Lompoc HMAs. Please refer to *Chapter 2.B.1, Population Trends* for more information on the County's racial and ethnic make up.

Compared to the unincorporated county as a whole, residents of the Cuyama, Lompoc, and Santa Maria HMAs experience higher rates of disabilities. Similar to the region and cities in Santa Barbara County, residents within the unincorporated areas tend to experience cognitive difficulties at a higher rate than other disabilities. Please refer to *Chapter 2.E, Special Housing Needs* for more information on special housing needs populations in the county.

A majority of the county Census Tracts have a high percentage (60 percent or greater) of children living in married-couple households. However, the unincorporated area of Isla Vista and areas located south of Lompoc, near Los Olivos, and the Eastern Goleta Valley between the cities of Santa Barbara and Goleta have lower percentages of children living in married-couple households. These same areas also have tracts with many children living in female-headed households.

Residents earning the highest incomes are located in and around Lompoc, south of Orcutt, northeast of Solvang, and throughout the South Coast. A vast majority of the county has a poverty rate of less than 10 percent. Lower-income households are more common in the Cuyama and Lompoc HMAs than in other portions of the county. The northwestern area of the county, including the City of Guadalupe (Santa Maria HMA), has a larger population of low- and moderate-income households. Isla Vista also has lower median incomes, higher percentages of low- and moderate-income households, and higher poverty rates compared to other areas of the county. No racially or ethnically concentrated areas of poverty (R/ECAP) are located in Santa Barbara County. However, the presence of racially concentrated areas of affluence (RCAAs) in the South Coast HMA may mean that finding housing opportunities is a challenge for lower-income and minority households.

Contributing factors related to these issues include land use and economic patterns resulting in concentrations of minority and low-income populations in certain portions of the county and a lack of opportunities in high-resource areas.

Access to Opportunities

The Santa Maria, Cuyama, and Lompoc HMAs generally have lower opportunities than the Santa Ynez and South Coast HMAs. The unincorporated areas east of the City of Santa Maria and the unincorporated communities of Orcutt, Cuyama, New Cuyama, Vandenberg Village, and Mission Hills have lower education, economic, and environmental scores. While the Santa Ynez and South Coast HMAs have higher opportunity scores overall, a few unincorporated areas face disparities. This includes portions of the Santa Ynez and Los Alamos communities in the Santa Ynez HMA, as well as Isla Vista and the area between the cities of Goleta and Santa Barbara in the South Coast HMA.

Access to opportunities also varies depending on race and ethnicity. While White residents generally have higher access to opportunities, Hispanic residents face the highest rates of poverty and lowest school proficiency scores while Black or African American residents have lower labor market participation and must travel further to jobs. Black or African American and Asian residents have the lowest loan approval rates for home loans.

Contributing factors related to access to opportunities include a lack of opportunities for residents to obtain housing in higher resource areas and lower resources and opportunities in some areas of the County due to land use patterns and economic development.

Disproportionate Housing Needs

Disproportionate housing needs in unincorporated communities were most apparent when analyzing income level, tenure, and race. Renters, regardless of race, are more likely to be cost-burdened than owners. Black, Hispanic, and American Indian households are most likely to have housing problems in unincorporated county areas. Areas with larger LMI household populations also tend to have larger populations of cost-burdened renters. Specifically, overpaying renters are more prevalent in some tracts in the Lompoc, Santa Maria, and South Coast subareas. The Casmalia community, Isla Vista community, and tracts adjacent to Goleta and Carpinteria have the largest populations of overpaying renters.

Like cost-burdened renter populations, overcrowding in the unincorporated county is most prevalent in the northwestern corner of the county and the South Coast subarea. Specifically, the Garey, Isla Vista, and Sisquoc communities have the largest populations of overcrowded households. These areas also generally have larger overall renter-occupied household populations compared to other areas of the unincorporated county.

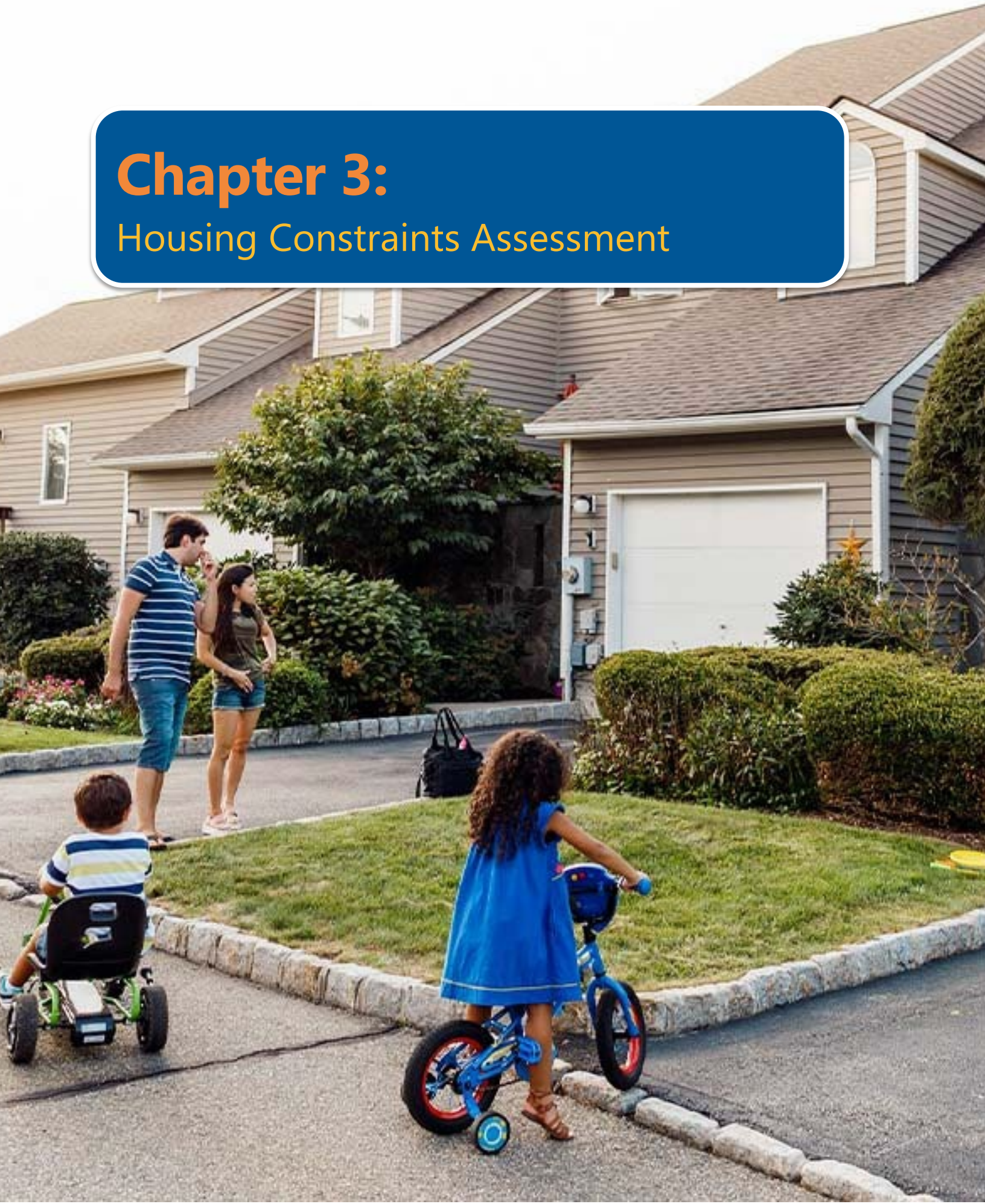
Not only are residents in the northwestern and South Coast areas experiencing housing problems at higher rates than other communities, but some tracts in these communities have also been identified as being at risk of displacement. This indicates a need to increase the availability of

affordable housing within these communities as well as outside to facilitate the mobility of residents out of these areas and to protect existing residents from displacement when place-based strategies and investments improve the conditions of the area.

Contributing factors related to disproportionate housing needs issues include a lack of affordable housing options in the unincorporated county and a lack of diverse housing options in certain communities, specifically areas where the cost burden is more prevalent.

Chapter 3:

Housing Constraints Assessment



3.0 Housing Constraints Assessment

The provision of decent, safe, and affordable housing is an important goal for Santa Barbara County. However, there is a variety of factors that may facilitate or constrain the development of the housing stock in the county. These include governmental constraints such as land use controls, zoning for a variety of housing types, housing for persons with disabilities, and permit processing, procedures, fees, and exactions, and non-governmental constraints such as market mechanisms, community concerns, and opposition to housing development, development at lower densities, delays between planning approval and building permit application, and environmental and infrastructure constraints.

A. Governmental Constraints

Local policies and regulations can affect the availability of housing, and in particular, the provision of affordable housing. Land use controls, residential development standards, permit processing procedures, fees, and exactions may increase the cost of housing development, maintenance, and improvement. This section provides an overview of these potential constraints. *Appendix F, Governmental Constraints Data and Analysis* provides the complete analysis.

1. Summary of Land Use Controls

Land use controls consist of policies and ordinance regulations that direct where and how development may occur. Regulations of land uses are directed by California Government Code Title 7 Planning and Land Use, Sections 65000-66499.58, and are embodied in local planning documents adopted by the County of Santa Barbara (County) Board of Supervisors, including the general plan, zoning codes, residential development standards, and design guidelines, among others.

The County Comprehensive Plan (i.e., the general plan), herein referred to as the Comprehensive Plan, establishes land use controls that may affect the cost and supply of housing, including development standards that may impede the ability to achieve maximum allowable densities. Land use density is expressed as the number of residential units to be accommodated on one acre of land. The Comprehensive Plan consists of the general plan elements required by state law and additional elements that express the county's development goals and public policy relative to the distribution of future public and private land uses. The Housing Element, one of 13 elements in the Comprehensive Plan, guides the determination of housing needs and establishes goals, policies, and programs to facilitate the development of housing for all economic sectors of the unincorporated county. The Land Use Element (LUE), along with the Coastal Land Use Plan (CLUP) in the County's coastal zone and 10 community plans, establish the allowable land uses and residential densities in the unincorporated county and designate the general locations for housing, business, industry, agriculture, open space, recreational facilities, and public and

educational facilities. *Appendix F, Governmental Constraints Data and Analysis* provides more details and analysis regarding the Comprehensive Plan, including the urban boundary, Local Coastal Program (LCP), and land use designations.

Together, these plans establish the vision and goals for future land use and development within the various unincorporated communities. Regarding residential development, Land Use Element (LUE) Land Use Development Policy 2 and CLUP Policy 2-12 state that densities “are maximums and may be reduced if it is determined that such reduction is warranted by conditions specifically applicable to a site, such as topography, geologic or flood hazards, habitat areas, or steep slopes.” There are no established density minimums. However, these policies also allow exceptions for affordable housing projects under programs of the Housing Element.

Chapter 35, *Zoning*, of the County Code, includes three land use and development codes, or zoning ordinances. These are: (1) the County Land Use and Development Code (LUDC) for the Inland Area outside of Montecito; (2) the Montecito Land Use and Development Code (MLUDC) for the Inland Area of Montecito; and (3) the Coastal Zoning Ordinance (CZO) for the entire unincorporated Coastal Zone. The land use codes implement the goals, policies, programs, and development standards expressed in the Comprehensive Plan, and zone designations and densities are applied consistently with the densities established by the LUE and CLUP on the land use maps.

The County zoning codes include many zones that allow single-family residential throughout the unincorporated areas of the county, including residential, agricultural, and resource management zones. Table F-2 in *Appendix F, Governmental Constraints Data and Analysis* provides a complete list of zones that allow residential uses. Only a handful of zones allow mixed use with regulations that would promote more housing or multifamily residential development, which is necessary to provide housing at densities high enough to accommodate affordable units. Two of these, SR-M and SR-H, allow between eight and 30 units per acre. Still, they are used only in Isla Vista with a focus on providing student housing oriented toward the University of California Santa Barbara (UCSB). Design Residential (DR) and Planned Residential Development (PRD) can be applied with a wide range of densities, between 0.1 to 30 units per acre, and allow a variety of housing types, including single-family dwellings (SFD) and multifamily dwellings (MFD). However, only a few sites are zoned for 20 units per acre or more, there is no minimum density requirement, and the allowance of SFDs in these zones has resulted in the development of more SFDs than MFDs, reducing the affordability of new housing developed on these sites. Program 1 would rezone eligible properties to a minimum density of at least 20 units per acre in suburban jurisdictions to accommodate the Regional Housing Needs Allocation (RHNA) for the unincorporated County. Additionally, Program 1 will establish a minimum and maximum density for all residential rezones in this Housing Element Update to ensure that affordable housing for lower- and moderate-income levels would be achieved.

Key development standards in the land use codes that affect the ability to develop affordable housing include density, as discussed above, and height, setbacks, site coverage, open space, and

parking requirements, among others. Depending on individual, physical site constraints, the cumulative application of these development standards may lead to limitations on housing development. The County zoning codes have several procedures available to modify these development standards:

- As part of a discretionary permit application,
- Through the application of the State Density Bonus Law (SDBL; LUDC Chapter 35.32, MLUDC Chapter 35.432, and CZO 35-144C)
- When developing qualifying affordable and/or senior housing projects (LUDC Subsection 35.23.060.D, MULDC Subsection 35.423.060.D, and CZO Section 35-144D).

Under Program 16 of this 2023-2031 Housing Element Update (Housing Element Update), the County will modernize the multifamily residential and commercial zone districts (e.g., mixed use) to facilitate and streamline the development of multifamily housing and implement new state law [e.g., Assembly Bill (AB) 2011].

2. Zoning for a Variety of Housing Types Overview

State housing element law specifies that jurisdictions must identify adequate sites for the development of various housing types for all economic sectors through appropriate zoning and development standards. This includes single-family housing, multifamily housing, mixed use housing, housing for farmworkers and agricultural employees, emergency shelters, transitional and supportive housing, single-room occupancy (SRO) units, and manufactured and mobile homes. *Appendix F.3, Zoning Provisions for a Variety of Housing Types* provides detailed information regarding the zones where the following housing types are allowed and the permits required for each housing type in each zone

- | | |
|--|--|
| • Multifamily Housing | • Supportive Housing |
| • Mixed Use Development | • Single-Room Occupancy Units |
| • Housing for Agricultural Employees | • Manufactured homes |
| • Other workforce housing | • Mobile Home Parks |
| • Emergency Shelters | • Accessory Dwelling Units (ADUs) / Junior ADUs (JADUs) |
| • Low Barrier Navigation Centers (LBNCs) | • Residential Care Facilities (i.e., Special Care Homes) |
| • Transitional Housing | |

Appendix F.3, Zoning Provisions for a Variety of Housing Types analyzes zoning requirements for each of these housing types and indicates whether governmental constraints can be addressed by implementing programs included in *Chapter 5, Housing Plan* and Resources of this Housing Element. In addition, *Appendix F.3* discusses applicable state laws and new laws enacted in recent

years to streamline the permit process for some of these housing types (e.g., supportive housing, ADUs, and residential care facilities), as well as for qualifying affordable and/or senior housing. The County is administratively processing applications for qualifying housing projects in compliance with these recent laws and will codify these changes with ordinances amending the County zoning codes pursuant to programs of Housing Element Update.

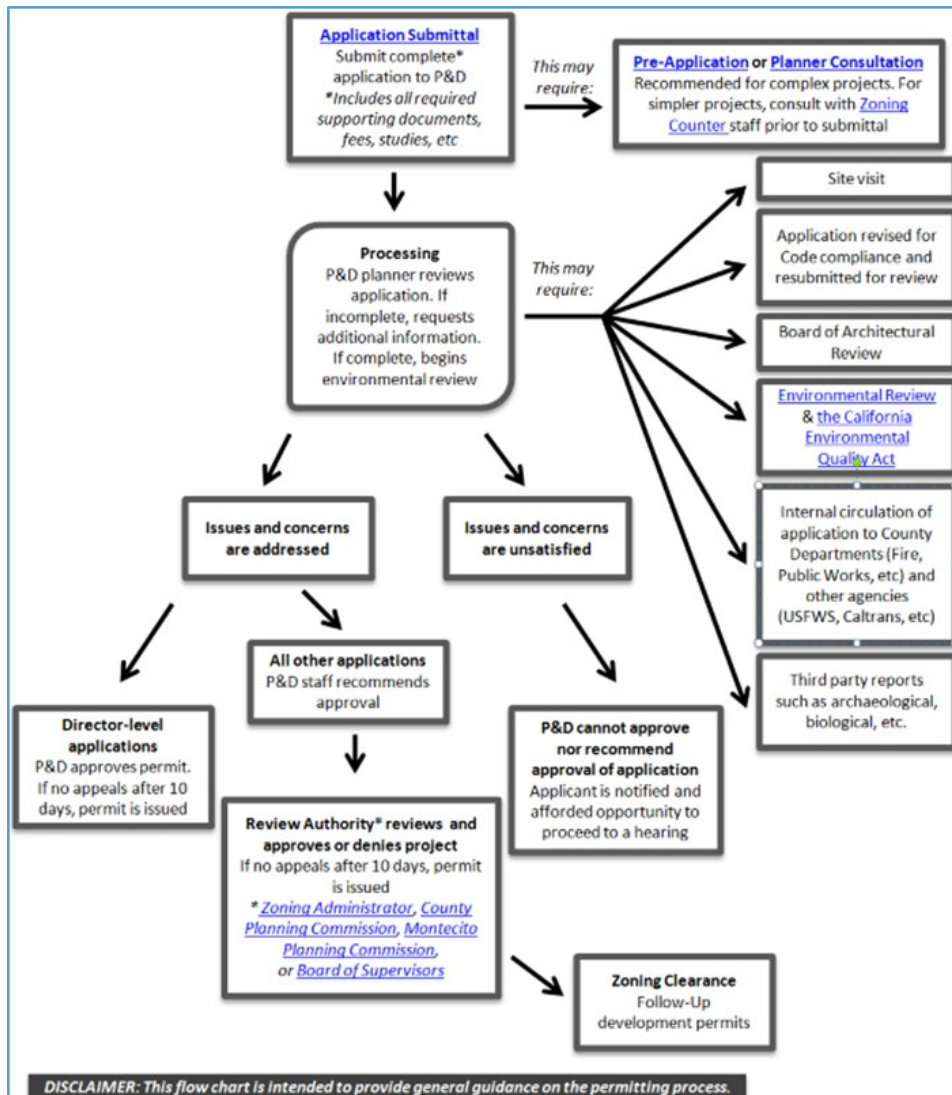
3. Housing for Persons with Disabilities (Reasonable Accommodations)

Consistent with Government Code Section 65583(c)(3) and in compliance with the Federal Fair Housing Act and the California Fair Employment and Housing Act, the County adopted into all three zoning codes a process to allow individuals with disabilities to request a reasonable accommodation from the strict application of zoning regulations that pose barriers to the development of accessible housing. *Appendix F.4, Housing for Persons with Disabilities (Reasonable Accommodations)* provides additional information regarding the County's regulations and procedures for allowing reasonable accommodations.

4. Permit Processing, Procedures, Fees, and Exactions

Appendix F.6, Permit Processing and Procedures/ Development Review Process provides a detailed discussion of the County's permit processing procedures. *Appendix F.8, Fees and Exactions* presents typical permit processing fees, exactions, and other costs associated with developing residential housing. Figure 3-1 summarizes the planning permit process and is available on the Planning and Development Department (P&D) website <https://www.countyofsb.org/1499/Planning-Permit-Process-Flow-Chart>.

Figure 3-1. Planning Permit Process Flow Chart



Appendix F.6 Permit Processing and Procedures/ Development Review also provides details regarding each permit type, review authorities, the applicability of the California Environmental Quality Act (CEQA), and estimated processing times for each permit type. In addition to processing planning permits, P&D coordinates design review [i.e., Board of Architectural Review (BAR)] and takes in application fees for other County departments that will review a project for compliance with other sections of the County Code, as applicable, and coordinates that review.

Multifamily residential development typically requires a discretionary permit. Although the County strives to process discretionary permits within six to twelve months without continuances or appeals, project timelines can vary and, in part, are determined by the level of environmental analysis required under CEQA.

Other reasons that projects can experience delays include lengthy review periods, multiple applications, unique site constraints, sensitive environmental habitats, and delays by applicants that are out of P&D's purview. See *Appendix F.6* for a detailed discussion of permit processing timelines for SFD and MFD projects. *Appendix F.6.1, Permit and Procedures* also presents the permit streamlining practices P&D actively implements to reduce processing timelines.

Recent state laws require streamlined permit processing, including ministerial or use-by-right permits for qualifying multifamily residential development. *Chapter 5, Housing Plan and Resources* of this Housing Element Update includes a range of programs to address these streamlining laws including but not limited to Program 2, Program 4, and Program 16. Although the County has not yet adopted these ordinance amendments, the County is following state law to process qualifying projects when such projects are submitted.

As presented in more detail in *Appendix F.8, Fees and Exactions* permit fees for all discretionary permits and most non-discretionary permits for residential development are based on actual costs; that is, P&D prepares monthly invoices for the actual time that a planner spends on a project. Time spent is invoiced at an hourly rate set by the County Board of Supervisors. Additional fees are required for building and grading permit application review, inspections during grading and construction, and development impact mitigation fees required by various agencies to address impacts to infrastructure that will serve the project. Additional costs include school fees, service district fees (e.g., to connect to water and sewer services), and other on-site and off-site improvement fees, where required. These fees may be a constraint to some affordable housing projects. However, some of these fees are reduced for affordable housing projects, and the fee schedule is designed to reward projects proposing to build MFDs. In both Goleta and Orcutt, the County reduces transportation impact fees for condominiums, apartments, mobile homes, congregate care facilities, and retirement communities.

Appendix F.8 Fees and Exactions presents a cost comparison of example projects to permit and construct a modest SFD in different areas of the county and also compares these costs to the costs of MFDs, including a per-unit cost. As the County moves forward with implementing recent state laws to streamline the permit process, permitting costs will decrease as well, as it is anticipated that projects may not require as much planner time. *Appendix F.8* presents a cost comparison of example projects to permit and construct a modest SFD in different areas of the county and also compares these costs to the costs of MFDs, including a per-unit cost.

5. Analysis of Locally-Adopted Ordinances

The County adopted several housing-related ordinances during the 2015-2023 planning period. The ordinances implemented adopt Housing Element programs, various state housing laws (e.g., provisions for ADUs), and other laws to enhance the availability of housing (e.g., ordinances to limit the use of dwellings as short-term rentals). See *Appendix F.9, Analysis of Locally-Adopted*

Ordinances for an analysis of the housing-related ordinances adopted during the 2015-2023 planning period.

6. Changes in State Housing Law

The State legislature enacted numerous bills over the past several years to increase housing production, promote housing affordability, and streamline the housing permit and approval process. Table 3-1 summarizes the key housing laws enacted since the California Housing and Community Development Department (State HCD) approved the County's 2015-2023 Housing Element Update in 2015.

Table 3-1. New State Housing Laws Relevant to the Housing Element Update

Housing Bills	Bill Overview
RHNA Methodology: SB 828 (2018)	Changes to State HCD and SBCAG's RHNA methodology resulted in significantly higher new housing unit allocations for the Santa Barbara County region due to adjustments that account for the existing vacancy rate, replacement units, overcrowding, and cost burden (SBCAG 2021, 10-11).
Housing Element Sites Analysis and Reporting: AB 879 (2017); AB 1397 (2017; SB 6 (2019)	Requires jurisdictions to zone more appropriately for their share of regional housing needs and requires by-right development on identified sites in certain circumstances. Site analysis must also include additional justification for being chosen, particularly for sites identified to address lower-income needs. As of 2021, an electronic spreadsheet of the sites must be submitted to State HCD.
No Net Loss Zoning: SB 166 (2017)	Requires jurisdictions to identify additional low-income housing sites in their housing element when housing sites develop at lower densities or at a different income level than identified in the housing element.
Affirmatively Furthering Fair Housing: AB 686 (2017)	Housing Elements must contain an Assessment of Fair Housing, consistent with the Federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. The AFFH assessment must include a summary of fair housing issues in the jurisdiction, a summary of available fair housing data, including contributing factors to fair housing issues; an analysis of Housing Element sites in relation to AFFH, and an AFFH program that includes meaningful action.
ADUs and JADUs: AB 494 (2017), SB 229 (2017), AB 68 (2019), AB 881 (2019), AB 587 (2019), SB 13 (2019), AB 670 (2019), AB 671 (2019), AB 3182 (2020)	The State legislature enacted legislation in both 2017 and 2019 to further assist and support the development of ADUs, including "by right" approval for one-bedroom units less than 850 square feet and two-bedroom units less than 1,000 square feet, as well as JADUs less than 500 square feet.
Separate Conveyance of ADUs: AB 345 (2021)	Removes the requirement for a local agency to pass an ordinance allowing the conveyance of an ADU separately from a primary residence before such conveyance occurs. AB 345 also permits an ADU to be sold or conveyed separately from the primary residence to a qualified buyer (low- and moderate-income households). The primary residence or ADU must be built by a qualified non-profit

Table 3-1. New State Housing Laws Relevant to the Housing Element Update (Continued)

Housing Bills	Bill Overview
	corporation, and the property must be held pursuant to a recorded tenancy in a common agreement.
Density Bonus: AB 1763 (2019), AB 2345 (2020), SB 290 (2021)	AB 1763 permits 100 percent affordable projects to be built denser and taller. AB 2345 creates additional incentives and requires the annual progress report to state whether density bonuses have been granted. SB 290 allows developers to request one concession or incentive for projects that include at least 20 percent of the total units for lower-income students in a student housing development. SB 290 also requires the agency to report on student housing projects receiving density bonuses as part of a housing element annual report. It also amends SDBL to clarify that qualifying, for-sale moderate units no longer need to be included in a common interest development to be eligible for a density bonus.
Housing Crisis Act of 2019: SB 330 (2019)	Seeks to boost homebuilding by expediting approvals for housing developments, including application processing times. SB 330 also prevents jurisdictions from decreasing a site's housing capacity through tools such as downzoning if that would preclude a jurisdiction from meeting its RHNA targets. Also, any project that includes the demolition of housing units must replace or exceed that number of units. Any demolished units occupied by low-income households must be replaced with new units that are affordable to that same income level.
Housing Crisis Act of 2019: SB 8 (2021)	Extends important provisions of SB 330, the Housing Crisis Act of 2019 but the Legislature otherwise took little action to streamline the housing approval process.
Surplus Land for Affordable Housing: SB 1486 (2019), AB 1255 (2019)	Expands the definition of surplus land and puts additional restrictions on the disposal of surplus land. Jurisdictions must include information about surplus lands in the Housing Element and Annual Progress Reports. A central inventory of surplus lands also must be submitted to State HCD.
Emergency and Transitional Housing Act: AB 139 (2019)	Amends assessment to show site capacity, including using the most up-to-date point-in-time count. Additionally, AB 139 modifies parking requirements for emergency shelters. The Housing Element must include this information and analysis of the jurisdiction's special needs populations.
Supportive Housing Streamlined Approval: AB 2162 (2018)	Requires supportive housing to be a use by right in zones where multifamily and mixed uses are permitted, including non-residential zones permitting multifamily uses.
Housing Development Approvals: SB 9 (2021)	Provides for the ministerial approval of converting existing homes occupied by a homeowner into a duplex if certain eligibility restrictions are satisfied. It also allows a single-family home lot to be split into two lots and a duplex to be built on each lot, provided that the initial home is occupied by an owner who attests that the owner will continue to live in a unit on the property as their primary residence for at least three years.
Housing Development Density: SB 10 (2021)	Provides that if local agencies choose to adopt an ordinance to allow up to 10 dwelling units on any parcel within a transit-rich area or urban infill site, the rezoning will be exempt from environmental review pursuant to the CEQA, but subsequent project approvals are not necessarily exempt unless the local agency

Table 3-1. New State Housing Laws Relevant to the Housing Element Update (Continued)

Housing Bills	Bill Overview
	adopts a ministerial approval process or there is another exemption or local law that exempts the project.
Rezoning of Housing Element Sites: AB 1398 (YEAR)	Requires a jurisdiction that fails to adopt a housing element that State HCD has found to be in substantial compliance with state law within 120 days of the statutory deadline to complete this required rezoning no later than one year from the deadline for adoption of the housing element. The bill also prohibits the Housing Element from being found in substantial compliance until that rezoning is completed.
LBNCs: AB 101	Requires LBNCs to be a use by right in areas zoned for mixed use and non-residential zones permitting multifamily uses.
Emergency Shelters: AB 2339 (2022)	Requires that jurisdictions accommodate their current need for emergency shelters in zones that allow residential uses and are located near or have access to health care, retail, and other services that serve the needs of people experiencing homelessness. Jurisdictions must allow these emergency shelters as permitted uses with a non-discretionary permit and objective standards.

The County will update its zoning ordinances, as necessary, to ensure compliance with the bills listed in Table 3-1, above. In 2021, the County was awarded \$218,000 in SB 2 grant funding to amend its zoning codes to comply with recent changes to SDBL, AB 101, AB 2162, and SB 330. Please see *Chapter 5, Housing Plan and Resources* for specific programs related to zoning ordinance amendments.

7. Cumulative Impacts of Land Use Constraints

Appendix F.6, Processing and Permitting Procedures/Development Review Process, provides detail on constraints that may impact the achievement of maximum allowable densities. A summary of constraints impacting specific housing types is included here:

- Multifamily rental housing is often constrained by the physical and environmental features of a site and by the developer's desire to build SFDs instead of MFDs. Historically, maximum densities have only been exceeded through compliance with the Affordable Housing Overlay (where applied), the inclusionary housing ordinance, and the SDBL, all of which require the on-site provision of affordable dwelling units as part of the development.
- Factory-built housing is only subject to development standards typically required of a conventionally constructed dwelling. In addition, the zoning codes specifically allow the use of manufactured homes for agricultural employee dwellings, farmworker housing, and ADUs.
- Similar to manufactured homes, mobile homes are only subjected to development standards typically required of a conventionally constructed dwelling. In addition, the zoning codes specifically allow the use of mobile homes for agricultural employee dwellings, farmworker

housing, and ADUs within certain zones. Once a mobile home park is developed, only building permits are required to install a new mobile home.

- Housing for agricultural employees may be permitted through two separate permitting pathways, allowing greater flexibility and minimizing constraints.
- Supportive housing is currently constrained by the requirement of discretionary permits in most zones that allow for multifamily and mixed use residential developments. Program 16 would amend the County zoning ordinances to streamline supportive housing permitting in compliance with AB 2162. Furthermore, Program 16 will amend land use codes to meet compliance with AB 139 for emergency and transitional shelters.
- In addition, under Program 16, the County will amend its zoning ordinances to provide a ministerial permit process for all qualified housing developments, as required by state law. Program 9 explicitly identifies the county will amend its zoning ordinances to allow emergency shelters with ministerial permits, per state law.
- Emergency shelters do not have any additional restrictions beyond those applied to other residential development within the same zone. The current zoning for emergency shelters does not comply with AB 2339. Program 9 will increase the number of zones that allow emergency shelters subject to a non-discretionary (i.e., ministerial) permit and objective standards as well as ensure that those sites are close to necessary services in compliance with AB 2339.

B. Non-Governmental Constraints

Government Code Section 65583(a)(6) requires housing elements to include an analysis of potential non-governmental constraints on the maintenance, improvement, or development of housing at all income levels.

A diverse range of factors contributes to the cost of single-family and multifamily housing within the California context, including Santa Barbara County. Non-governmental constraints to the provision of housing, particularly lower-income housing, analyzed in the 2023-2031 Housing Element Update (Housing Element Update) include:

- Market Mechanisms (e.g., availability of financing and land and construction costs)
- Community Concerns and Opposition to Housing Development
- Developments Constructed at Lower Densities
- Delays between Planning Approval and Building Permit Application
- Environmental Constraints
- Infrastructure and Service Constraints

Altogether, these constraints affect all housing types in Santa Barbara County, especially lower-income housing. Although these constraints are generally outside the County's control, the county has ongoing local efforts to minimize housing provision constraints and developed programs and

policies to offset constraints to the extent practicable (see *Chapter 3.B.7, Local Efforts to Remove Non-Governmental Constraints* and *Chapter 5.B, Programs and Actions*).

1. Market Mechanisms

Market mechanisms can be significant non-governmental constraints to the development of housing, in particular the availability of financing and the costs of land and construction.

Availability of Financing

The cost of borrowing money, or financing, is a significant component of housing development and ownership. While financing costs are more responsive to national monetary policies than local conditions, a balanced understanding of the factors involved in residents securing resources necessary to build housing can assist local decision-makers in addressing needs not currently met by the marketplace. Financing can be divided into two categories: construction (interim) financing and mortgage (permanent) financing. Construction financing is usually short-term in nature and is used for the acquisition and development of a property, whereas mortgage financing is long-term, ranging from typically 10 to 30 years.

The availability of financing affects a person's ability to purchase or improve a home. Under the Federal Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications. Through analysis of HMDA loan activity data from 2021, an assessment can be made of the availability of residential financing within Santa Barbara County for home purchase and improvement (Table 3-2) (Consumer Financial Protection Bureau 2022). Data for the county's unincorporated areas are not readily available; therefore, the figures below include the eight incorporated city jurisdictions within the county limits. Of the 21,101 applications processed in 2021 by HMDA, a majority (approximately 68 percent) were for refinance loans, which does not indicate new home purchases or renovations. Overall, the approval rating for all types of loans was approximately 69 percent, while the denial rate was approximately 10 percent. Approximately 21 percent of loan applications were either withdrawn by the applicant or closed for incompleteness. The highest approval ratings were for home purchase loans at approximately 76 percent for conventional loans and approximately 77 percent for government-backed loans. Refinance loan approvals were next with an approximately 68 percent approval rating, while home improvement loans had the lowest approval rating at approximately 57 percent.

Table 3-2. Disposition of Home Purchase and Improvement Loan Applications in Santa Barbara County (2021)

Loan Type	Total Applications	Approved	Denied	Other
Conventional Purchase	4,468	75.5%	6.9%	17.6%
Government-Backed Purchase	926	76.6%	7.8%	15.7%
Refinance	14,665	68.0%	9.8%	22.2%
Home Improvement	1,042	56.9%	26.0%	17.1%
TOTAL	21,101	69.4%	9.9%	20.7%

Note: "Approved" loans include loans originated and applications approved but not accepted. "Other" includes loans withdrawn by the applicant or closed for incompleteness.

Source: Consumer Financial Protection Bureau 2022

Denial rates are relatively low across county loan types (approximately 6.9 percent to 9.8 percent) for new home purchases and refinancing of existing loans; however, home improvement loan requests have a significantly higher denial rate of approximately 26 percent (Table 3-2). HMDA data does not include statistics on why individuals who seek to buy a home do not apply for a home loan.

In 2015, the Coastal Housing Coalition, a non-profit on the South Coast working to improve access to housing, particularly affordable housing for residents, released a community survey. The survey identified financial resources for a down payment as a major constraint for residents looking to purchase a home in the county (Coastal Housing Coalition 2015). Therefore, while home loan denial rates remain low overall for the county, the availability of funds for a down payment to secure a loan is a major constraint for residents. Additionally, funding for home improvement efforts by homeowners is a non-governmental constraint, which may be impacting the age and condition of homes in the county (refer to *Chapter 2.B.4, Housing Stock Characteristics*).

The Housing Trust Fund of Santa Barbara County (Housing Trust Fund), which serves both the North County and the South Coast, works to improve the accessibility of finances for residential purchases, including down payments. The Housing Trust Fund identifies the most underserved groups in the county that require further financial avenues for home purchase, such as working families, single parents, minimum wage earners, low to moderate-income families, homeless, and farmworker groups (Housing Trust Fund 2022). The Housing Trust Fund Workforce Homebuyer Program provides low-to-middle-income home buyers with down payment loans to enable them to secure conventional financing loans and remove financial barriers to homeownership. Due to the discrepancy in housing costs between the North County and the South Coast, North County buyers can borrow up to \$100,000 and South Coast buyers up to \$125,000. Additionally, the Housing Trust Fund provides below-market interest rate loans to initiate affordable rental or homeownership housing projects in the county that meet the minimum of at least 25 percent of the units as low-to-moderate income. Community foundations and local housing trust funds are

working to enhance housing access for underserved groups who may not qualify for traditional loans or require additional funding opportunities for home ownership to reduce financing constraints. Nevertheless, equitable access to homeownership amongst income levels remains a non-governmental constraint of the economy.

Land and Construction Costs

Land and construction costs represent the most significant non-governmental constraints in the production of affordable housing for most income groups in the unincorporated county. These include the price of land and the cost of construction, as detailed below.

Price of Land

The price of developable land differs throughout the county depending on location. These differences are explained by certain factors such as proximity to employment, shopping and amenities, transportation, and infrastructure. Land designated for residential development is primarily located in the designated urban areas of the unincorporated county or incorporated cities. Overall, in the unincorporated county, the supply of vacant land designated for residential use is limited, which increases land costs.

Land value is primarily related to the market value obtained from the allowed use of the land after subtracting the development cost. Both rental and owner-housing expenses are significant countywide with the average two-bedroom fair market rental costing approximately \$1,752 in 2021 and the median home value at approximately \$669,000 (U.S. Census Bureau 2019). Land in the North County is generally less expensive than that in the South Coast primarily due to a larger supply of affordable residentially zoned land and a higher concentration of jobs in the cities, particularly in the South Coast. Please refer to *Chapter 2.B.4, Housing Stock Characteristics* for median rent costs at a community level. Nevertheless, property values remain high countywide, especially for low-to-moderate income groups. In 2021, the median home price in the County was 25 times higher than the median household income (Housing Trust Fund 2021). This is consistent with the price of land per acre from recent county home sales.

Table 3-3 below shows vacant residential property sales in the unincorporated county in 2022. The County Assessor's Office records from March to August 2022 show that a total of 73 vacant residential properties were sold in the unincorporated county (Santa Barbara County Accessors Office 2022). The unincorporated county's average vacant land price per acre in 2022 is \$1,987,308. The average price per acre was highest for the South Coast (\$4,407,177 per acre), followed by Santa Maria (\$3,412,460 per acre), Santa Ynez (\$1,408,00 per acre), Cuyuma (\$403,085 per acre) and Lompoc (\$305,822 per acre). This data reflects the high cost of land countywide, as well as the significant range in average land costs and associated development by HMA. Land costs within the South Coast are significantly higher than North County and are reflective of the high rental costs in this HMA (refer to *Chapter 2.B.4, Housing Stock Characteristics*).

Table 3-3. Vacant Residential Property Sales in the Unincorporated County: 2022

Community	Number of Properties Sold	Size Range	Price Range	Median Price	Price Per Acre
South Coast HMA					
Carpinteria (Summerland)	1	5.03	\$9,400,000	----	\$1,868,787
Goleta (unincorporated area)	1	0.21	\$250,000	----	\$1,191,257
Montecito	10	0.01 - 2.0	\$1,900,00 - \$16,800,000	\$4,100,000	\$6,064,410
Santa Barbara (unincorporated area)	7	0.18 - 2.44	\$630,000 - \$11,909,500	\$1,800,000	\$4,162,510
Total for South Coast HMA	19	0.01-5.03	\$250,000-\$16,800,000	\$3,000,000	\$4,407,177
Santa Maria HMA					
Orcutt	34	0.13 - 2.9	\$329,000 - \$1,312,500	\$999,000	\$3,412,460
Lompoc HMA					
Lompoc	2	0.47 - 1.5	\$289,000 - \$315,000	\$302,000	\$305,822
Santa Ynez HMA					
Santa Ynez Valley	4	0.22 - 0.46	\$425,000-\$455,000	\$440,000	\$1,408,000
Cuyuma HMA					
Cuyama	14	0.25-0.63	\$25,000 - \$535,000	\$173,000	\$403,085
Average unincorporated county land cost					\$1,987,308

Source: Santa Barbara County Assessor's Office 2022

Cost of Construction

Construction costs represent a significant component of the cost of housing, so any increase in construction costs significantly affects affordability. Factors that contribute to construction costs are referred to as “hard costs” and include labor costs and demand as well as materials. Labor costs and materials result in high costs of development for housing developers in the county.

Labor Cost and Demand

Construction labor costs are significantly higher in California than national averages for similar employment. California construction laborers, on average, earn \$52,790 compared to the national average of \$40,750 (U.S. Bureau of Labor Statistics 2021b-c). The availability of workers and prevailing wages influence labor costs. State law requires payment of prevailing wages for many private projects constructed under an agreement with a public agency that provides assistance. As a result, the prevailing wage requirement substantially increases the cost of affordable housing construction. In addition, a statewide shortage of construction workers can impact the availability and cost of labor to complete housing projects.

The county has an estimated 7,550 persons employed in construction with an average salary of \$60,920 annually. However, salaries range significantly with construction laborers averaging \$50,950 annually versus construction managers averaging \$115,660 annually (U.S. Bureau of Labor Statistics 2021a). According to the County of Santa Barbara HOME Consortium Analysis of Impediments to Fair Housing (County AI 2020), developers in the county noticed labor issues, including shortages of contractors due to the 2017 Thomas Fire and 2018 Montecito Debris Flow, and contractors bidding higher than in the recent past (County AI 2020). One developer has had to procure contractors from outside the county, including from Bakersfield located approximately 150 miles away. Furthermore, the number of residential construction permits issued by the County increased between 2010 and 2018, further impacting available labor supplies and increasing construction costs for development (County AI 2020). Limitations and restrictions may further exacerbate this shortage due to the COVID-19 Pandemic.

Material Costs

In addition to rising labor costs and labor demand, material costs also impact development prices. Availability and price of construction materials were affected globally by supply chain shortages due to production delays during the COVID-19 Pandemic. Most notably, lumber prices are likely to continue to rise in the near-term future due to the ongoing supply shocks. Other highly impacted construction materials due to supply shortages include copper, steel, and fuel, causing costs to rise for developers.

Additional construction-related costs might be incurred when the site being developed has environmental constraints. Constraints may include sensitive biological resources, unstable soils or steep slopes, prime soils, hazards from prior development (e.g., oil and gas development, underground storage tanks), or flooding hazards. In such instances, required engineering, grading, and drainage improvement costs are greater than those for less constrained sites. Please see *Chapter 3.B.5, Environmental Constraints*.

Total Construction Costs

Costs associated with constructing new SFDs and MFDs have continued to rise. A report in 2020 by the Turner Center for Housing Innovation at the University of California (UC) Berkeley found

materials and labor accounted for approximately 63 percent of total development costs for multifamily projects in California between 2010 and 2019 (Turner Center for Housing and Innovation 2020). The County AI determined through the use of U.S. Census Bureau building permit surveys, the number of units per structure can have a significant impact on the cost of construction in the county with the 2018 average one-unit construction costs at \$270,765 price per unit (ppu) and five-unit+ construction averaging \$151,662 ppu (County AI 2020). A more recent report prepared by the Rosen Consulting Group (Rosen et al. 2022) estimated the costs of constructing new dwellings based on hard construction costs as of October 2021. According to their methodology, the cost to construct a SFD in 2021 was \$368 per square foot and the cost of MFDs was \$268 per square foot. Based on these numbers, the report estimated the cost to construct an average 1,840-square-foot SFD in Santa Barbara County at approximately \$677,000 and an average 681-square-foot MFD at approximately \$183,000. However, affordable housing developers in the county noted the ppu costs for low-rise multifamily housing hover on average at \$425,000 to \$500,000 ppu. Contributing factors cited include zoning, shortages of contractors, contractors bidding higher than in the recent past, tariffs affecting product costs, and changes in the Uniform Building Code.

Since late 2021, the United States has entered an inflationary period and current construction costs are anticipated to increase, further exacerbating overall constraints on the production of housing. However, it should be noted that the cost per residential unit remains lower for MFDs than for SFDs, and MFDs have greater potential to create affordable housing.

2. Community Concerns and Opposition to Housing Development

In most communities throughout the county, the public has historically voiced strong preferences for lower-intensity residential development and has supported retaining existing agricultural zoning while placing pressure on decision-makers to avoid the development of higher density and emergency shelter/transitional housing development. Many communities have residents who highly prioritize preserving the semi-rural, small-community character of their neighborhoods. The current housing stock of the county is approximately 61 percent detached one-unit housing, partly due to local, historical public prioritization of lower-density housing stock (Housing Trust Fund 2021).

Public participation occurs through multiple venues, including community outreach meetings, environmental review under the CEQA, and permit and appeal processes. Processes put into place to protect the public interest, such as appeal processes, can delay projects and add costs. When the public is opposed to affordable housing projects, the additional processing, hearing, and carrying costs are detrimental to the financial success of the project.

3. Developments Constructed at Lower Densities

Apart from rural agricultural lands, residential areas of the unincorporated county historically have been zoned for and developed for relatively low-density single-family residential. There are relatively few high-density multifamily zone designations (DR-20, -25, or -30). Only approximately 135 acres (0.5 percent) of the total residentially-zoned lands are zoned for a density of 20 units per acre or more.

While the LUE establishes a maximum density, projects have not always been able to develop to the maximum allowed. This is due, in part, to developer preference for single-family residential, and in part to the combination of site development requirements (such as lot size, height, lot coverage, and parking requirements) and physical site constraints (such as flood hazards, environmentally sensitive habitats, and steep slopes). These factors are further exacerbated by the codified ability to develop SFDs in the DR and PRD zones, which are the primary residential zones that allow multifamily residential development. Only one residential zone, the MR-O, prohibits the development of SFDs; however, the zone is applied sparingly and within the Orcutt Community Plan only.

4. Delays Between Planning Approval and Building Permit Application

Non-governmental constraints can also affect the timing between project approval and requests for building permits. This may be due to delays in securing construction financing, finding contractors, materials availability, or changes in the housing market since project approval. The timing and extent of delays vary widely depending on the type of project. It can also depend on how quickly a developer can address required permit conditions of approval that must be met before a building permit can be issued. Please see *Appendix F.6, Permit Processing and Procedures/Development Review Process* for further information.

5. Environmental Constraints

Santa Barbara County faces a range of environmental and climate-related constraints and hazards with the potential to impact both existing physical resources and the development of housing and infrastructure. The type and extent of these constraints vary across the county. High-level hazards include earthquakes, wildfires, landslides and debris flows, flooding, sea level rise, and droughts. There are also environmental conditions and/or resources whose presence limit site development feasibility under the CEQA including environmentally sensitive habitat (ESH), steep slopes, prime soils, and wildlife corridors.

The purpose of CEQA and associated environmental review of a project (Government Code Section § 21002.1.a) is to “identify the significant effects on the environment of a project, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated or avoided.” For housing development projects, an environmental review is required to

assess how the project may change the environment, including but not limited to environmentally sensitive resources (e.g., ESH, coastal resources, prime soils) and site hazards (e.g., steep slopes, proximity to an identified high hazard). The following sections outline the County's primary environmental and land use constraints.

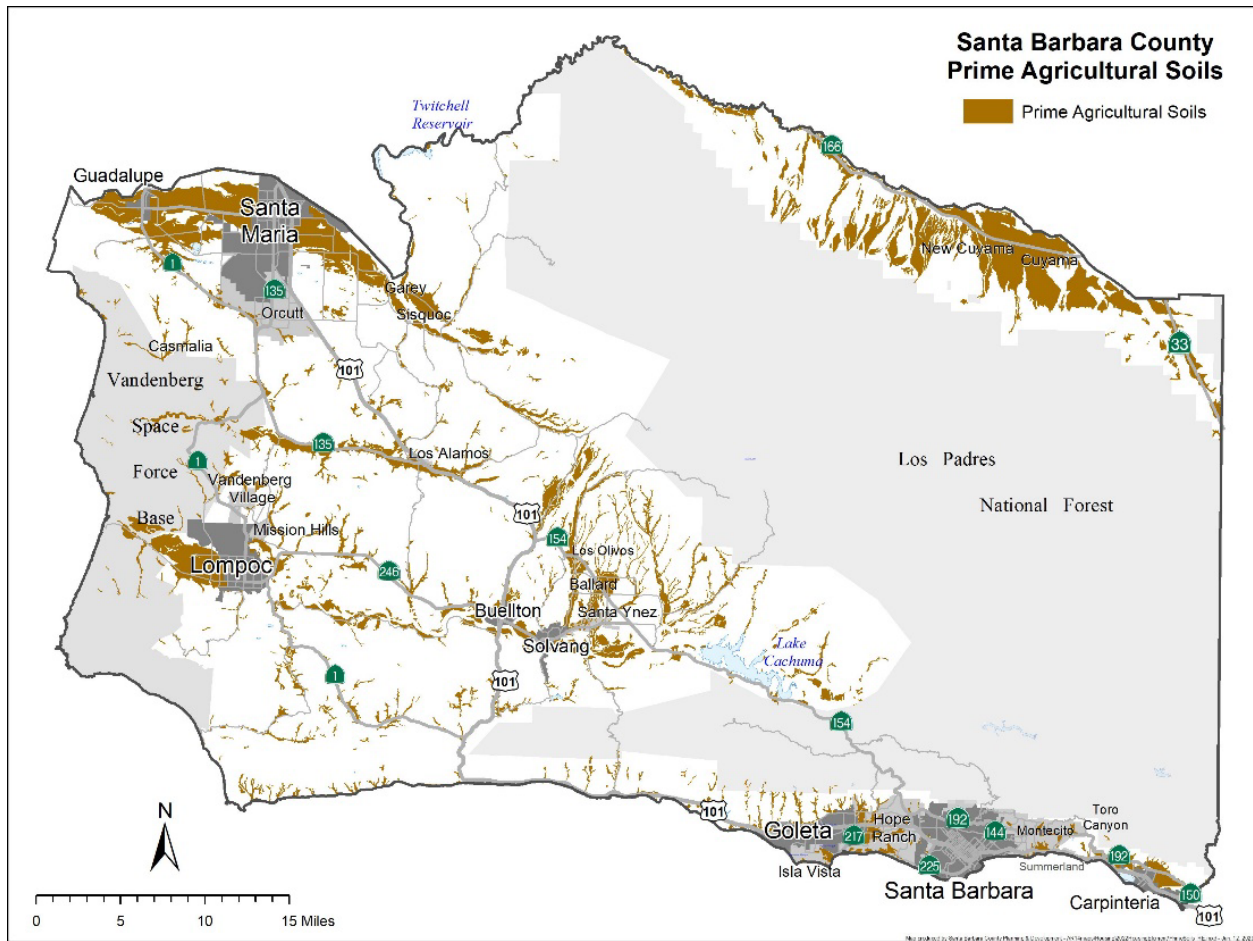
Land Ownership

The county covers approximately 2,734 square miles and includes 45.2 percent federal land [Vandenberg Space Force Base (VSFB) and Los Padres National Forest (LPNF)], 2.7 percent incorporated cities, 1.3 percent owned by the University of California, and 0.6 percent belonging to entities such as the Bureau of Land Management, Bureau of Reclamation, and Native American Indian Reservations. Nearly half of all land within the county is outside the jurisdiction of the County. This significantly constrains the area in which the County can influence housing development.

Prime Agricultural Soils and Williamson Act Contracted Land

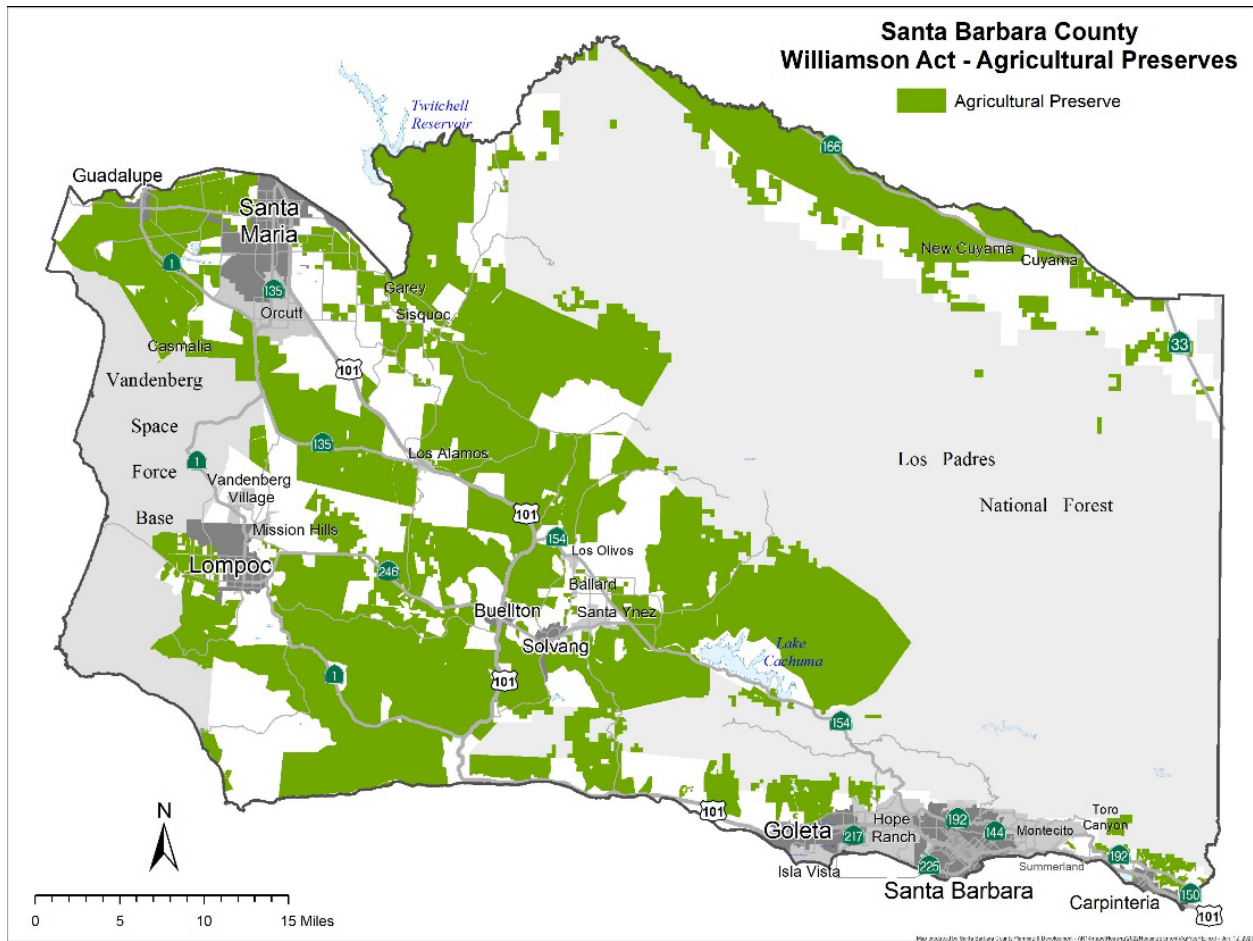
Prime agricultural soil is ecologically valuable due to its high soil quality for food production and can sustain long-term agricultural production. Development of housing on land with mapped prime soils is unlikely to be approved and would require subsequent environmental review at the cost of the developer. Figure 3-2 shows designated prime agricultural soils within the county. Land preserved under the Williamson Act (Agricultural Preserve Program) is restricted from development while under contract (Figure 3-3). This is an elective program with the option to discontinue enrollment (i.e., non-renewal), but lands currently enrolled are not eligible for development. The non-renewal process takes 10 years.

Figure 3-2. Prime Agricultural Soils



Source: United States (U.S.) Department of Agriculture (USDA) National Agricultural Statistics Service (NASS) 2022

Figure 3-3. Williamson Act Contracted Land



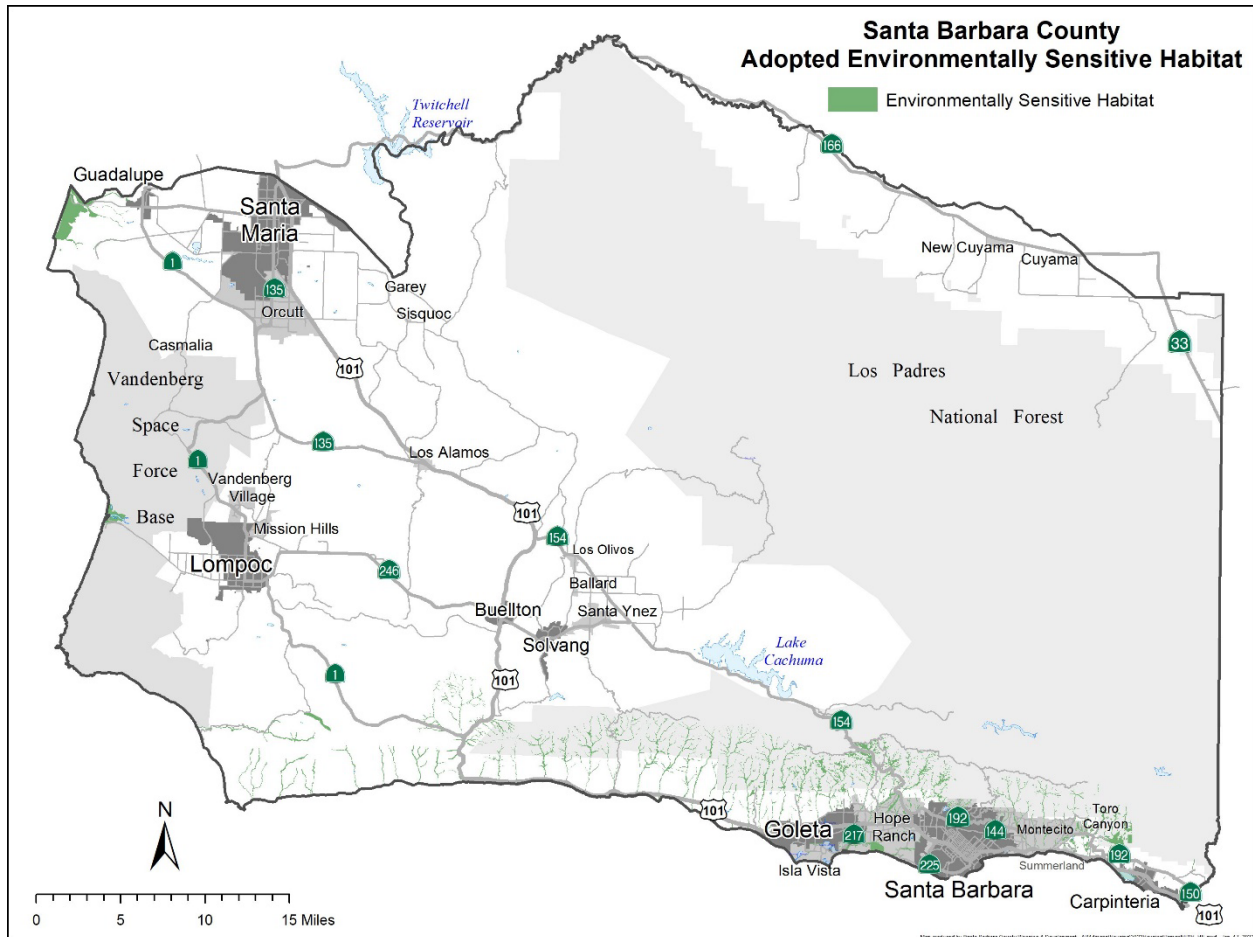
Source: Santa Barbara County 2022e

Environmentally Sensitive Habitat (ESH) and Designated Critical Habitat

The county contains a range of unique natural resources and endangered animal and vegetation species that are sensitive to development. These resources are described as ESH and designated critical habitats. ESH is protected by the California Coastal Act in the coastal zone and by community plans in the coastal and inland areas of the South Coast (Figure 3-4). Critical habitat is a specific geographic area that contains features that are essential to the conservation of species listed under the Federal Endangered Species Act as threatened or endangered (Figure 3-4). The California Tiger Salamander, in particular, has a large designated critical habitat within the county. Both ESH and designated critical habitat can constrain developable areas due to the prioritization of protection and preservation of especially valuable plant or animal life, as well as their habitats (e.g., oak groves, wetlands, riparian corridors). In the unincorporated county, a great extent of ESH is present, particularly on the South Coast (Figure 3-4). Site development in proximity to mapped ESH, if feasible, typically requires additional processing and environmental review, setbacks, and

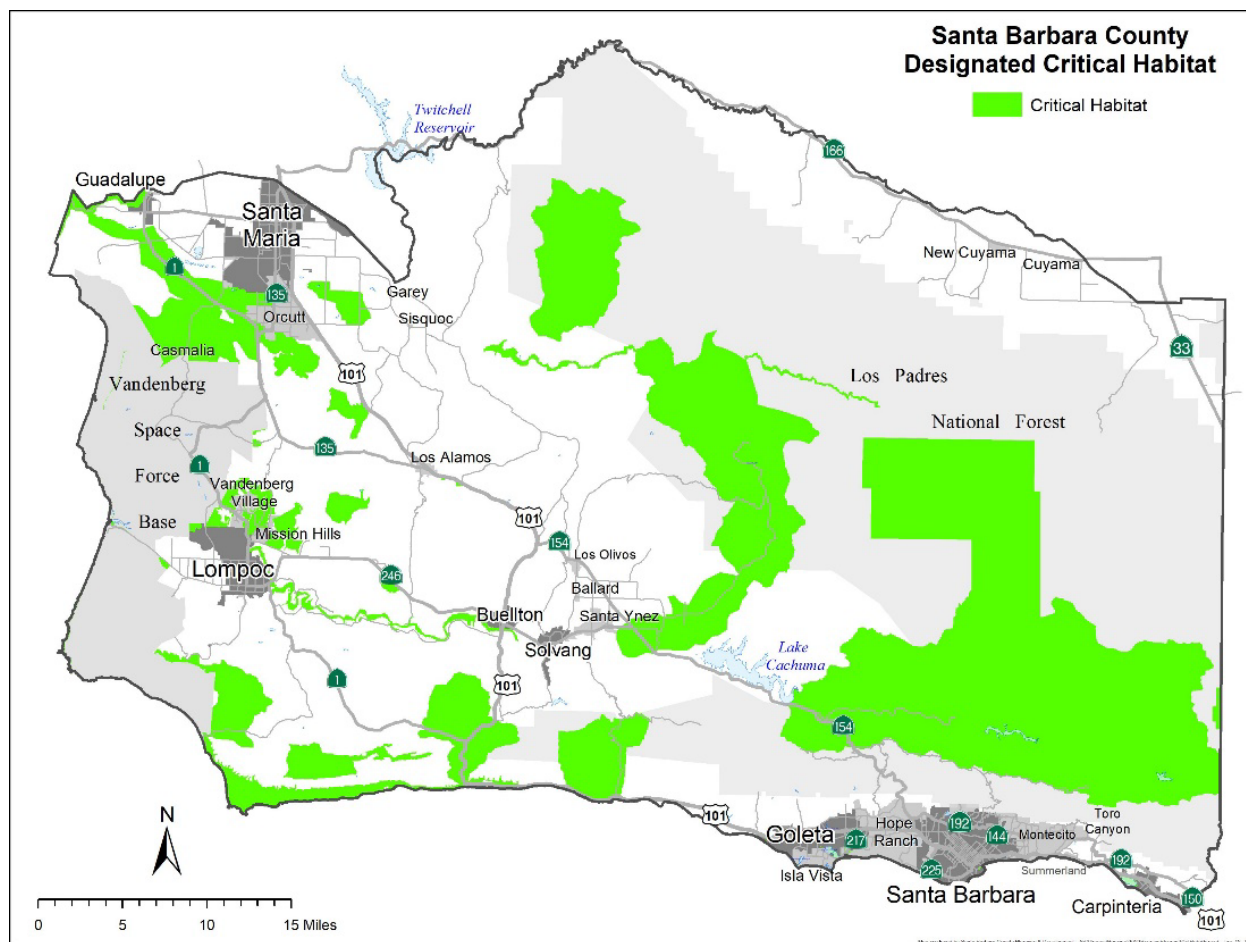
potential mitigation, reducing the capacity for residential development, particularly affordable housing due to higher associated costs.

Figure 3-4. ESH Overlay



Source: Santa Barbara County. 2023a

Figure 3-5. Designated Critical Habitat



Source: U.S. Fish and Wildlife Service (USFWS) 2021

Stormwater Retention Infrastructure

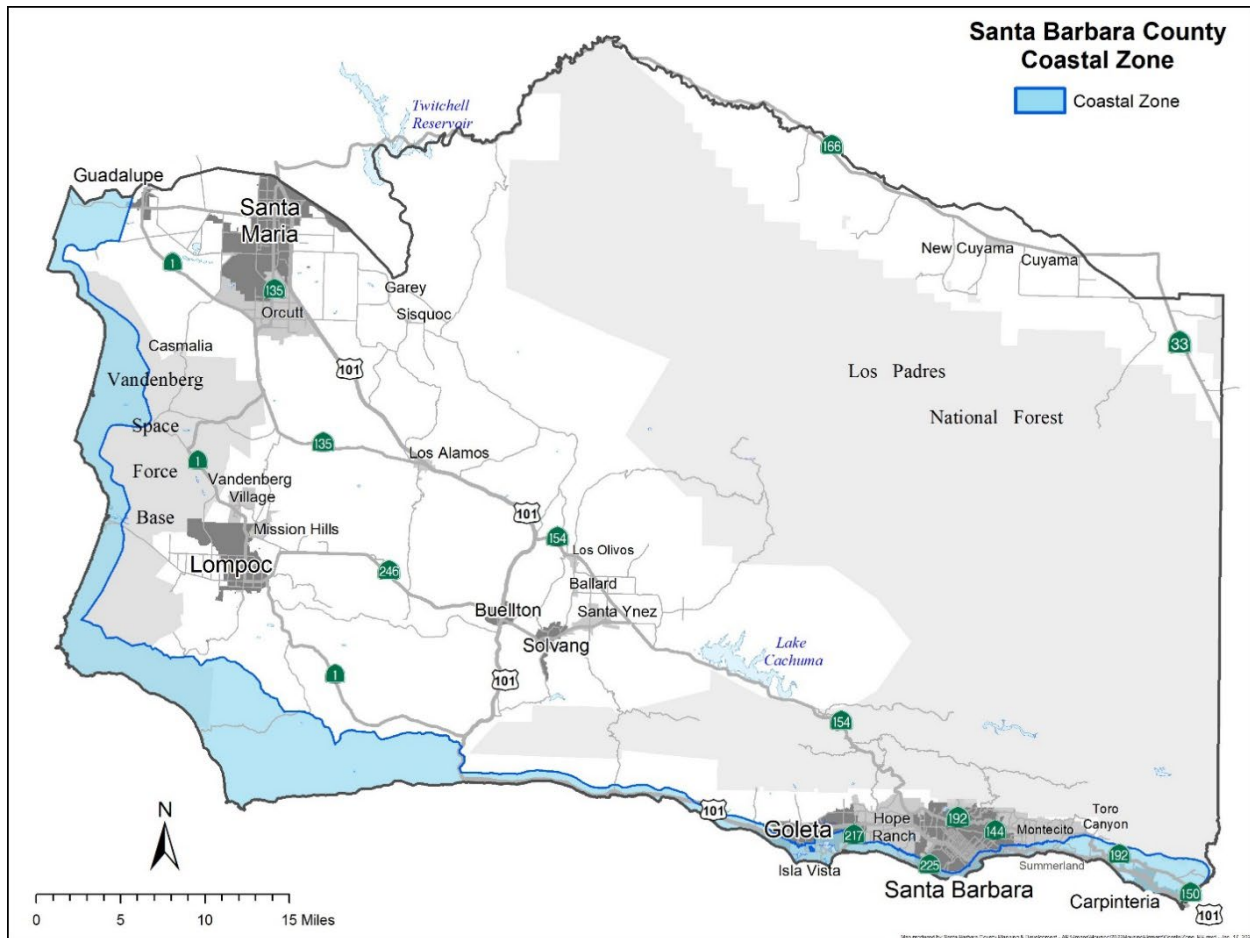
Stormwater retention basins are one method for complying with the Central Coast Regional Water Quality Control Board (RWQCB) Post-Construction Requirements (PCRs). These requirements apply to projects receiving their first discretionary approval or ministerial permit after March 6, 2014, if they create or replace 2,500 square feet or more of impervious area (Santa Barbara County 2017c). The PCRs mandate the use of Low Impact Development (LID) to “detain, retain, and treat runoff” from relevant development. Stormwater basins and other constructed hydrological controls are used to preserve watershed processes and prevent flooding, poor water quality, and other negative impacts of development. These required hydrological controls can constrain future development on sites where they are constructed.

Coastal Resources

The California Coastal Act (Coastal Act) protects the California coastline and coastal resources, including sensitive biological habitats, recreation, prime agricultural soils, and public access to and along the coast. The County's coastal zone consists of approximately 110 miles of mainland coastline and encompasses four of the Channel Islands [Climate Change Vulnerability Assessment (CCVA) 2021]. On the mainland, the County's coastal zone is approximately 184 square miles and has a typical onshore boundary of approximately 1,000 yards from the mean high tide line (Figure 3-6). The California Coastal Commission (CCC) has regulatory control over this area and is mandated through the Coastal Act to protect coastal resources. The CCC does not consider residential development a high-priority land use for the coastal zone due to sensitive coastal resources; therefore, zoning for, and development of, high-density residential uses is less likely to occur.

The CCC granted authority to the County to issue Coastal Development Permits (CDP) when it certified the County's LCP. The LCP, consisting of the CLUP and CZO, provides a programmatic planning approach to guide development in the County's Coastal Zone; however, to amend land use planning under the LCP, the CCC must certify the amendment conforms to and implements the Coastal Act. The certification process can take up to 14 months; consequently, amendments to the County's zoning code add more than a year to the processing timeline compared to amendments to other County Codes sections. This extensive duration adds to the time it takes to change a property's land use and zoning to allow for housing, which further impacts housing development feasibility. Given the County does not have input over the certification and timeline by the CCC of the LCP, this is a local non-governmental constraint.

Figure 3-6. Coastal Zone Boundary

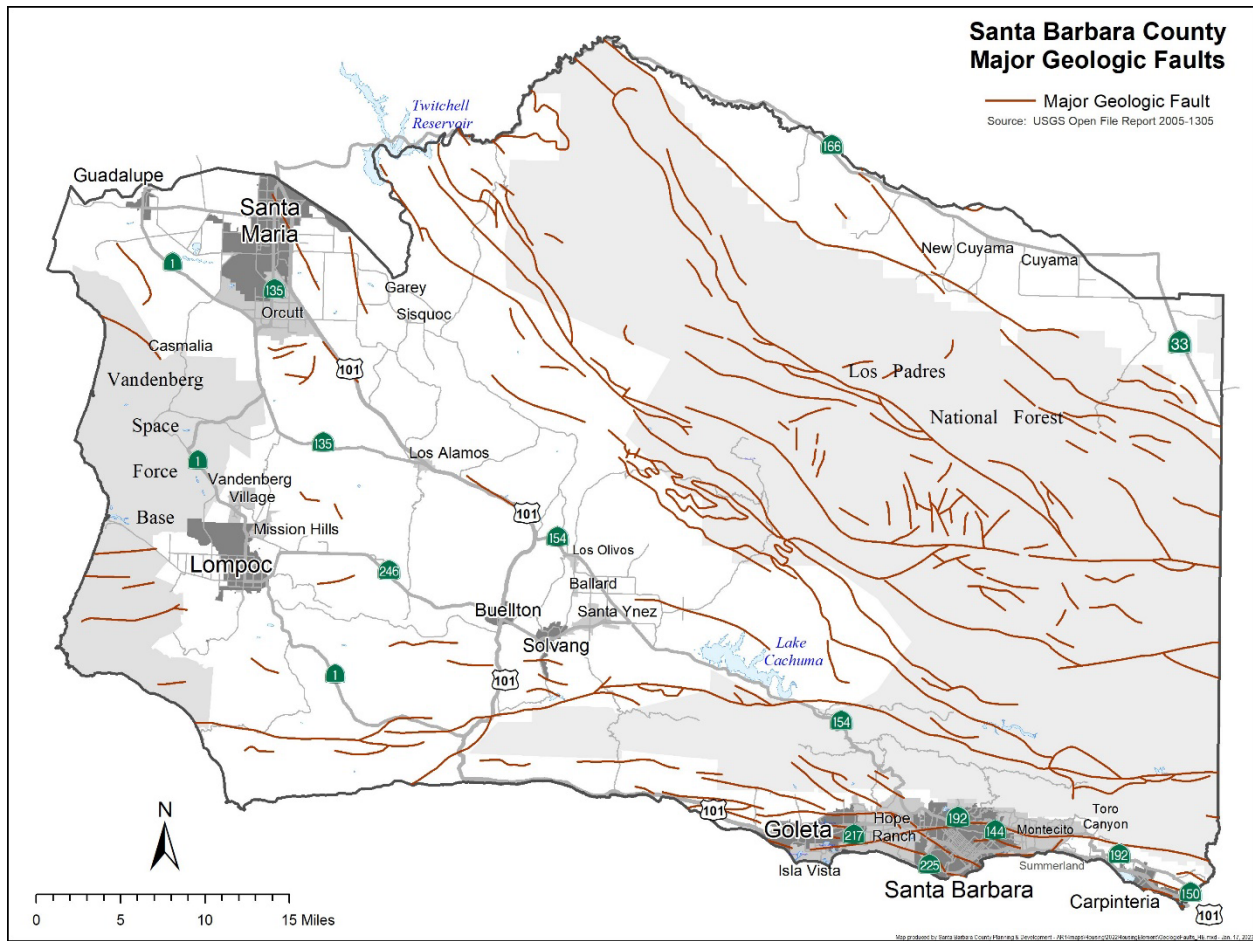


Source: Santa Barbara County 2023b

Earthquakes

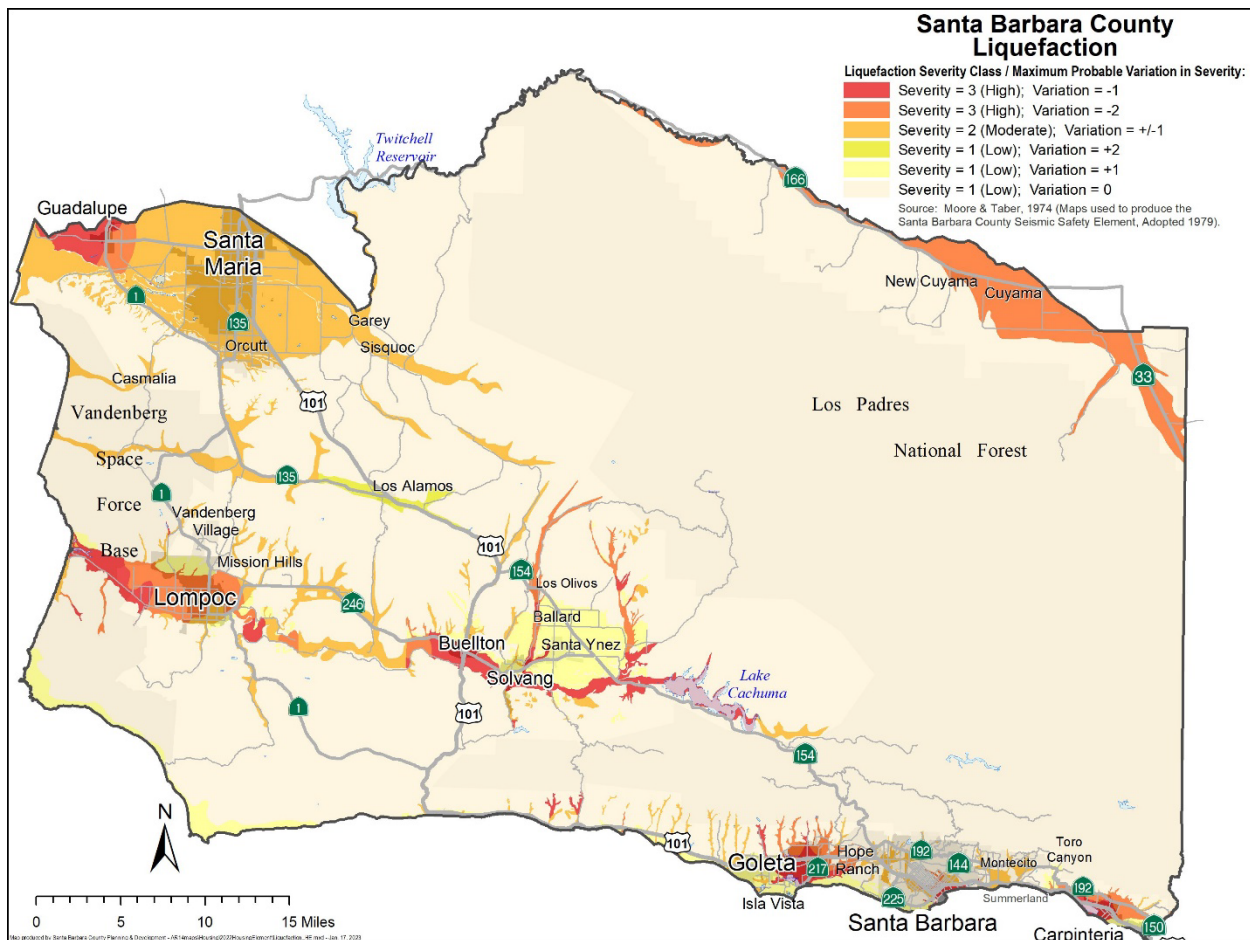
Santa Barbara County is located in a high seismic activity zone in the Transverse Range geologic province and has a long history of earthquakes. While no significant earthquake event has occurred since 2009 in the county, scientific evidence anticipates a large-scale earthquake event in California in the next 30 years (Santa Barbara County 2017a). Therefore, the county is at risk of potential earthquake-related impacts due to the extent of mapped fault lines (Figure 3-7). Liquefaction, which causes ground failure and soil instability, can occur following an earthquake resulting in building damage and/or collapse. Susceptibility to liquefaction of land varies across the county (Figure 3-8). The timing and magnitude of earthquakes are unpredictable and can result in substantive damage including to residential development.

Figure 3-7. Fault Lines



Source: United States Geological Survey (USGS) 2005

Figure 3-8. Liquefaction Zones

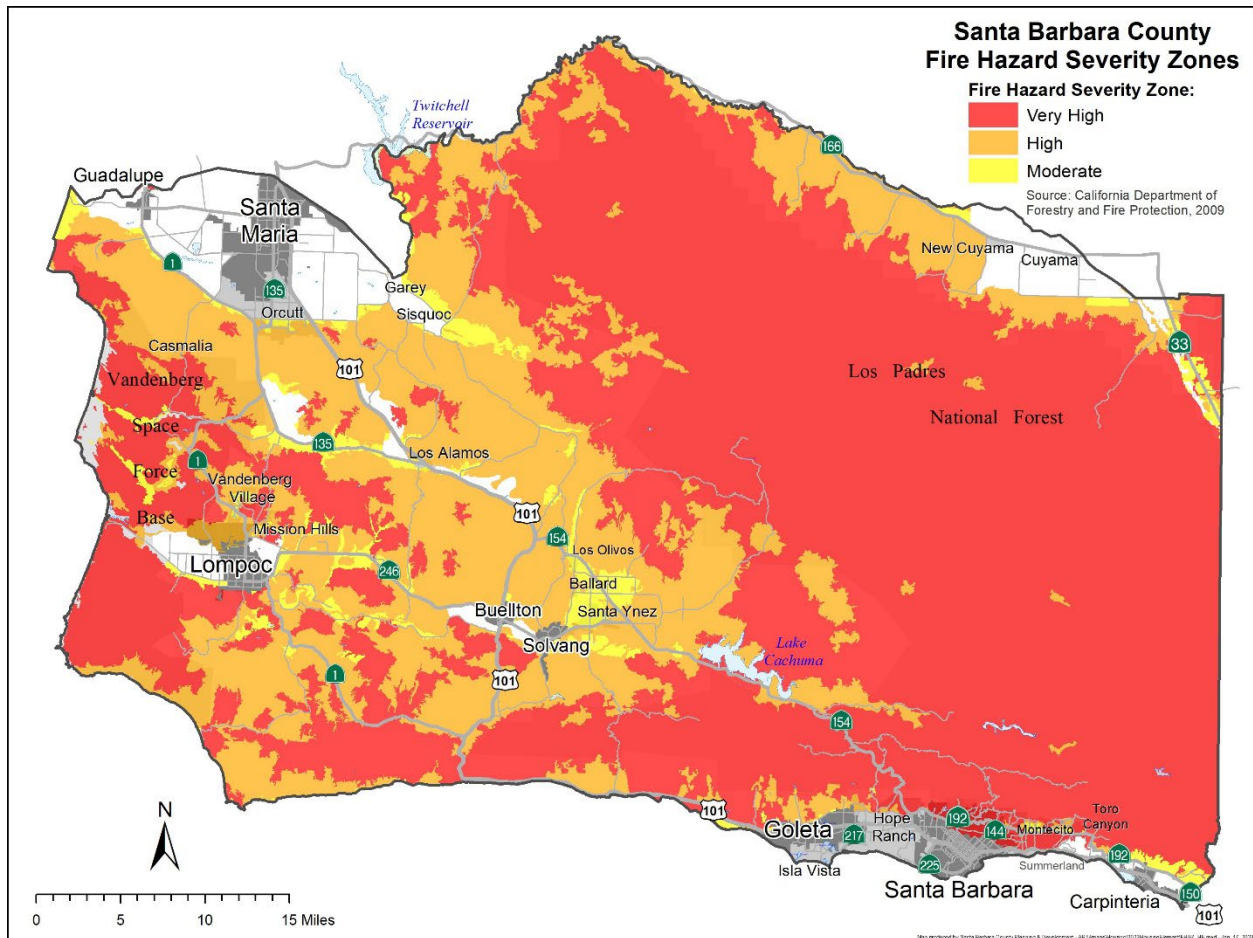


Source: Moore & Taber 1974

Wildfires

Wildfires are a regular feature of the landscape in Santa Barbara County. The risk of wildfire in the county is depicted as Fire Hazard Severity Zones, as designated by CAL FIRE (Figure 3-9) (Santa Barbara County 2021a). As depicted, most of the unincorporated county is designated as high and very high wildfire zones.

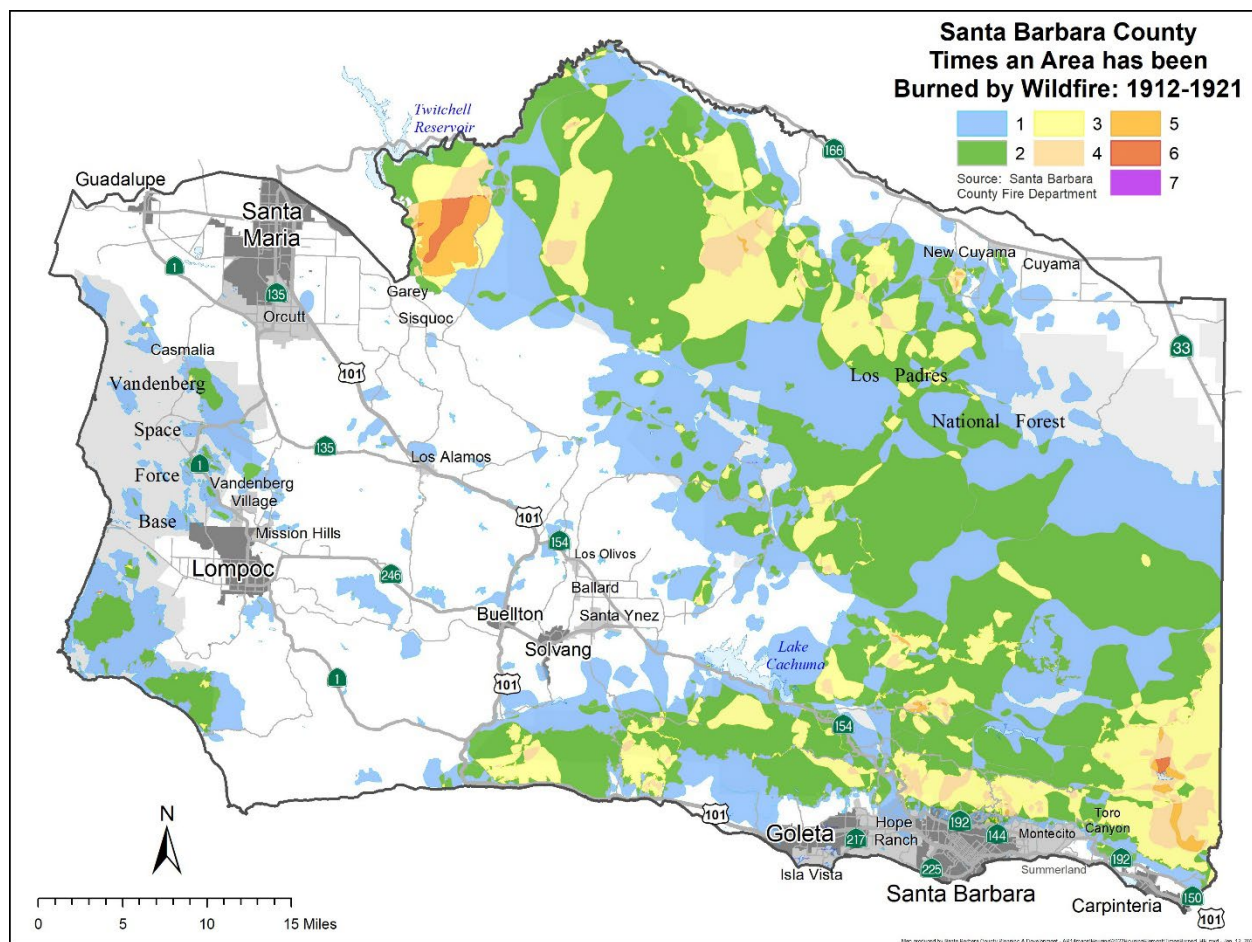
Figure 3-9. Fire Hazard Severity Zones (Very High & High)



Source: Cal Fire 2009

Over the past 50 years in California, the rate of wildfires has increased by five times (Williams et al. 2019). Figure 3-10 shows the number of times wildfires occurred between 1912 and 2021 throughout the county.

Figure 3-10. Times Burned 1912-2021



Source: Santa Barbara County Fire Department (SBCFD) 2021

In recent years, the county has experienced a diversity of major wildfire events. However, the following events resulted in substantial burned acreage and/or physical structural losses (Santa Barbara Fire Safe Council 2022):

- 2007 Zaca Fire- approximately 240,000 acres burned
- 2009 Jesusita Fire- approximately 8,733 acres and destroyed at least 80 homes
- 2009 La Brea Fire -approximately 84,489 acres burned
- 2016 Rey Fire- approximately 32,600 acres burned
- 2017 Thomas Fire -approximately 281,893 acres and at least 1,063 structures destroyed across Ventura and Santa Barbara counties

Residential development in the wildland-urban interface (WUI) is particularly at risk of wildfire due to surrounding vegetation levels and limited infill development.

Inland and Coastal Flooding

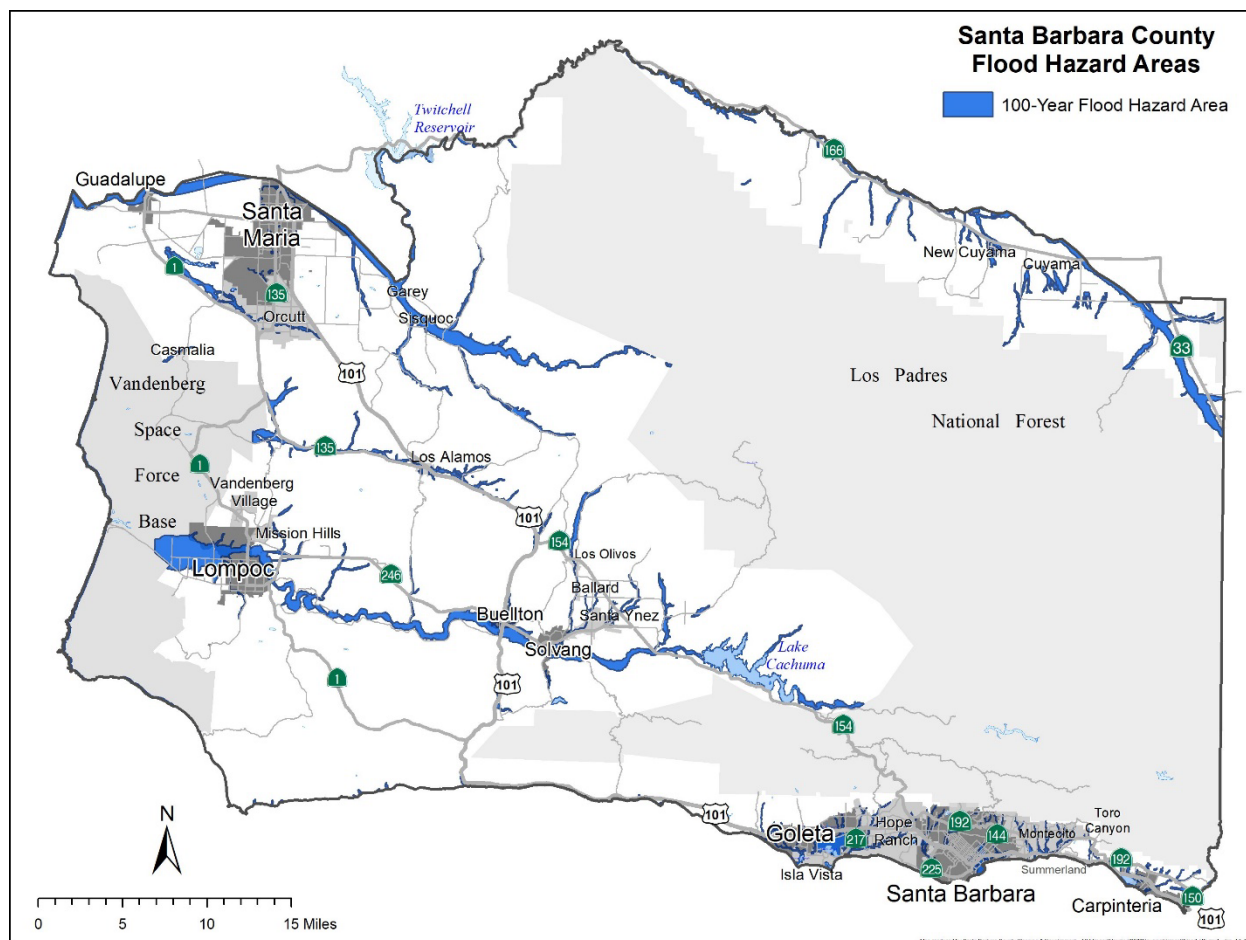
The geographical location, climate, and topography of Santa Barbara County make the county prone to flooding.

Inland Flooding

In the county, all inland flooding results from the quantity of water surpassing a waterbody's capacity and from flood control infrastructure failures. In drought, the soil has less absorption capacity resulting in further runoff (Santa Barbara County 2021a). This can result in substantive flooding of buildings and infrastructure (e.g., transportation routes), causing damage and potential destruction.

Historically, the County experienced 19 recorded flood events between 1862 and 2014 with varying levels of damage (Santa Barbara County 2021a). Flood hazard zones are mapped, including for the county, by the Federal Emergency Management Agency (FEMA) with particularly vulnerable areas in proximity or adjacent to existing rivers, creeks, or streams (e.g., Santa Ynez River), including but not limited to portions of the Santa Barbara Municipal Airport, portions of Montecito, the Santa Ynez Valley, Orcutt, and Lompoc Valley (Figure 3-11) [Federal Emergency Management Act (FEMA 2022)].

Figure 3-11. County Inland and Coastal Flood Hazard Area



Source: FEMA 2022

Residential development within the County’s Flood Hazard Area Overlay may require additional environmental review, flood protection mitigations, and permits, and be subject to greater public concern resulting in higher associated development costs and time required. This constrains the development feasibility of parcels within the Flood Hazard Overlay.

Coastal Flooding

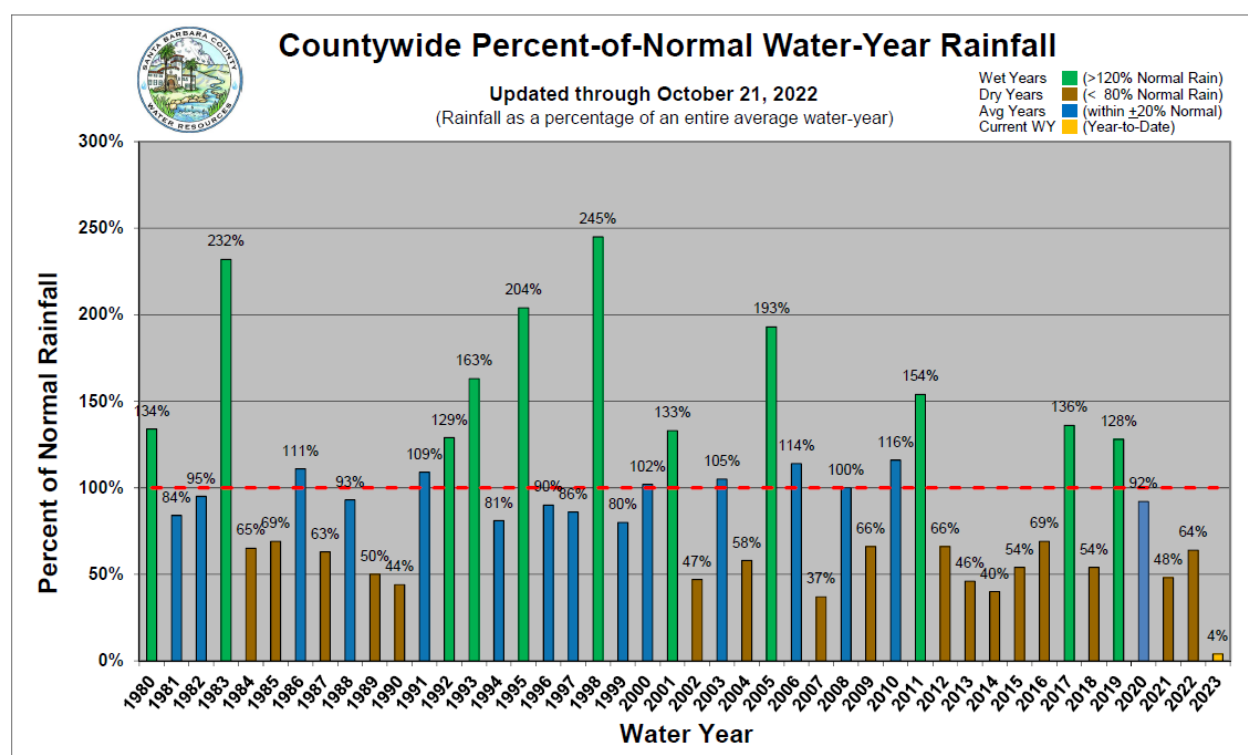
Another contributing factor to flooding is the County’s location along the Pacific Ocean. With its 110 miles of coastline, the County is susceptible to storm surge events and King Tide events, which result in high wave activity and/or higher tide levels that may result in nearby development being exposed to water (Santa Barbara County 2021a).

Drought

In the past 50 years, California has experienced four major statewide drought events and additional regional droughts (Santa Barbara County 2021a). Of the past 11 water years (WY)

(September 1, 2011– August 31, 2022) countywide, two have been wet with 120 percent of normal rainfall or greater, one has been within 20 percent of normal, and eight have been dry with 80 percent of normal rainfall or less (Figure 3-12). This prolonged period of below-average rainfall has reduced water availability levels in groundwater basins and reservoirs. In addition, low rainfall and record-breaking high temperatures at the state level have led to curtailments from the California State Water Project (SWP) that transports water from the northern Sierra Nevada Mountains to Southern California. In response, on July 8, 2021, the Governor proclaimed a State of Emergency due to drought conditions in Santa Barbara County. The County of Santa Barbara Board of Supervisors passed a resolution proclaiming a local emergency due to drought conditions on July 13, 2021.

Figure 3-12. Percent-of-Normal Rainfall By Water Year (1980-2022)



Droughts strain available water supplies for use by the population, including residential development. Historically, groundwater has accounted for nearly 75 percent of the county’s water use for domestic, commercial, industrial, and agricultural uses (Santa Barbara County 2021a). However, groundwater demand and depreciating supply have led to an overdraft of a range of statewide groundwater basins, including Cuyama Groundwater Basin. Potable water availability can constrain the level of feasible new development in the county (see *Section 3.B.6, Infrastructure and Services Constraints* below).

Sea Level Rise

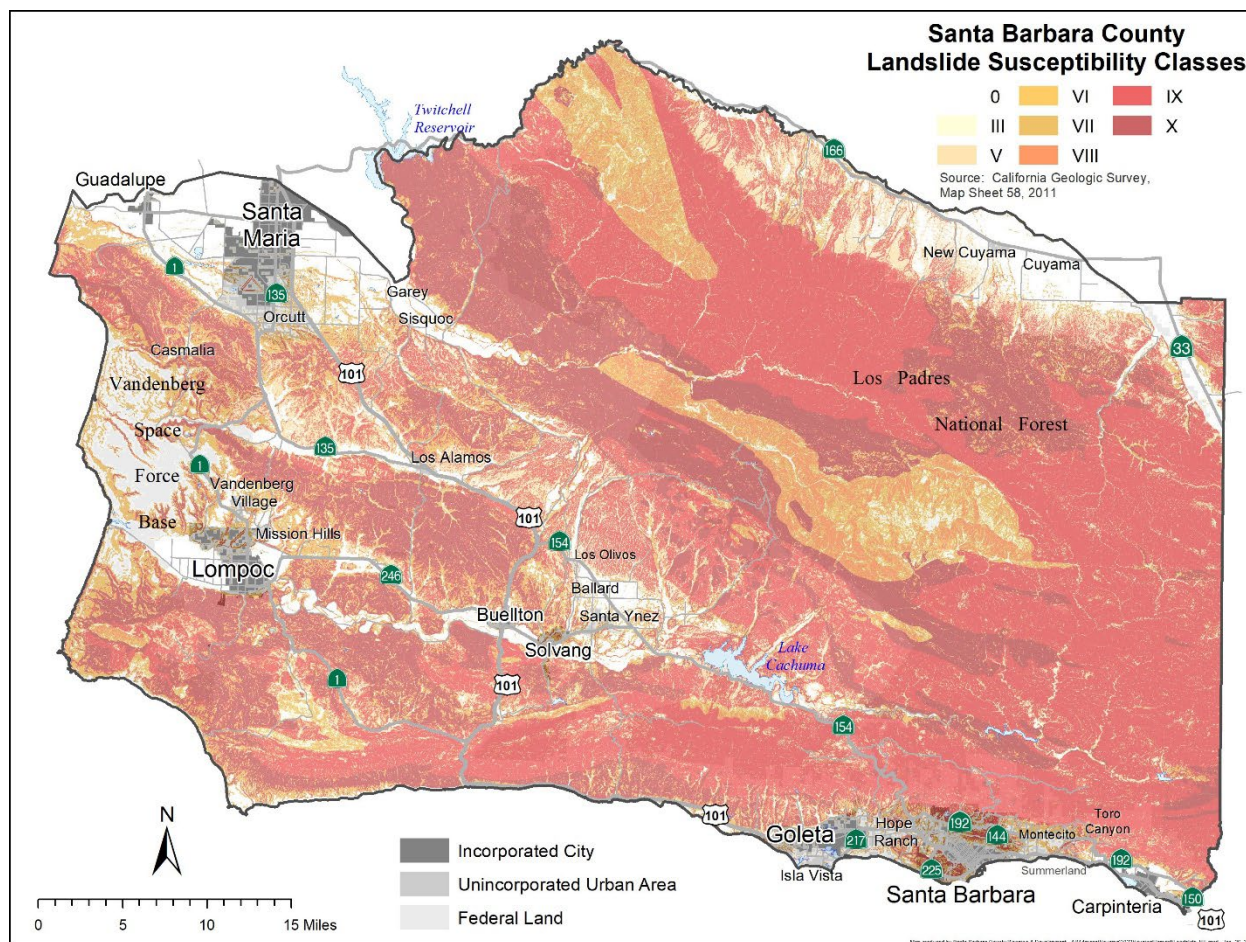
Sea level rise is a direct result of climate change and can impact housing in coastal areas directly and indirectly. Coastal inundation caused by sea level rise can flood homes, undermine the foundations of buildings along bluffs, and expose buildings and infrastructure behind dunes. In addition, it can threaten critical infrastructure, including coastal transportation networks, water and wastewater infrastructure, and energy infrastructure necessary to support housing in coastal and inland areas. Sea level rise can also increase saltwater intrusion into coastal aquifers threatening local water supplies. Hardening infrastructure and existing housing are important measures that can reduce the impact of sea level rise on existing and future housing.

Hillside / Topography

Much of Santa Barbara County is mountainous or hilly with variable and complex geologic conditions. Development on steep slopes poses a heightened risk of landslide and requires assessment of slope stability to avoid exposure of the public to a high-hazard environment. Development on steep slopes can also impact public viewsheds, a protected resource under CEQA and County policies. Additional costs for developers may occur on parcels with steep slopes due to higher costs of grading, permitting, and more extensive environmental review, which can make development cost prohibitive. The result is that potential development may be constrained in areas with slope instability. The record of slope stability or instability, indicated by the number of existing landslides before development, is a good indicator of whether slope instability will be a problem for future development. The County Comprehensive Plan Seismic Safety and Safety Element lists the areas in Santa Barbara County where there is fairly severe land sliding, as follows (Santa Barbara County 2016a):

- Foothills in the Summerland area
- Foothills of the South Coast – from Santa Barbara west to Gaviota Pass
- Hope Ranch area – west of Lavigia Hill to Goleta
- Sea cliffs along the coast from Santa Barbara to Gaviota, particularly those with out-of-slope dips
- Solvang area south of the Santa Ynez River in the vicinity of, and east of Alisal Ranch
- Areas east and northeast of Los Olivos near the Los Padres National Forest boundary
- Lompoc area south of Santa Ynez River
- Mountains south of Guadalupe and east of Point Sal

Figure 3-13. Slope Stability and Landslides



Source: County of Santa Barbara 2016a

Landslides and Debris Flows Landslides can be defined as the movement of a mass of rock, debris, or earth down an incline. Types of landslides include the following: rock falls, rock slides, deep slope failures, shallow debris flows, and mud flows. The location and extent of landslides are difficult to predict consistently for a planning area the size of Santa Barbara County; however, downslope areas beneath steep slopes are most at risk. The areas described under *Hillside/Topography* above with fairly severe land sliding are the most likely to have a high risk of future slides.

On January 9, 2018, the community of Montecito experienced a catastrophic debris flow, which killed 23 persons, destroyed more than 100 homes, and damaged more than 300 homes (California Department of Conservation 2019). The lack of ground cover and vegetation following the Thomas Fire in tandem with heavy rainfall triggered this event. Large-scale damage or destruction to housing developments in debris flows is a challenge for developers in high-risk areas.

6. Infrastructure and Service Constraints

Infrastructure and public service availability have the potential to constrain housing development. The ability to provide service to an individual parcel is determined both by the existence of physical infrastructure, such as pipes, pumps, and facilities, and by the availability of resources, such as water supply and wastewater disposal capacity. The sites inventory in *Chapter 4, Housing Sites Inventory*, and *Appendix E, Housing Sites Inventory and Methodology* provides a site-specific analysis of the availability of both water and wastewater services. In the South Coast, 24 percent of the sites are not within the existing service area of a water district and 53 percent are not within the service area of a wastewater district. In North County, 79 percent of the sites are not within the service area of a water district and 72 percent are not within the service area of a wastewater district.

The sites inventory includes a surplus of sites to meet the County’s RHNA. This provides flexibility in the development of sites and allows responsiveness to potential changes in service availability. If services are constrained for a particular site, then other sites may be developed to allow the County to meet its RHNA.

Water and Wastewater

Table 3-4 and Table 3-5 below provide a summary of the current status of water and wastewater services in the unincorporated county and a description of potential constraints, localized conditions, and anticipated projects that could impact future availability.

Table 3-4. Water Service Provider Status

Water Service Provider	Current Service Capacity (AFY)	Current Service Use (AFY)	Unincorporated Service Area	Supply Sources	Potential Constraints & Planned Projects
South Coast Sub-Region					
Carpinteria Valley Water District	5,200	4,000	Unincorporated areas of the Carpinteria Valley	Cachuma Project, the SWP, and Carpinteria Groundwater Basin	The planned Carpinteria Advanced Purification Project is a 1,000 AFY groundwater injection project for indirect potable reuse. Even with this additional supply, if current drought conditions continue, the District anticipates requiring conservation to avoid water supply shortages.
Goleta Water District	16,172	11,029	Unincorporated areas west of the City of Santa Barbara	Cachuma Project, SWP, and Goleta North/Central	The SAFE Ordinance prohibits allocating water to new potable water services unless certain circumstances related to water availability are met. The District

Table 3-4. Water Service Provider Status (Continued)

Water Service Provider	Current Service Capacity (AFY)	Current Service Use (AFY)	Unincorporated Service Area	Supply Sources	Potential Constraints & Planned Projects
			to El Capitan State Beach	Groundwater Basin	determines each year whether the conditions have been met and will adopt restrictions on new development if they are not met. The SAFE Ordinance has prevented new or additional water service connections since 2014.
La Cumbre Mutual Water Company	1,343	1,234	Hope Ranch and Hope Ranch Annex	Goleta North/Central Groundwater Basin, Foothill Groundwater Basin, and SWP	Supplies can be limited during an extended drought when groundwater level reductions limit pumping, and SWP allotments are reduced. The District calculates anticipated water use for each proposed development project, including interior use and irrigation, to determine whether water service is available.
Montecito Water District	8,147	4,300	Montecito, Summerland, Toro Canyon, and small parts of the western Carpinteria Valley	Montecito Groundwater Basin, Cachuma Project, SWP, Jameson Lake, Fox and Alder Creeks, Doulton Tunnel, desalinated water, and supplemental water purchased through the Central Coast Water Authority.	The District anticipates limited growth over the next 20 years. In extended drought conditions, the District anticipates a shortfall in supplies to meet unconstrained demand and, in response, developed demand reduction actions that would be implemented to ensure sufficient supply.
North County Sub-Region					
Casmalia Community Services District	9.28	9-10	Casmalia	Santa Maria Groundwater Basin purchased from Casmite Corporation	Casmalia is an isolated, disadvantaged community of approximately 147 people and does not anticipate much housing growth. A former mobile home park may be redeveloped as a mobile home park, and the District determined that sufficient

Table 3-4. Water Service Provider Status (Continued)

Water Service Provider	Current Service Capacity (AFY)	Current Service Use (AFY)	Unincorporated Service Area	Supply Sources	Potential Constraints & Planned Projects
					resources exist to serve this property and minor infill development. Significant development will require a comprehensive review of Casmite Corporation's supply and storage facilities.
Cuyama Community Services District	148.84*	149*	New Cuyama	Cuyama Valley Groundwater Basin	The Cuyama Valley Groundwater Basin is in a state of critical overdraft and has naturally occurring arsenic.
Golden State Water Company	5,646*	5,078*	Orcutt, Sisquoc, Lake Marie, and Tanglewood	Santa Maria Groundwater Basin and SWP	Per Santa Maria Basin adjudication, "New Urban Uses" shall obtain water service from the public water supplier. It shall provide a supplemental water source to offset the new water demand. This supplemental water has been supplied through agreements with the City of Santa Maria.
Los Alamos Community Services District	605	230	Los Alamos	San Antonio Creek Groundwater Basin	Full buildout of the 2011 Community Plan Update will require the addition of water supply wells and storage tanks. In addition, continued drought may impact the need for additional deeper supply wells.
Mission Hills Community Services District	1,200	500	Mission Hills	Lompoc Groundwater Basin	The District anticipates having sufficient supply to support housing development and has developed demand restrictions to respond to drought scenarios.
Santa Ynez River Water Conservation District, Improvement District No. 1	3,930*	4,155*	Santa Ynez, Los Olivos, and Ballard	Cachuma Project, SWP, Santa Ynez Upland Basin, and Santa Ynez River Riparian Basin	

Table 3-4. Water Service Provider Status (Continued)

Water Service Provider	Current Service Capacity (AFY)	Current Service Use (AFY)	Unincorporated Service Area	Supply Sources	Potential Constraints & Planned Projects
Vandenberg Village Community Services District	2,465	1,400	Vandenberg Village	Lompoc Groundwater Basin	Growth potential is limited because the District is surrounded on three sides by the protected Burton Mesa Ecological Reserve, and adjacent to VSFB and the City of Lompoc on the fourth side. Currently, there are sufficient resources to meet demand in regular and drought scenarios and to support any infill development that may occur.

Source: Direct Communication, Urban Water Management Plans.

Note: * No direct response received, data from Santa Barbara Integrated Regional Water Management Plan

Table 3-5. Wastewater Service Provider Status

Wastewater Service Provider	Current Service Capacity (MGD)	Current Service Use (MGD)	Unincorporated Service Area	Potential Constraints & Planned Projects
South Coast Sub-Region				
Carpinteria Sanitary District	2.5	1.1	Unincorporated areas in the Carpinteria Valley	The District has sufficient existing capacity to provide service to new development and has yet to make plans to expand existing capacity.
County Service Area (CSA) 12	--	--	Mission Canyon Area	Provides approximately 13 miles of collection service and is owned and operated by the County. Treatment is provided by the City of Santa Barbara per a joint powers agreement that authorizes new sewer connections for existing development on septic or existing undeveloped lots included in the Mission Canyon Community Plan. In addition, capacity analysis of the CSA 12 sewer lines demonstrated more than adequate capacity for the anticipated growth described in the Mission Canyon Community Plan.
Goleta West Sanitary District (GWSD)	3.12	1.7	The western portion of Goleta Valley, Isla Vista, and Embarcadero Municipal	GWSD provides collection service only. Treatment is provided by Goleta Sanitary District Regional Wastewater Treatment Plant (RWTP) through a joint-use agreement. GWSD owns 40.78% capacity rights at the RWTP. To

Table 3-5. Wastewater Service Provider Status (Continued)

Wastewater Service Provider	Current Service Capacity (MGD)	Current Service Use (MGD)	Unincorporated Service Area	Potential Constraints & Planned Projects
			Improvement District	determine whether sewer service is available for proposed developments, GWSD utilizes a hydraulic model to run different scenarios on the collection system and identify areas or sewer lines that may not have sufficient capacity. There are no known infrastructure constraints at this time; however, modeling of the system indicates that future developments may require upsizing some sewer conveyance lines.
Goleta Sanitary District**	7.64	5.18	The unincorporated area of Goleta Valley immediately west of the City of Santa Barbara, UCSB, Santa Barbara Municipal Airport, and certain Santa Barbara County facilities, and provides treatment for the GWSD	The current NPDES permit limits treatment capacity, with a design capacity of 9.7 MGD. Both the collection system and treatment plant have sufficient capacity to serve new development. Given the excess treatment capacity, the District does not calculate whether treatment is available to serve new development but does confirm that downstream sewer lines have sufficient capacity to accommodate the estimated flow from each specific development.
Montecito Sanitary District (MSD)	1.5	0.64	Montecito	MSD's treatment plant has sufficient capacity to accommodate foreseeable growth. Pipelines at the periphery of the system may need to be upsized or extended to serve large developments. Currently, MSD assesses this need on a case-by-case basis and is developing a Sewer Main Extension Master Plan that will address system expansion holistically.
Summerland Sanitary District	0.3	0.072	Summerland	Treatment capacity is more than three times the current usage and based on Summerland's population and properties that could be served by the District, the District does not foresee any limitations to providing service.
North County Sub-Region				
Cuyama Community Services District	0.15*	Not available	New Cuyama	
Laguna County	2.7	1.7	Orcutt	The District is a dependent special district of the County and treats all effluent to tertiary levels

Table 3-5. Wastewater Service Provider Status (Continued)

Wastewater Service Provider	Current Service Capacity (MGD)	Current Service Use (MGD)	Unincorporated Service Area	Potential Constraints & Planned Projects
Sanitation District***				and its only method of discharge is through recycled water distribution for agricultural, landscaping, and industrial purposes. Treatment capacity (3.7 MGD) currently exceeds discharge capacity (2.7 MGD). To increase overall capacity, additional discharge connections are needed. The District is designing two extensions to golf courses to expand discharge capacity. Full buildout of the Orcutt Community Plan will exceed both the current discharge capacity and treatment capacity requiring expansion of the existing Wastewater Treatment Plant (WWTP).
Los Alamos Community Services District	0.20	0.125	Los Alamos	The District disposes of all effluent through spray irrigation, this is the capacity limitation for the plant (treatment capacity is 0.4 MGD). The Los Alamos Community Plan identifies the need for infrastructure upgrades to increase the permitted capacity of the treatment facility to support a full buildout.
Mission Hills Community Services District	0.40	0.20	Mission Hills	The District only uses approximately half of its current service capacity and does not anticipate any restrictions to providing service to additional housing units.
Santa Ynez Community Services District	0.3	0.14	Unincorporated portions of the Santa Ynez Valley	The District provides collection service only. Treatment is provided by the Solvang WWTP. The District owns 0.30 MGD of capacity in the WWTP and does not complete analysis of capacity for additional connections unless there are multiple houses added at once or potential for unusual demands.
Vandenberg Village Community Services District	0.89	0.45	Vandenberg Village	The District provides collection service only, treatment is provided by the Lompoc Regional Wastewater Reclamation Plant. The District owns sufficient wastewater capacity for all anticipated development. In addition, the Lompoc Regional Wastewater Reclamation Plant currently has excess capacity that could be secured should it be needed.

Notes: * No direct response received, data from Santa Barbara Integrated Regional Water Management Plan

**Volumes provided for Goleta Sanitary District include volumes for GWSD

Table 3-5. Wastewater Service Provider Status (Continued)

*** The City of Santa Maria provides service to a small portion of the unincorporated community of Orcutt. The Laguna County Sanitation District and the City of Santa Maria have a long-standing agreement, renewed in 2017, to provide treatment services to small areas of each other's territories. The service territories are adjacent to each other and because of pipe sizing and proximity to treatment facilities, this arrangement is cost-effective for both parties. This agreement does not include expanding service to new development. However, this area is mostly built out and this agreement is unlikely to pose an impediment to housing development.

Water Availability

As described above in *Chapter 3.B.5, Environmental Constraints*, the entire county is susceptible to drought conditions and water shortages. Water service providers in the unincorporated county supply customers from a variety of water sources including groundwater basins, stormwater collected in local reservoirs, the SWP, desalination, and recycled water. Because each water agency has a different mix of water supply sources, each is impacted differently by drought conditions. Each water agency uses its own metrics to determine whether they are in a water shortage and whether and what type of water use restrictions are necessary. These restrictions are targeted to keep demand from surpassing available supply. Throughout the next planning period, water service providers will continue to monitor water supply conditions and implement water use restrictions as necessary. The County is not a water service provider and does not have jurisdiction over water service providers. Determinations regarding the availability of water to serve new residential development are within the purview of individual service providers. However, County Comprehensive Plan policies require the County to make findings when approving a development project that adequate services are available to serve the proposed development. Programs 14 and 15 in this Housing Element Update will direct the County to support, encourage, and assist with, where feasible, expansion of water and wastewater service area boundaries, treatment provider facility capacity, and water purveyor expansion of water supply to new sources; and 2) notify each public agency or private entity providing water or sewer services that they must grant a priority for the provision of these services to proposed developments that include housing units for lower-income households.

Infrastructure Climate Vulnerability

The 2021 County CCVA identifies the County's two most vulnerable classifications of infrastructure as transportation and water-related infrastructure (Santa Barbara County 2021a). Overall, of the County's 44 evaluated infrastructure types, 39 were identified as highly- to severely -vulnerable to future hazards, indicating an infrastructure-constrained environment, including for residential development.

Transportation infrastructure faces existing hazards, particularly in areas facing the coast, which experience a risk of coastal erosion, coastal flooding, and sea level rise effects. For example, U.S. Highway 101, which provides inter-city connectivity along the coast has vulnerable segments to coastal flooding. Additionally, SR-166, a major inland route through the county, is susceptible to landslides, flooding, debris flow, and wildfire. These routes serve as residential access points for community members and commuter transit routes. Many of the County's at-risk routes have few to no alternatives for access by the community (Santa Barbara County 2021a).

Water and wastewater infrastructure within the county, including the Goleta and Goleta West Sanitation District facilities, El Estero Water Resource Center, and Santa Barbara Desalination Plant, are at risk of damage or malfunction permanently due to coastal flooding by 2060 (Santa Barbara County 2021a). These are critical facilities for the provision of water and wastewater services to residences. Therefore, the future availability and vulnerability of this infrastructure to climate change may further stress available water and wastewater services for new construction.

Developer Costs for Infrastructure Connection

The provision of infrastructure for the county is the responsibility of each applicable agency and is funded by taxpayer funds and user costs. However, private connections to the infrastructure required for residential development, such as wastewater and water connections, are completed at the cost of the developer. This is a constraint for jurisdictions across the state in attracting residential development. Considering the time required to connect with service providers that may face additional capacity hurdles, such as Goleta Water District, as well as the financial costs in labor and materials to have the connections installed, this can constrain the feasibility of residential development.

7. Local Efforts to Remove Non-Governmental Constraints

Although non-governmental constraints are beyond the County's control, several programs and policies have been put in place to help reduce these constraints.

2023-2031 Housing Element Update Programs and Policies

Pursuant to Government Code Section 65583(b), the Housing Element Update sets forth a range of policies with associated programs to address the preservation, improvement, and development of housing, including economic constraints. Further, the programs include tools and incentives development for high-quality affordable housing, including but not limited to permit streamlining incentives for special housing types, and modifications to zoning standards for affordable housing projects. Please see Program 16 in *Chapter 5.B, Programs and Actions* for specific program language related to governmental and non-governmental constraints.

In compliance with state and federal housing law updates, including but not limited to the SDBL and Housing Accountability Act, the County is preparing local ordinance amendments addressing ADUs, inclusionary housing, SDBL, transitional and supportive housing, short-term rentals, and associated zoning updates to prioritize affordable housing and accommodation of the County's RHNA. These ordinance and zoning updates are ongoing and work in coordination with this Housing Element Update. Please refer to program language in *Chapter 5.B, Programs and Actions*.

Ongoing County Programs and Actions to Address Non-Governmental Constraints

The County has established and ongoing policies, programs, and actions to minimize constraints on housing development, particularly for lower- to moderate-income housing, including but not

limited to the following areas: market, community concerns, permitting delays, environmental, and infrastructure constraints.

Market Constraints

Although the price of land and construction costs are significant factors in the overall cost of development, the County has no direct influence over these costs. The price of available materials and labor market demand is outside the role of local jurisdictions to mitigate and are an acknowledged constraint for all jurisdictions in the planning of housing.

Public funds from federal, state, and local sources provide important options for developers of affordable housing, as well as households in need of affordable housing and emergency housing. The County Inclusionary Housing Trust Fund administers local County Inclusionary Housing Trust Fund resources, which are generated throughout the county by:

- County Inclusionary Housing Ordinance (IHO) in-lieu fees paid by developers in the unincorporated county
 - ~\$0 in 2022; however, approximately \$2.68 million was generated from 2015 to 2021
- Federal HOME Funds
 - ~\$1.2 million was generated for 2023
- Federal Community Development Block Grants (CDBG) Funds
 - ~\$1.5 million was generated for 2023
- State Permanent Local Housing Assistance (PLHA) Funds
 - ~\$2 million was generated for 2023

The common goal of these programs is to create and preserve affordable housing, particularly for extremely low- and very low-income families to reduce market constraints.

Community Concerns and Opposition to Housing Developments Constraint

The County works to abate community concerns with thoughtful development review and typically provides multiple opportunities for public input throughout the development process. However, under SB 35, enacted in 2017, local entities including the County are required by state law to approve certain housing projects under a streamlined ministerial approval process within specified timeframes and are not subject to the CEQA. This includes lower- to moderate-income household developments, transitional housing, and emergency shelters to address the statewide homelessness crisis. AB 1397 further requires that certain sites used to meet the RHNA be offered use-by-right approval without discretionary reviews. These include sites that are to be rezoned to accommodate RHNA units or sites that were identified in previous Housing Elements as sites to accommodate lower-income RHNA units and are being reused for the current Housing Element Update. This shifts the influence of the local community on the type of developments approved

and enhances State authority to ensure necessary housing is developed. Therefore, under by-right of approval and streamlined ministerial processes, the County will have limited capacity to reject certain housing projects, such as affordable housing and emergency/transitional housing addressing this constraint.

Permitting Delays Constraint

While the County cannot enforce a set timeframe for development initiation by developers, required County permits do expire, which incentivizes an efficient, timely launch to construction once approved. Depending on the permit type, an approved and/or issued permit will expire between twelve months to five years. Most permits may be granted a time extension to allow an additional twelve months to either obtain a required follow-up permit or to complete substantial physical construction. *Appendix F, Governmental Constraints Data and Analysis* Table F-13 provides more details.

To prioritize efficient development, the County complies with streamlining laws, including AB 2162 and SB 35 to reduce any barriers to qualifying development. Additionally, in compliance with SB 330, the County website provides developers with an online portal to use for qualifying applicants, which limits the number of hearings and permit processing timeframe to expedite prioritized housing developments.

Environmental Constraints

The presence of environmental resources (e.g., ESH, prime soils) and naturally occurring hazards (e.g., wildfires and flood zones) affect the acreage available for housing development in the county; however, these are naturally occurring and outside the control of governmental agencies. Nevertheless, on sites identified under this Housing Element Update to meet the County's RHNA with environmental constraints, the number of units is reduced to reflect the realistic capacity of the sites and ensure environmental constraints do not impede the County's ability to meet the RHNA. Please see *Appendix E.2, Realistic Capacity for Vacant Sites in Commercial Zones*, *E.3, Realistic Capacity for Vacant Sites in Agricultural Zones*, and *Section E.6, Potential Rezone Sites*.

Furthermore, through the use of Geographic Information System (GIS) technology, resource mapping, and hazard mapping data, County staff can work with applicants to mitigate environmental and hazard constraints through development review. The County also has development review standards to streamline the process for developers, such as the Floodplain Management Ordinance and County CZO, which provide recognized standard conditions for development. This aids developers in identifying the best residential development design plan to enhance the ability to receive permits.

The County CCVA ranked the most vulnerable structures to climate-related hazards countywide as residential structures and residential opportunity sites (CCVA 2021). To reduce current and anticipated future risks to housing resources and the public, the County has a range of ongoing plans, policies, and programs to reduce vulnerability. The County Office of Emergency

Management guides the public on how to prepare for a disaster (e.g., Ready SBC alerts), supports the County's disaster notification process, and provides recovery resources available following an event (e.g., insurance resources). Further tools and informational resources available to developers and the community include but are not limited to flood risk reduction brochures for homes, seismic retrofitting guidance, and home hardening guidance. Additionally, the County continues to plan for environmental hazards and improve the community and building vulnerability through ongoing updates, such as the Comprehensive Plan Safety Element Update and Multi-Jurisdictional Hazard Mitigation Plan update. Therefore, to the extent practicable the County has prepared plans, policies, and programs to minimize the impact of environmental hazards on existing and future residential housing supplies and the public.

Infrastructure Constraints

The County enacts policies in the LUE and the CLUP that require decision-makers to find adequate public services to serve proposed projects. Lack of available public or private services or resources, including lack of available water supply, are grounds for denial of a project or a reduction in its proposed density. Under the Housing Element Update, *Chapter 5.B, Programs and Actions* includes programs that direct the County to assist water service providers to identify additional water resources to support housing development.

Additionally, to reduce infrastructure vulnerability, the County recently completed the CCVA and is working on the ongoing County Climate Adaptation Plan under the Comprehensive Plan Safety Element Update to improve the knowledge, resilience, and adaptive capacity of critical facilities within the county, including water infrastructure utilized by housing developments.

Chapter 4:

Housing Sites Inventory



4.0 Housing Sites Inventory

This chapter summarizes the number of future housing units that the County of Santa Barbara (County) currently allowed under existing zoning and land use regulations and the actions that the County will take to accommodate its share of the Regional Housing Needs Allocation (RHNA) in the 2023-2031 Housing Element Update (Housing Element Update). *Chapter 2, Community Housing Assessment and Needs*, and *Appendix E, Housing Sites Inventory and Methodology* provide more details on the RHNA and the County's methodology for calculating current and future housing supply. *Appendix E* also includes maps and a parcel-specific sites inventory.

In summary, the County's current zoning will not allow adequate sites and units to accommodate the County's 2023-2031 RHNA for households of all income levels. As a result, the County must rezone sites (e.g., change allowed land use and/or increase density) to increase the housing supply in the unincorporated areas of Santa Barbara County. Staff identified more potential rezone sites than necessary to accommodate both the RHNA and a 15 percent buffer for lower- and moderate-income households. The County will seek additional public input on the potential rezone sites. The Board of Supervisors will consider adding and removing sites and adopt a list of final rezones sites as part of the Housing Element Update.

A. Regional Housing Needs

In January 2021, the California Housing and Community Development Department (State HCD) determined that all jurisdictions in Santa Barbara County must accommodate 24,856 new housing units in the 2023-2031 planning period. The Santa Barbara County Association of Governments (SBCAG) RHNA Plan 6th Cycle 2023-2031 (2023-2031 RHNA Plan) specifies that the County must accommodate 5,664 of these units in the unincorporated county (SBCAG 2021b). It also sets the affordability level of these units (i.e., very low, low, moderate, and above moderate) and divides the RHNA into two sub-regions, referred to as the South Coast and North County. The 2023-2031 RHNA Plan allocates nearly three-quarters of the RHNA to the South Coast, which offers ample jobs but lacks sufficient affordable housing (i.e., jobs/housing imbalance). Table 4-1, below, summarizes the County's 2023-2031 RHNA by affordability level and sub-region (i.e., South Coast and North County).

Table 4-1. 2023-2031 RHNA for the Unincorporated Areas of Santa Barbara County

Sub-Region	RHNA Allocation	RHNA Allocation by Income Level			
		Very Low	Low	Moderate	Above Moderate
South Coast	4,142	809	957	1,051	1,325
North County	1,522	564	243	229	486
Total	5,664	1,373	1,200	1,280	1,811

Source: SBCAG 2021b

State law requires that the County prepare a sites inventory and other analyses that demonstrate it can accommodate its 2023-2031 RHNA. The County is not responsible for constructing these units. Rather, the County must ensure that it has adequate sites zoned to accommodate its RHNA at the required affordability levels.

Government Code Section 65863 (“No Net Loss Law”) requires that cities and counties maintain adequate sites to accommodate their remaining unmet RHNA throughout the planning period. They must immediately identify and rezone new sites if they lack sufficient sites at any time to accommodate their RHNA for any affordability level. Sites may develop with fewer units or at a higher affordability level than shown in the sites inventory. County residential development trends show that this is especially true for sites that are projected to develop with lower- and moderate-income units.⁸

The County increased its 2023-2031 RHNA for the lower- and moderate-income affordability levels by 15 percent. This buffer reduces the chance that the County will need to identify or rezone new sites to accommodate the remaining RHNA for the lower- or moderate-income affordability levels during the 2023-2031 planning period. The County did not include a buffer for the above-moderate affordability level since it has exceeded its RHNA for this level in the prior two housing element planning periods. Table 4-2, below, shows the County’s RHNA and RHNA with the 15 percent buffer, which totals 6,239 units.

Table 4-2. 2023-2031 RHNA with 15 Percent Buffer

Sub-Region	RHNA by Affordability Level			Total RHNA
Without Buffer	Lower	Moderate	Above Moderate	Total
South Coast	1,766	1,051	1,325	4,142
North County	807	229	486	1,522
Total	2,573	1,280	1,811	5,664
With a 15% buffer	Lower	Moderate	Above Moderate	Total
South Coast	2,030	1,208	1,325	4,563
North County	927	263	486	1,676
Total	2,957	1,471	1,811	6,239

The County plans to accommodate its RHNA using the following methods, which the subsections below describe in more detail:

- Vacant sites under current zoning
- Projected accessory dwelling units (ADUs)
- Pending projects

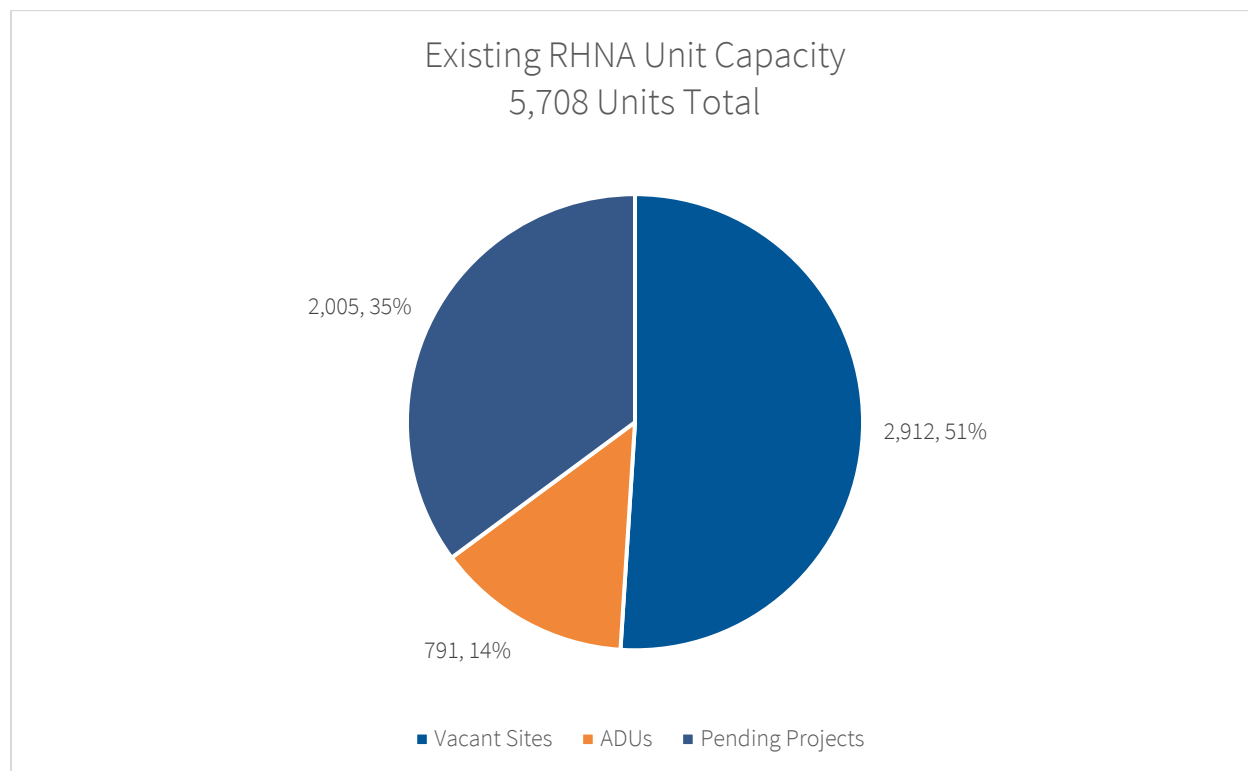
⁸ State HCD and the County use the term “lower-income” to refer to the combined very low- and low-income affordability levels

- Rezones of vacant and non-vacant sites

B. Existing Housing Capacity

Combining the 2023-2031 RHNA (5,664 units) and the 15 percent buffer for the lower- and moderate-income categories (575 units) means that County's zoning should plan to accommodate 6,239 units in the 2023-2031 planning period. The County prepared a site-specific sites inventory that shows the number of housing units that current zoning will allow in the unincorporated county. It also specifies the affordability levels of these units. *Appendix E.7, Sites Inventory*, includes the sites inventory. The County also offers a digital version. As discussed below, the sites inventory includes three categories of potential units: (1) vacant sites, (2) projected ADUs, and (3) pending projects. Figure 4-1, below, shows the number of potential units for each category.

Figure 4-1. Existing RHNA Unit Capacity



1. Vacant Sites

The sites inventory counts the potential number of units and their affordability level(s) allowed under current zoning codes [i.e., Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Coastal Zoning Ordinance (CZO)] for vacant sites. Specifically, the site inventory includes vacant parcels in the Urban Area, as designated by the

Land Use Element (LUE) of the County's Comprehensive Plan (i.e., general plan), and zoned for residential uses. It also includes non-residentially zoned sites in the Urban Area that allow residential use (e.g., certain commercial and agricultural zones), as well as sites affordable to the above-moderate households outside of the Urban Area (e.g., agricultural zones). Where large parcels have the capacity to subdivide, the County calculated the potential units on all potential lots, except for parcels in agricultural zones.

Some sites have environmental constraints that may reduce their potential for residential development, such as environmentally sensitive habitat (ESH) areas, flood hazards, wetlands, steep slopes, and airport safety zones. The County used its GIS-based resource inventory and other sources to identify environmental constraints on vacant sites. It excluded or reduced the capacity of sites affected by known environmental constraints. The County also excluded sites that are undevelopable due to small size or irregular shape.

The County also considered existing or potential infrastructure for vacant sites listed in the sites inventory, including water, sewer, and dry utilities. *Chapter 2, Community Housing Assessment and Needs*, provides a list of all water and wastewater service providers that serve the unincorporated county and assesses their ability to serve new housing. Some sites lack current access to water and sewer services. Program 14 in *Chapter 5, Housing Plan and Resources* contains several actions that will help ensure sufficient water and sewer infrastructure to serve the housing planned as part of the Housing Element Update.

Government Code Section 65583.2(c)(3)(B) allows the County to count potential units on sites zoned for at least 20 units per acre as affordable to lower-income households. However, development trends show that these sites rarely result in 100 percent affordable housing. Therefore, the County used the following percentages for sites zoned for 20 or more units per acre:

- 50 percent of all possible units to the lower-income level
- 25 percent to the moderate-income level
- 25 percent to the above moderate-income level.

The County counted potential units on sites zoned for residential use with a density of six to 18 units per acre as affordable to moderate-income households. It also assumed sites zoned for commercial use would result in units affordable to moderate-income households. Sites that did not contribute to the lower- or moderate-income affordability levels fell into the above moderate-income affordability level. These sites reflect a density of up to five units per acre and may yield larger, more expensive units.

Government Code Section 65583.2(c) requires jurisdictions to calculate “the projected residential development capacity ... that can be realistically achieved.” The County applied the following adjustment factors to calculate the realistic capacity of vacant sites in residential, commercial, and agricultural zones.

Vacant Sites in Residential Zones

As previously mentioned, housing projects may result in fewer units than the zoning ordinances allow. To help calculate the realistic capacity of sites in residential zones, staff analyzed 22 residential subdivisions in designated Urban Areas across 14 zones that the County approved between 2015 and 2021. On average, the subdivisions in zones that allow multifamily dwellings created 94.5 percent of the potential maximum residential capacity. The subdivisions in zones that allow single-family dwellings created 89.1 percent of the potential maximum residential capacity. Staff applied these percentages to reduce the potential maximum residential capacity of vacant sites in Urban Areas.

Vacant Sites in Commercial Zones

The zoning ordinances allow mixed use commercial/residential development in most commercial zones. In part, the total gross floor area of residential uses cannot exceed the total gross floor area of commercial uses. However, the County lacks a robust history of mixed use development in these zones. To help avoid overestimating potential units, the County only counted the potential units that could be constructed on 25 percent of the gross lot area of each vacant site in a commercial zone.

Vacant Sites in Agricultural Zones

Rural Areas designated by the LUE include hundreds of moderate to large parcels that property owners could subdivide under current zoning to create hundreds of additional lots. The zoning ordinances allow a single-family dwelling on each new lot. However, the County Comprehensive Plan and zoning ordinances contain policies and development standards that discourage the fragmentation of productive agricultural lands. As a result, the subdivision of agricultural lands is uncommon. To help ensure realistic capacity, the County counted one new above moderate-income single-family dwelling per each existing vacant lot in an agricultural zone. It also assumed that none of these lots would be subdivided.

Summary of Vacant Sites Inventory

The County applied the adjustment factors above to vacant sites throughout the unincorporated county. Under current zoning, these sites could contribute 2,912 units toward the County's 2023-2031 RHNA. Table 4-3, below, shows these units and their affordability level(s) by sub-region.

Table 4-3. Summary of Vacant Sites

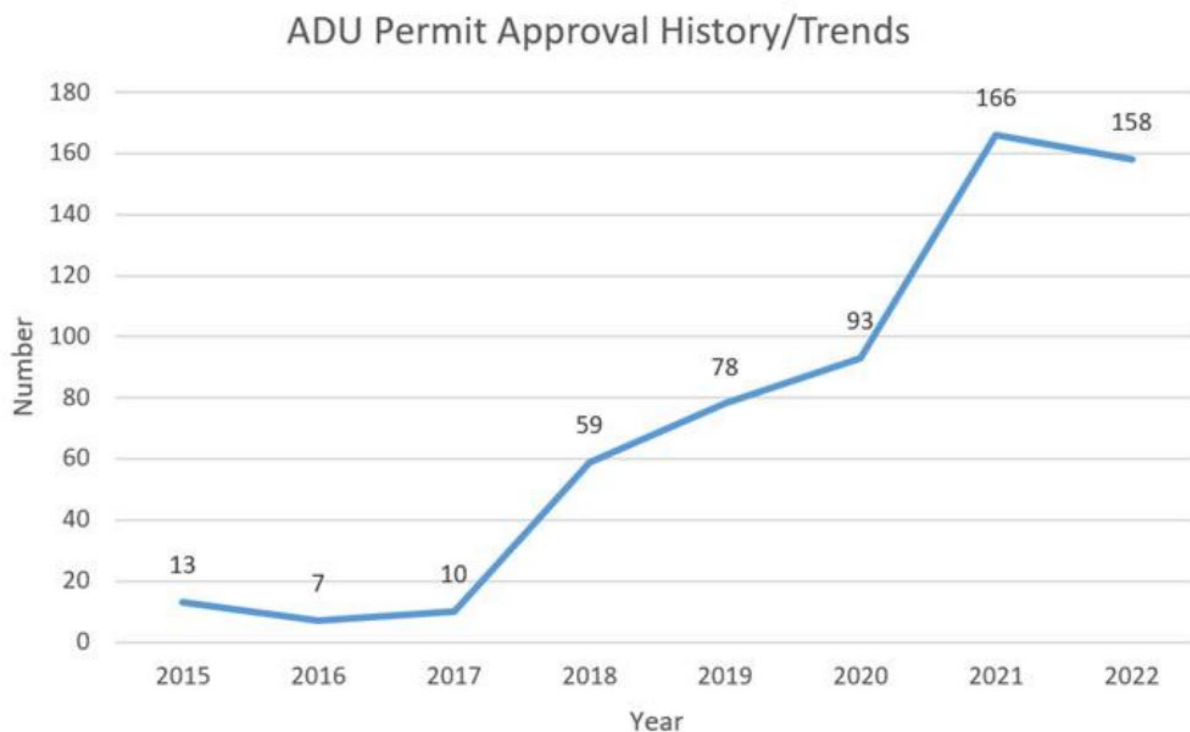
Sub-Region	Units by Affordability Level		
	Lower	Moderate	Above Moderate
South Coast	18	42	703
North County	39	748	1,362
Total	57	790	2,065

2. Projected ADUs

ADUs are independent dwelling units located on a parcel with a primary residence. They include a permanent kitchen, bathroom, and sleeping area. ADUs may be attached to the primary residence or detached as a stand-alone structure.

Government Code Sections 65852.2(m) and 65583.1 permit the County to count potential ADUs towards its RHNA. As shown in Figure 4-2, the County has seen a dramatic increase in new ADUs in the unincorporated county since 2018. This rapid growth stems from twelve recent state laws that reduced local development standards and streamlined local approval processes for ADUs.

Figure 4-2. ADU Permit Approval History/Trends



The County analyzed and averaged the number of approved building permits for ADUs over the past five years to project the number of new ADUs that it will count toward its 2023-2031 RHNA. It compiled monthly rent data from Trulia and Zillow to assign these units to affordability levels (Trulia 2022, Zillow 2022). The County expects an average of 99 new ADUs per year for a total of 791 new ADUs during the 2023-2031 planning period.

The County amended its zoning ordinances in 2018 and 2021 to comply with ADU laws in effect at that time. Program 10 in *Chapter 5, Housing Plan and Resources* requires the County to amend its zoning ordinances to comply with two new ADU laws approved in 2022 [Assembly Bill (AB) 2221 and Senate Bill (SB) 897]. Program 10 also directs the County to develop a fair housing fact sheet

to be included in ADU permit applications to promote the creation of ADUs that offer affordable rents for lower- and moderate-income households.

3. Pending Projects

Government Code Section 65583.1 allows the County to apply units from pending housing projects toward its RHNA. The County used its permit-tracking database, Accela, to compile a list of pending housing projects, including projects in various stages of review or construction, such as pre-application in progress, planning permit in progress or approved, and building permit in progress or approved. Specifically, the list includes housing projects that were started in the 2015-2023 planning period but were not issued a certificate of occupancy before June 30, 2022. It also includes housing projects started in the 2023-2031 planning period. The County identified pending projects with 1,211 units on the South Coast and 794 units in the North County. Table 4-4 summarizes the number of potential units from pending projects by sub-region and affordability levels. *Appendix E, Housing Sites Inventory and Methodology* includes a comprehensive list of the County's pending projects in Table E-11.

Table 4-4. Summary Table of Pending Projects

Sub-Region	Units by Affordability			
	Lower	Moderate	Above Moderate	Total
South Coast	228	28	955	1,211
North County	215	88	491	794
Total	443	116	1,446	2,005

C. Unaccommodated Need

Tables 4-5 and 4-6, below, show the total number of potential units from vacant sites, potential ADUs, and pending projects. The County has sufficient sites under current zoning to accommodate its 2023-2031 RHNA for above moderate-income households in the South Coast and North County and moderate-income households in the North County. However, it lacks sufficient units under current zoning to accommodate its RHNA for lower- and moderate-income households in the South Coast and lower-income households in North County. The County added a 15 percent buffer to its RHNA for lower- and moderate-income households. The buffer increases the need for additional sites and units.

Table 4-5. South Coast Remaining Shortfall of RHNA Units by Affordability Level

Method of Meeting the RHNA	Units by Affordability		
	Lower	Moderate	Above Moderate
South Coast			
RHNA	1,766	1,051	1,325
RHNA + 15% Buffer	2,030	1,208	1,325
Current Capacity (Vacant Sites, ADUs, and Pending Projects)	250	170	1,987
Surplus (+)/Shortfall (-)*	-1,780	-1,038	+662

*Surpluses and shortfalls reflect RHNA plus a 15 percent buffer. Cells in red indicate a shortfall. Cells in green indicate a surplus.

Table 4-6. North County Remaining Shortfall of RHNA Units by Affordability Level

Method of Meeting the RHNA	Units by Affordability		
	Lower	Moderate	Above Moderate
North County			
RHNA	807	229	486
RHNA + 15% Buffer	928	263	486
Current Capacity (Vacant Sites, ADUs, and Pending Projects)	426	959	1,917
Surplus (+)/Shortfall (-)*	-502	+696	+1,431

*Surpluses and shortfalls reflect RHNA plus a 15 percent buffer. Cells in green indicate a surplus.

D. Potential Rezone Sites

The County lacks sufficient sites to accommodate its RHNA for lower- and moderate-income households. As a result, Government Code Section 65583(c)(1) requires that the County identify sites that will be rezoned to accommodate 100 percent of the shortfall of sites for lower- and moderate-income households. The County will also identify extra sites to accommodate the 15 percent buffer for lower- and moderate-income households.

The County examined more than 1,000 vacant and non-vacant sites in a wide variety of zones and geographic areas to identify an initial list of potential rezone sites. It narrowed down this list by prioritizing vacant infill development sites in designated Urban Areas. The County also carefully considered shopping centers, churches, schools, County-owned properties, and other non-vacant sites. *Appendix E.6, Potential Rezone Sites* Table E-16 lists each potential rezone site and the potential number of units by affordability level. *Appendix E.7, Map of Sites*, includes maps of these sites.

The County considered environmental constraints and proximity to public transit, water, sewer, utilities, and other services and infrastructure. For example, the County excluded or reduced the capacity of sites affected by significant environmental constraints. Please refer to *Chapter 3.B.5, Environmental Constraints*, for further description of environmental constraints.

1. Zones, Densities, and Affordability Levels, Realistic Capacity, and Use by Right

The following subsections provide information on zones, density, affordability levels, and realistic capacity for the potential rezone sites.

Zones

The County's zoning codes include two residential zones that allow various types of housing, including single-family dwellings (SFD) and multifamily dwellings (MFD) – Design Residential (DR) and Planned Residential Development (PRD). The County applied these same zones to the potential rezone sites that are planned for 100 percent residential uses.

The County's zoning ordinances include the Retail Commercial (C-2) zone. Unlike some commercial zones, the C-2 zone allows mixed use projects – commercial space and MFDs. The County applied the C-2 zone to potential rezone sites that are planned for mixed-use development.

Residential Densities

Government Code Section 65583.2(c)(3) requires that the County apply a minimum residential density of at least 20 units per acre to all rezone sites that would contribute units toward its RHNA for lower-income households. The County will also apply a maximum residential density to these rezone sites. For example, the County may rezone a site as DR with a minimum density of 20 units per acre and a maximum density of 30 units per acre (DR-20/30).

The County's current zoning codes generally limit residential density to 20 units or less per acre. Applying a density of 20 units per acre to all potential residential rezone sites would not provide sufficient units to accommodate the County's RHNA plus a 15 percent buffer for the lower- and moderate-income households. Therefore, the County applied higher residential densities to many potential rezone sites.

Affordability Levels

The County specified the zone, density, and number of potential units for each rezone site. It also specified the affordability level of the potential units. Affordability levels reflect the same assumptions applied to vacant sites; that is, 50 percent of all potential units to the lower-income level, 25 percent to the moderate-income level, and 25 percent to the above moderate-income level. In some instances, the County used a different ratio based on project descriptions from property owners or developers.

Realistic Capacity

As explained above, the new zoning for rezone sites in a residential zone will include a minimum density and a maximum density. The density of new housing projects must at least equal the zone's minimum density. The density may be higher but cannot exceed the zone's maximum density, except when allowed by State Density Bonus Law (SDBL) or other similar laws.

The County calculated the projected buildout capacity of each rezone site in a residential zone using the new zone's minimum density rather than the maximum density. This approach ensures that housing projects will contribute a minimum number of units toward the RHNA. It also helps reduce the chance that housing projects will develop fewer units than projected and, thereby, subject the County to Government Code Section 65863 ("No Net Loss Law").

Use by Right

Government Code Section 65583.2(h) states that jurisdictions must apply the following standards to sites they rezone to accommodate their shortfall of lower-income units:

- Permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower-income households.
- Permit at least 16 units per site.
- Rezone these sites for a density of at least 20 units per acre in suburban jurisdictions such as Santa Barbara County.
- At least 50 percent of the lower-income housing shall be accommodated on sites designated for residential use and for which non-residential uses or mixed uses are not permitted, except that a city or county may accommodate all of the very low- and low-income housing need on sites designated for mixed use if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed use project.

Program 12, Adequate Sites for RHNA and Monitoring of No Net Loss By Right Approval, requires that the County amend its zoning ordinances to incorporate these standards and otherwise comply with Government Code Section 65583.2(h).

E. Housing from Existing Housing Capacity and Potential Rezone Sites

Tables 4-7- and 4-8-, below, show the number of housing units resulting from the existing capacity (i.e., vacant sites, projected ADUs, and pending projects) and the potential rezone sites for the South Coast and North County, respectively. In summary, the County exceeds its 2023-2031 RHNA plus the 15 percent buffer by 7,473 units, including 4,036 surplus units in the South Coast and 3,437 surplus units in the North County.

Figure 4-3, below, shows the number and percentages of units resulting from existing capacity and the potential rezone sites. Figures 4-4, 4-5, and 4-6, below, show the number and percentages of

units by affordability level (i.e., lower-, moderate-, and above moderate-income). For example, potential rezone sites accommodate the largest share of the County’s RHNA for all affordability levels.

Staff identified more sites than required to accommodate the RHNA with the 15 percent buffer for lower- and moderate-income households. The Board of Supervisors will receive public comments and consider adding and removing potential rezone sites. Pursuant to Government Code Section 65583(c)(1)(A), Program 1 in *Chapter 5, Housing Plan and Resources*, requires that the Board rezone adequate sites to accommodate the RHNA for households of all income levels.

Table 4-7. South Coast RHNA Surplus by Affordability Level

Method of Meeting the RHNA	Units by Affordability Level		
	Lower	Moderate	Above Moderate
South Coast			
RHNA	1,766	1,051	1,325
RHNA + 15% Buffer	2,030	1,208	1,325
Current Capacity (Vacant Sites, ADUs, and Pending Projects)	250	170	1,987
Additional Capacity from Rezones	3,084	1,494	1,524
Total Capacity (Current Capacity + Rezones)	3,334	1,664	3,511
Surplus (+) *	+1,304	+546	+2,186

*Surpluses reflect RHNA plus a 15 percent buffer. Cells in green indicate a surplus.

Table 4-8. North County RHNA Surplus by Affordability Level

Method of Meeting the RHNA	Units by Affordability Level		
	Lower	Moderate	Above Moderate
North County			
RHNA	807	229	486
RHNA + 15% Buffer	928	263	486
Current Capacity (Vacant Sites, ADUs, and Pending Projects)	426	959	1,917
Additional Capacity from Rezones	894	483	436
Total Capacity (Current Capacity + Rezones)	1,319	1,442	2,353
Surplus (+) *	+391	+1,179	+1,867

*Surpluses reflect RHNA plus a 15 percent buffer. Cells in green indicate a surplus.

Figure 4-3. Total Housing Units from Existing Zoning Capacity and Potential Rezone Sites

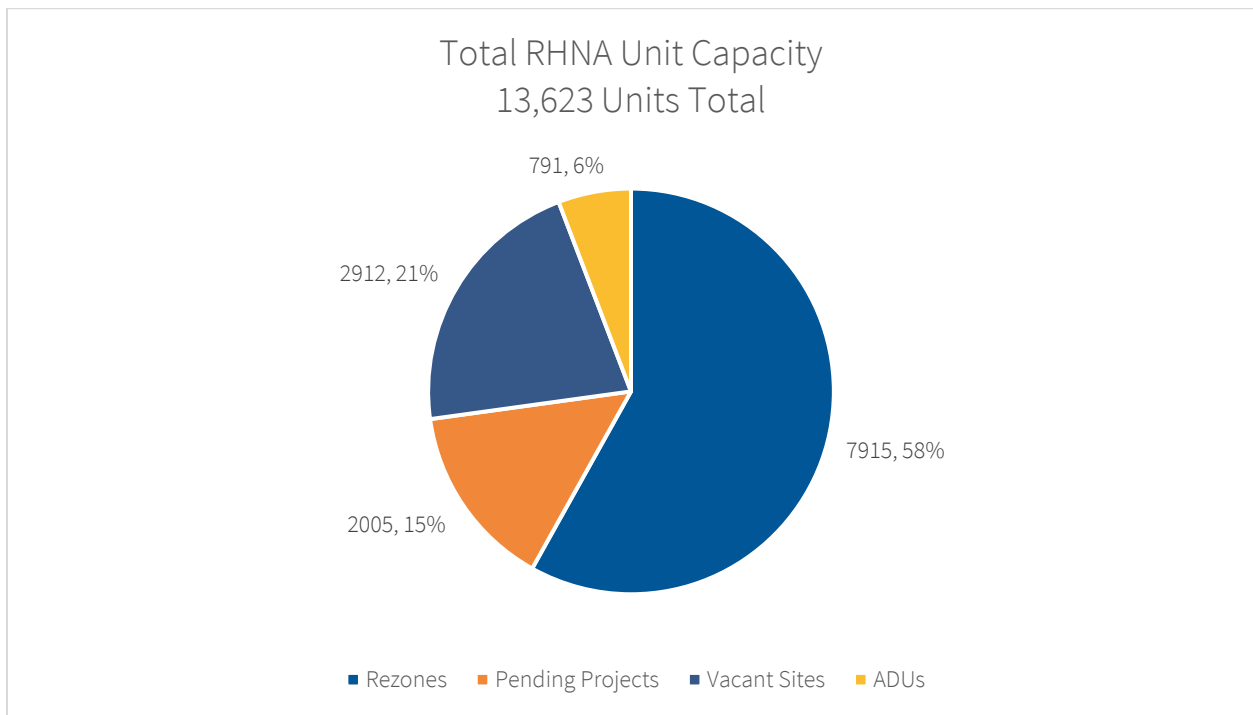


Figure 4-4. Lower-Income Housing Units from Existing Zoning Capacity and Potential Rezone Sites

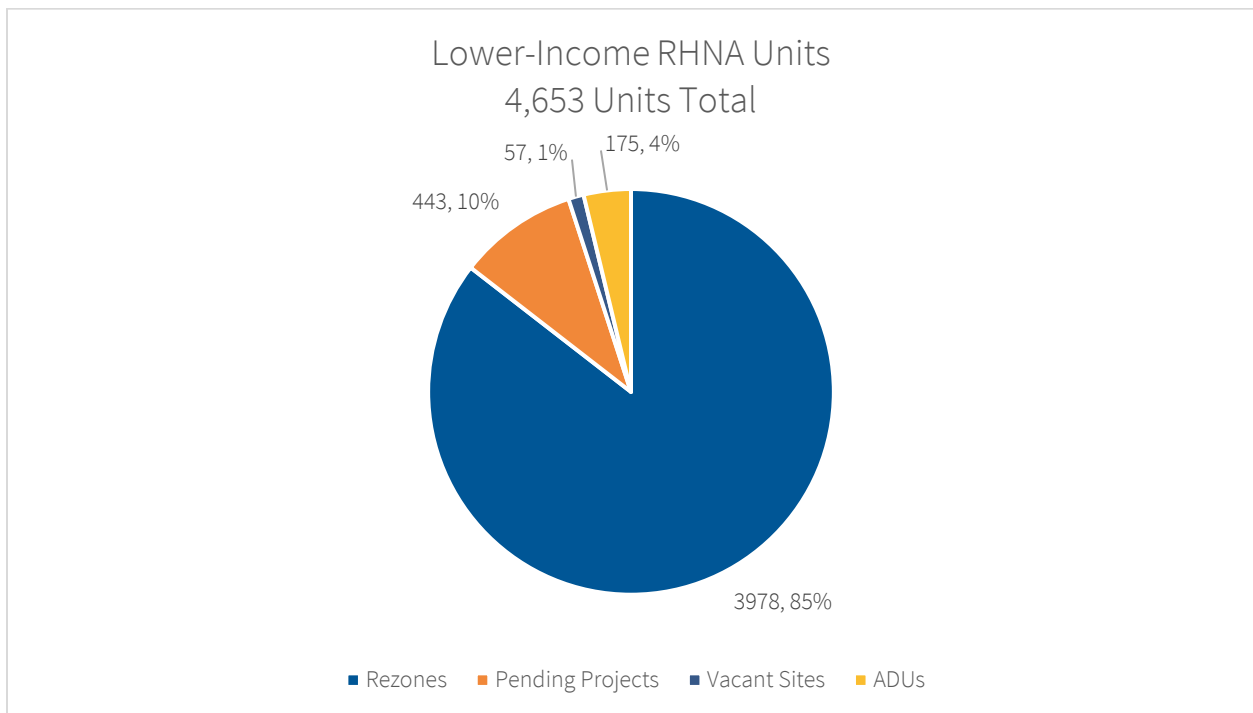


Figure 4-5. Moderate-Income Housing Units from Existing Zoning Capacity and Potential Rezone Sites

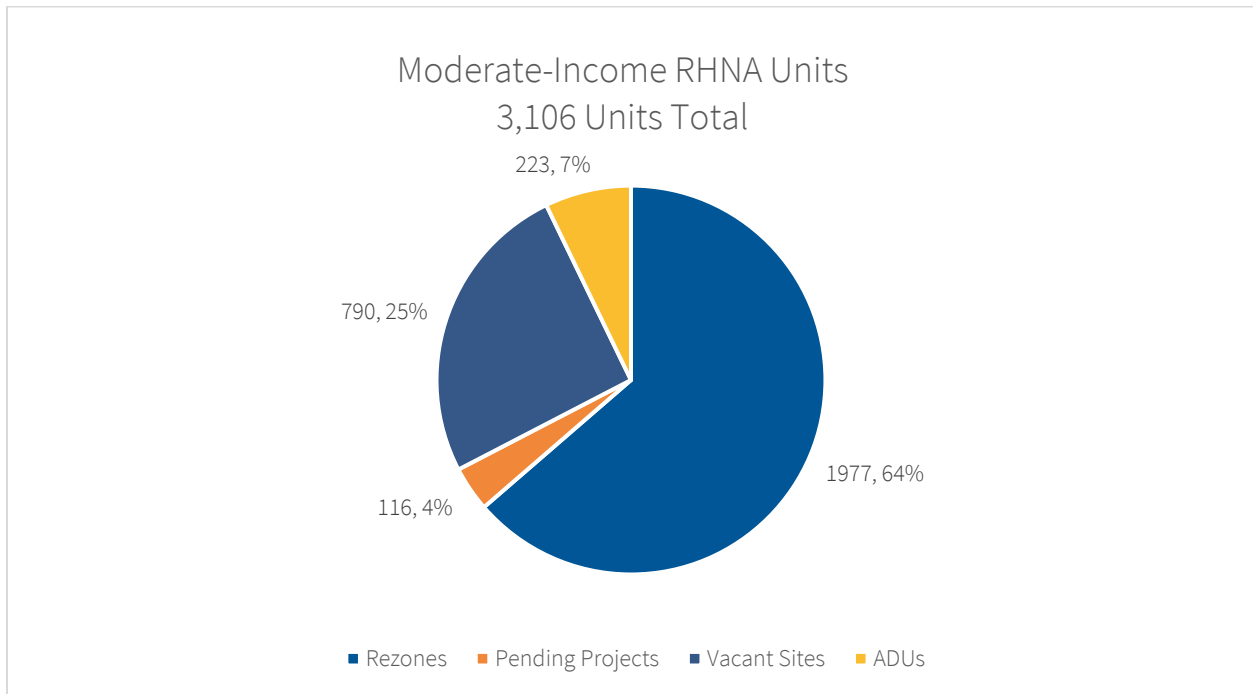
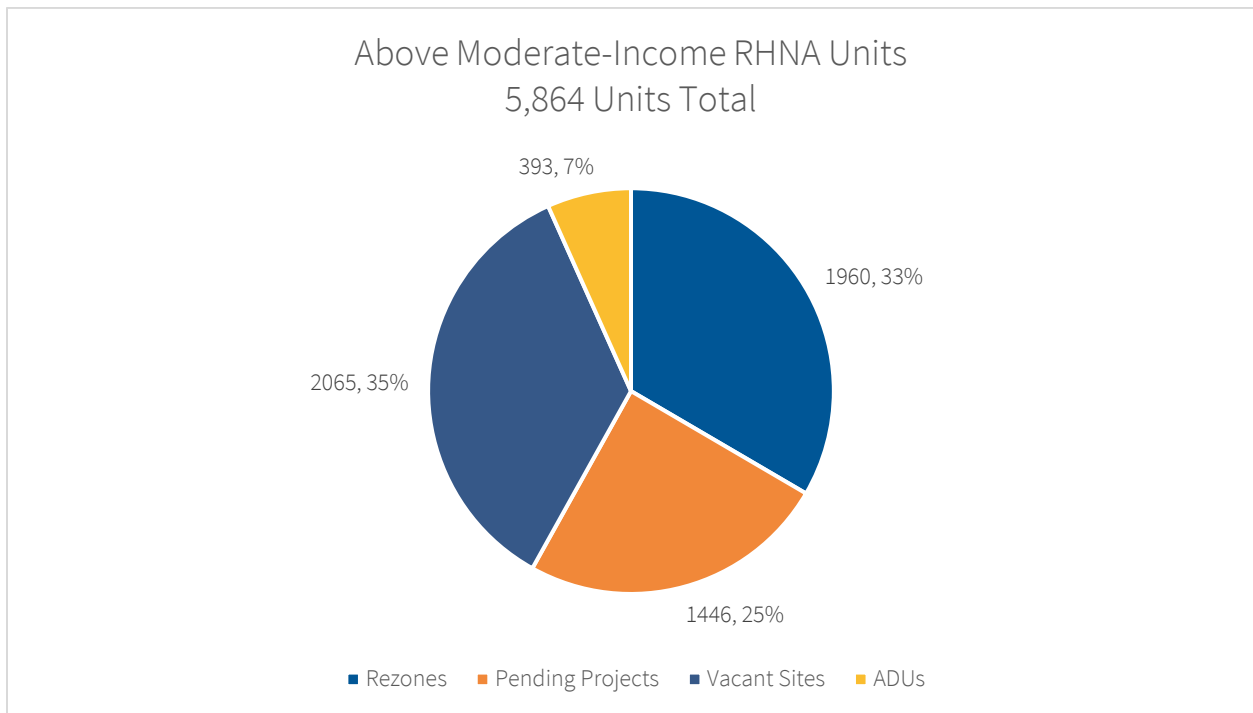
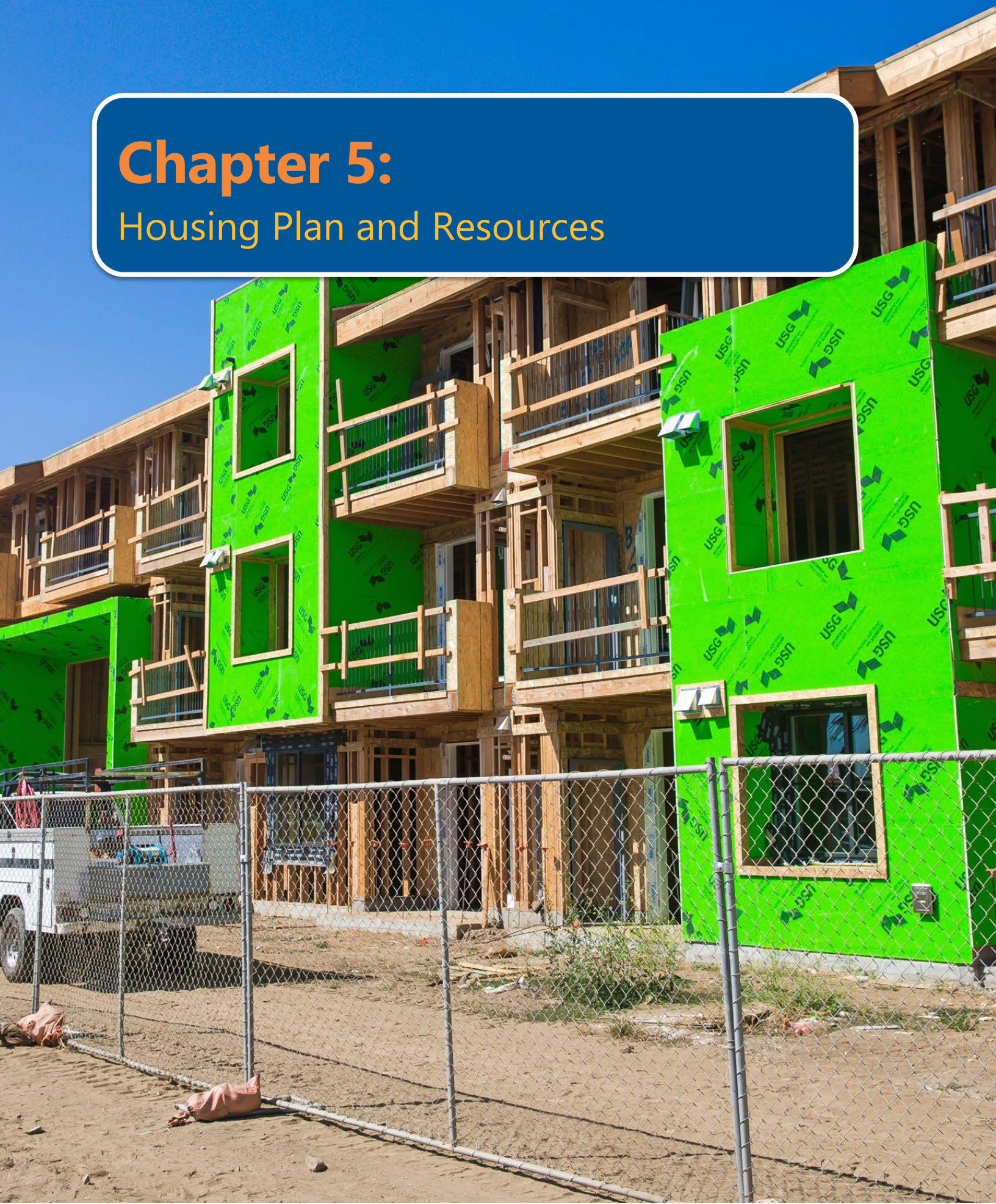


Figure 4-6. Above Moderate-Income Housing Units from Existing Zoning Capacity and Potential Rezone Sites



Chapter 5:

Housing Plan and Resources



5.0 Housing Plan and Resources

Pursuant to Government Code Section 65583(b), the County of Santa Barbara (County) Housing Element must set forth a statement of goals and policies to address the preservation, improvement, and development of housing. The goals and policies must also address the needs of all economic segments of the community and individuals and/or families with special housing needs (Government Code Section 65583). In addition, Government Code Section 65583(c) requires the Housing Element to include a schedule of actions the County is undertaking or intends to undertake to achieve these goals and policies.

The 2023-2031 Housing Element Update (Housing Element Update) considers significant changes to state housing element law implemented in the last few years that prioritize housing production in a manner that affirmatively furthers fair housing. Assembly Bill (AB) 1397 (Adequate Sites) and AB 686 (Affirmatively Furthering Fair Housing) are two pieces of new legislation that have significant impacts on the Housing Element Update. AB 1397 establishes stringent requirements for sites to qualify for Regional Housing Needs Allocation (RHNA), and AB 686 requires local jurisdictions to conduct a robust fair housing assessment and take meaningful actions to address fair housing issues.

For the 2023-2031 planning period, the County, in large part, updated the existing provisions by (1) deleting completed goals, policies, and programs, and, as necessary, (2) amending outdated and/or adding new goals, policies, and programs. These updates address new state laws and current and projected housing needs identified by the housing needs assessment and constraints analysis provided in *Chapter 2, Community Housing Assessment and Needs*, and *Chapter 3, Housing Constraints Assessment*.

In total, this updated policy framework effectively addresses the housing needs of all economic segments of the unincorporated population in Santa Barbara County. Through the implementation of the Housing Element, the County continuously seeks to leverage federal, state, and local financial resources to fund affordable housing programs and promote new housing opportunities through a balanced regulatory approach.

A. Goals and Policies

Goal 1: Enhance the Affordability, Diversity, Quantity, and Quality of the Housing Supply.

Policy 1.1: Promote new housing opportunities throughout the unincorporated county and the revitalization of existing housing to meet the needs of all economic segments of the community, including extremely low-income households, while preserving the County's rural heritage and respecting each unincorporated community's unique character.

Policy 1.2: Encourage large employers, including corporations, government, institutions, and schools, to collaborate with local governments, non-profits, and private interests to fund, develop, and maintain high-quality affordable housing to accommodate the region's workforce.

Policy 1.3: Promote housing opportunities near employment centers through regional and local planning efforts, including updates to the Comprehensive Plan and County Code, as well as the Regional Growth Forecast, Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS), RHNA Plan, Congestion Management Plan (CMP), Active Transportation Plan, and Bicycle Master Plan.

Policy 1.4: Ensure that housing developments provide or expand on-site or community recreational opportunities to serve residents. This can include but is not limited to community or neighborhood parks, play areas, outdoor gathering/barbeque spaces, sports fields/courts, trails and walking paths, and recreational open spaces.

Goal 2: Promote, Encourage, and Facilitate Housing for Special Needs Groups.

Policy 2.1: Encourage housing that meets the requirements of special needs households, as identified per state law, and promote housing diversity (i.e., size, type, tenure, location, and affordability levels).

Goal 3: Affirmatively Further Fair Housing.

Policy 3.1: Promote equal housing opportunities and locational choices for all persons in all housing types (ownership and rental, market rate, and assisted).

Goal 4: Preserve the Affordable Housing Stock and Cultivate Financial Resources for the Provision of Affordable Housing in Santa Barbara County.

Policy 4.1: Preserve the affordable housing stock, maintain its affordability, improve its condition, and prevent future deterioration and resident displacement.

Policy 4.2: Participate in available federal and state housing subsidy and assistance programs and use the County's own resources to leverage maximum funding for the provision of affordable housing.

Goal 5: Foster Cooperative Relationships and Efficient Government.

Policy 5.1: Form collaborative and professional working relationships with the public and housing providers and assist with the process of accessing and/or providing affordable housing opportunities.

Policy 5.2: Identify and, where feasible, eliminate or reduce governmental constraints to the development of housing.

Goal 6: Promote Home Ownership and/or the Continued Availability of Affordable Housing Units through programs and implementing ordinances for all economic segments of the population, including extremely low-, very low-, low-, moderate-, and/or workforce-income households to assure that existing and projected needs for affordable housing are accommodated in residential development.

Policy 6.1: Designate appropriate land and/or provide programmatic 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 codes, and growth management plans.

Policy 6.2: Promote the inclusion of affordable housing units as part of residential land use and development to 1) reduce the negative environmental, economic, and social effects of the jobs to housing imbalance and the resulting commuting and vehicle miles traveled (VMT), and 2) achieve efficient, compact, and cost-effective use of buildable land.

Policy 6.3: Require specified types of discretionary residential projects to provide a portion of the development as deed-restricted affordable housing units, construct on-site units, and/or pay in-lieu fees for use in the development of affordable housing. Specified projects shall comply with the requirements set forth for inclusionary housing in Chapter 46 – Affordable Housing Enforcement and Chapter 46A - Inclusionary Housing Ordinance (IHO) of the County Code.

Policy 6.5: Provide incentives to the greatest extent feasible for projects subject to the County’s inclusionary housing requirements, including bonus density increases and/or modifications to zoning requirements.

B. Programs and Actions

Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss

The County’s 2023-2031 RHNA totals 5,664 units. When projected accessory dwelling units (ADUs), pending projects, and suitable and available vacant sites under current zoning are accounted for, the County can meet its RHNA for above moderate-income units in both the South Coast and North County and moderate-income units in the North County. However, the County continues to have a shortfall of capacity, particularly for lower-income units, as shown in Tables 4-5 and 4-6 in *Chapter 4, Housing Sites Inventory. Appendix E, Housing Sites Inventory and Methodology*, presents detailed calculations. The County will also accommodate a 15 percent buffer for lower- and moderate-income units. Tables 4-7 and 4-8 show that these additional units increase the need for lower- and moderate-income units.

To accommodate the shortfall, the County has identified vacant and non-vacant sites with potential for development or redevelopment, respectively, over the eight-year 2023-2031 planning period to be rezoned to fully accommodate the RHNA plus the 15 percent buffer for lower- and

moderate-income units. The potential rezone sites are in both the South Coast and North County. Table E-16 in *Appendix E, Housing Sites Inventory and Methodology*, lists and summarizes the key characteristics of each rezone site, including the proposed zoning and potential units by affordability level(s).

To ensure that the County complies with Government Code Section 65863 (No Net Loss Law), the County will monitor the development of residential and mixed use sites included in the sites inventory to ensure an adequate inventory is available to meet the County’s RHNA and the 15 percent buffer for lower- and moderate-income units throughout this Housing Element Update. Specifically, the County will develop and implement a formal, ongoing, project-by-project evaluation procedure pursuant to Government Code Section 65863. Should approval of development result in a reduction of residential capacity below what is needed to accommodate the remaining need for households at a specific income level, the County will identify replacement sites as part of the findings for project approval, or if necessary, rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA within six months.

Program 1 - Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> By February 15, 2024, complete redesignation/rezoning of adequate sites to fully accommodate the 2023-2031 RHNA plus the 15 percent buffer for lower- and moderate-income households. Rezoning of sites to meet the shortfall will comply with the requirements of Government Code Section 65583.2(h). Specifically, Government Code 65583.2(h) states that jurisdictions must apply the following standards to sites they rezone to accommodate their shortfall of lower-income units: <ul style="list-style-type: none"> Permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower-income households. Permit at least 16 units per site. Rezone these sites for a density of at least 20 units per acre in suburban jurisdictions, such as Santa Barbara County. At least 50 percent of the lower-income housing shall be accommodated on sites designated for residential use and for which non-residential uses or mixed uses are not permitted, except that a city or county may accommodate all of the very low and low-income housing needs on sites designated for mixed use if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed use project. As part of Program 1 implementation, appropriate development standards will be established to ensure that maximum densities can be achieved. By February 15, 2024, the County will establish minimum and maximum densities for residential rezones. Maintain an ongoing inventory of available sites for residential development and make it available on the County website.

Program 1 - Actions & Implementation	
	<ul style="list-style-type: none"> Update the sites inventory annually to reflect the status of individual sites. By February 15, 2024, implement a formal evaluation procedure pursuant to Government Code Section 65863 to monitor the development of vacant and non-vacant sites and ensure that adequate sites are available to meet the remaining RHNA by income level.
Primary Responsible Departments	Planning and Development Department
Funding Sources	County General Fund
Relevant Housing Policies	Policies 1.1, 1.2, 1.3, and 6.1

Program 2: Use by Right Approval

Pursuant to Government Code Section 65583.2(c), housing projects with 20 percent of the units affordable to lower-income households and zoned or rezoned at a residential density allowing at least 20 units per acre on the following types of sites are subject to use by right:

- Vacant sites included in the County’s 4th and 5th Cycle Housing Elements, and
- Non-vacant sites identified in the County’s 5th Cycle Housing Element.

Pursuant to Government Code Section 65583, “use by right” means the housing project is not subject to a conditional use permit or other discretionary review or approval or California Environmental Quality Act (CEQA). Appendix E, Housing Sites Inventory and Methodology, includes a list of potential rezone sites.

Program 2 - Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> By February 15, 2024, update the zoning ordinances to address the zoning and use by right approval requirements in Government Code Section 65583.2(c).
Primary Responsible Departments	Planning and Development Department
Funding Sources	County General Fund
Relevant Housing Policies	Policies 1.1, 2.1, 3.1, 5.1, 6.1, and 6.2

Program 3: Replacement Housing

Development on all non-vacant sites designated in the Housing Element, at all income levels, that contain existing residential units or units that were rented in the past five years, is subject to the replacement housing requirements specified in Government Code Sections 65583.2 and 65915.

Program 3 - Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> By February 15, 2024, as part of the redesignation and rezoning being undertaken to provide adequate sites (see Program 1), update the zoning ordinances to include the unit replacement requirements specified in state law.
Primary Responsible Departments	Planning and Development Department

Program 3 - Actions & Implementation	
Funding Sources	County General Fund
Relevant Housing Policies	Policy 4.1

Program 4: Inclusionary Housing

The County implements an IHO that may require the provision of up to 15 percent affordable units (very low-, low-, moderate-, and workforce-income [120-200 percent of the area median income (AMI) units] within proposed residential subdivisions of 20 units or greater and one moderate-income unit within projects with 5 to 19 units. The County will amend the IHO to ensure compliance with state law and increase the required term of affordability.

Program 4 - Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> By the end of 2025, amend the IHO to (1) replace the residential second unit provision to include ADUs, (2) increase the length of time the unit retains the sales price restriction from 45 to 90 years, and (3) make any other changes required to comply with state law. Prepare an annual report that monitors the effectiveness of the IHO in providing housing affordable to lower-income households. The County will evaluate and amend, as appropriate, the IHO requirements and in-lieu fees if monitoring demonstrates that the IHO is not directly (via new construction) or indirectly (via in-lieu fees) providing affordable housing. Annual reports will track all projects subject to the IHO. The reports will include in-lieu fees collected, housing projects funded using in-lieu fees, and affordability-restricted units produced by the IHO and their contribution to meeting the County's RHNA at each income level (e.g., lower-, moderate-, and above moderate-income).
Primary Responsible Departments	Planning and Development Department; Community Services Department, Housing and Community Development Division
Funding Sources	County General Fund
Relevant Housing Policies	Policies 6.2, 6.3, and 6.5

Program 5: Tools and Incentives for High-Quality Affordable Housing

The County offers various incentives and tools to facilitate the development of affordable housing throughout the unincorporated county, including housing for lower- and moderate-income households (including extremely low-income households), special needs groups, and the workforce. These include:

1. Encouraging the development of unit types that are affordable by design, including ADUs/junior ADUs (JADUs), agricultural employee dwellings (AED), infill development, and mixed use development through County ordinances, the ADU Ordinance, AED Ordinance, and Density Bonus Ordinance.

2. Modifying setbacks, height limits, parking requirements, minimum yard area, or other applicable zoning standards for new affordable housing projects approved under a Development Plan, Development Agreement, or Density Bonus concessions.
3. Providing Board-approved discretionary reductions of development impact fees for projects with demonstrated public benefits, including the provision of on-site affordable and/or special needs housing.
4. Partnering with private and non-profit housing developers, including the Housing Authority of Santa Barbara County (HASBARCO), and providing gap financing for affordable housing projects as funding permits.

Program 5 - Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> Annually issue a Notice of Funding Availability (NOFA) to solicit project information on developments that will occur over the next several years. Review funding applications; meet with housing developers to promote affordable housing incentives and tools available, and explore opportunities for affordable housing development. Evaluate applications as they are ready to proceed with development (development approvals received, financing identified, including State funds) and award IHO In-Lieu, HOME, Permanent Local Housing Allocation (PLHA), and other federal and/or state funds for affordable housing projects, prioritizing funding for projects that include housing for extremely low- and low-income households and housing for special needs groups, such as people experiencing homeless, persons with disabilities, families, agricultural employees, and seniors. Work with local for-profit and non-profit developers to pursue the creation of 500-700 affordable housing units through new construction or conversion of existing units over eight years.
Primary Responsible Departments	Community Services Department, Housing and Community Development Division
Funding Sources	County Housing Trust Funds (HTFs) (Inclusionary In-Lieu Fees); PLHA; HOME
Relevant Housing Policies	Policies 2.1, 3.1, 4.1, 5.1, 5.2, 6.1, 6.2, and 6.5

Program 6: Housing for Farm and Hospitality Workers

The farming and hospitality industries form the significant economic base of Santa Barbara County. The County will continue to facilitate the development of housing for its workforce, including housing for farm and hospitality workers. In addition, the County will continue to evaluate and revise, as appropriate, permit procedures to streamline the permit process for farmworker housing.

Program 6 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> Annually meet with housing developers and large employers to explore opportunities for affordable housing for the workforce, especially for farm and

Program 6 – Actions & Implementation	
	<p>hospitality workers. People’s Self-Help Housing (PSHH) is the County’s primary developer of farmworker housing and consults with farm operators, ranch owners, and other agricultural and major employers to explore the need for additional housing.</p> <ul style="list-style-type: none"> • Annually evaluate applications and award IHO, HOME, and other federal and state funds for affordable housing projects that will be available to the farm and hospitality workforce, prioritizing funding for projects that include housing for extremely low-income and low-income households. • Pursue 100 affordable housing units over eight years to meet the needs of farmworkers.
Primary Responsible Departments	Community Services Department, Housing and Community Development Division
Funding Sources	County HTFs (IHO In-Lieu Fees); PLHA; HOME
Relevant Housing Policies	Policies 1.1, 1.3, 2.1, 3.1, and 5.1

Program 7: Project Homekey

The County will continue to support and expand Project Homekey sites, a program launched in April 2020 in response to the COVID-19 Pandemic, which involves the conversion and rehabilitation of existing structures (primarily hotels and motels) and new construction of permanent and interim housing for the target population.

Program 7 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> • Maximize the number of permanent and interim housing units developed with Homekey. • Coordinate with the existing key stakeholder workgroup to identify sites and prepare for funding rounds. County-owned sites are preferred to expedite the timeline.
Primary Responsible Departments	Community Services Department, Housing and Community Development Division
Funding Sources	Homekey, HOME American Rescue Plan (ARP), Homeless Housing, Assistance and Prevention Program (HHAP), and American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds (SLFRF)
Relevant Housing Policies	Policies 2.1, 3.1, and 5.1

Program 8: Housing for the Homeless

Increase access to safe, affordable housing dedicated to persons experiencing homelessness by implementing the County’s Community Action Plan to Address Homelessness.

Program 8 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> • Increase the housing inventory with 835 additional permanent units and 531 long-term rental subsidies dedicated to persons experiencing homelessness.

Program 8 – Actions & Implementation	
	<ul style="list-style-type: none"> • Coordinate and align all regional funding to maximize local contributions to improve scoring on competitive multifamily funding applications. • Increase the pool of funding available for housing and services, including leveraging healthcare partners and California Advancing and Innovating Medi-Cal. • Maintain a potential site inventory with input from the community and other local jurisdictions. • Centralize landlord engagement and incentives to secure private rental market units for use for persons with Housing Choice Vouchers (HCV) or the equivalent.
Primary Responsible Departments	Community Services Department, Housing and Community Development Division
Funding Sources	Housing for a Healthy California, HOME–ARP, CA Multi-Family Housing Programs, Homekey, and others.
Relevant Housing Policies	Policies 2.1, 3.1, and 5.1

Program 9: Sites for Emergency Shelters

The County will amend its zoning ordinances to comply with Government Code Section 65583(a)(4) and ensure there are sufficient sites zoned for emergency shelters to house the unincorporated county’s unsheltered homeless population. In part, the County will expand the current definition of “emergency shelter,” increase the number of zones that allow emergency shelters subject to a non-discretionary (i.e., ministerial) permit and objective standards, and ensure that those zones are near necessary amenities and services that serve people experiencing homelessness.

Program 9 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> • By February 15, 2024, amend the zoning ordinances to allow emergency shelters with ministerial permits. • Ensure that sites identified to accommodate emergency shelters are near services that serve people experiencing homelessness and provide sufficient capacity to house the unincorporated county’s unsheltered homeless population. • By February 15, 2024, develop and adopt objective standards for emergency shelters in all zones where they are allowed. • By February 15, 2024, expand the current definition of “emergency shelter” per Government Code Section 65583(a)(4).
Primary Responsible Departments	Planning and Development Department
Funding Sources	General Fund
Relevant Housing Policies	Policies 1.1, 2.1, and 5.2

Program 10: Accessory Dwelling Units

ADUs are an important resource for providing lower- and moderate-income housing in the unincorporated area of the county. To facilitate ADU/JADU production, the County will update its online resources, provide financial assistance to property owners, and amend its zoning ordinances to comply with state law.

Program 10 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none">• Permit approximately 100 ADUs annually (approximately 800 ADUs over eight years).• Amend the County’s ADU and JADU ordinances to comply with recent changes to state ADU law, including but not limited to AB 221 (2022) and Senate Bill (SB) 897 (2022).• Update the ADU webpage as needed to ensure information addresses questions raised by applicants.• By June 2024, develop pre-approved plans for ADUs.• By June 2024, develop a fair housing fact sheet to be included in ADU permit applications.• Annually, pursue and allocate financial incentives to support ADU construction with the annual goal of assisting 5 lower-income households with ADU construction. The County will continue to review the production of ADUs to verify that this Housing Element Update’s projections are accurate, including production level and affordability and report this production in the Annual Progress Report. If production estimates are below the estimates in the Housing Element, within six months of the review, County staff will revise the County’s ADU strategies (outside of the ordinance) to help achieve the overall goal of approximately 791 ADUs during the planning period. Revised strategies may include alternative actions such as increased outreach and reduced fees.
Primary Responsible Departments	Planning and Development Department and Community Services Department, Housing and Community Development Division
Funding Sources	General Fund; Inclusionary In-Lieu Fees; PLHA
Relevant Housing Policies	Policies 1.1, 1.3, and 3.1

Program 11: Senate Bill 9 Implementation

Senate Bill (SB) 9 requires ministerial approval of housing development with no more than two primary units in a single-family zone, the subdivision of a parcel in a single-family zone into two parcels, or both. The County will develop an ordinance that implements SB 9 and explores adding a requirement that requires at least one of the new units resulting from the division of land under SB 9 to be restricted to moderate-income (80-120 percent of AMI) or workforce-income (120-200 percent of AMI) households.

Program 11 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none">• By June 2024, the County will adopt an ordinance implementing SB 9.

Program 11 – Actions & Implementation	
	<ul style="list-style-type: none"> Develop a fair housing fact sheet to be included with all SB 9 permit applications and resources.
Primary Responsible Departments	Planning and Development Department
Funding Sources	General Fund
Relevant Housing Policies	Policies 1.1, 3.1, and 6.2

Program 12: Priorities for Disposal of County Land

Pursuant to Government Code Section 54227(a), when disposing of surplus County land, the County shall give priority to any offer to purchase or lease the land for developing lower- or moderate-income housing and any associated infrastructure (e.g., water, sewer), with highest priority given to development for lower-income households.

To help implement this program, the County General Services, Real Property Division shall send a written offer to sell or lease the surplus land to develop lower- and moderate-income housing and any associated infrastructure to local public entities and housing sponsors before disposing of the land. [Government Code Section 54227(a)]

Conformity review under Government Code Section 65402 requires the County Planning Commission (CPC) to make findings that the sale of the property is in conformance with the County's Comprehensive Plan.

Program 12 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> Annually update the list of properties that may be considered surplus land and establish a disposal timeline.
Primary Responsible Departments	General Services; Real Estate Services; Planning and Development Department; Planning Commission
Funding Sources	County General Fund
Relevant Housing Policies	Policies 2.1, 3.1, and 5.1

Program 13: Density Bonus Provisions

State Density Bonus Law (SDBL; Government Code Sections 65915-65918) is a tool that incentivizes the construction of affordable housing by allowing a developer to add additional housing units to a project beyond the locally-zoned capacity and secure other incentives and/or concessions in exchange for a commitment from the developer to include deed-restricted affordable units in the project. When a developer meets the requirements of SDBL, the County is obligated to permit increased building density, grant incentives, and waive any conflicting local development standards (e.g., height limits, parking requirements) unless certain limited exceptions apply.

The County last updated its density bonus provisions in 2019. SDBL has been amended several times since 2019, including but not limited to SB 290, AB 1763, and AB 1584, warranting additional revisions to the County’s ordinance implementing the State’s density bonus provisions.

To address the lack of housing available to moderate-income households and the lack of related funding, the County will evaluate and adopt, as appropriate, zoning ordinance amendments to develop a County density bonus program that will create an incentive for the construction of housing units for this income category.

Program 13 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> • By the end of 2024, amend the County’s zoning ordinances to comply with current changes to SDBL. • Annually promote the use of density bonus provisions for affordable housing during outreach to developers. • In 2025, evaluate the appropriateness of a County density bonus program that incentivizes moderate-income housing, and if necessary, amend the zoning ordinances in 2026. • Continue to provide ongoing consultation for project applicants who want to use SBDL or the future County density bonus program as part of their proposed housing project.
Primary Responsible Departments	Planning and Development Department
Funding Sources	County General Fund
Relevant Housing Policies	Policies 2.1, 3.1, 5.2, and 6.2

Program 14: Water and Sewer Services

Government Code Section 65583.2(b)(5)(B) requires that parcels included in the inventory of sites to meet RHNA “have sufficient water, sewer, and dry utilities supply available and accessible to support housing development or be included in an existing general plan program or other mandatory program or plan... to secure sufficient water, sewer, and dry utilities supply to support housing development.” Some of the sites identified by the County to meet its RHNA currently lack water and sewer connections and/or access to increased water use. Additionally, the majority of the sites identified to meet the RHNA are served by independent water and sewer districts, except for the Laguna Sanitation District, which is a dependent special district. This is consistent with state law that a County cannot be a water or sewer provider.

Adequate Sewer Services for New Housing: The County will support the expansion of wastewater facilities to accommodate new housing development, including the expansion of existing wastewater treatment facilities or the use of private wastewater package treatment plants in areas where facilities are limited or unavailable.

Adequate Water Supply for New Housing: The existing limitations on converting the use of water from agricultural to housing purposes (Goleta Water District 2019) include reliance on shared

water resources for multiple uses (e.g., groundwater), reliance on the State Water Project (SWP), and extensive drought conditions that limit water supply for the development of housing available to all income levels. Of concern is the limitations on housing development and, in particular, the development of workforce-, moderate-, and lower-income housing in certain areas of the county where housing development is key to satisfying the County’s housing development goals (e.g., Eastern Goleta Valley). To facilitate the development of housing at all levels, the County will work with water purveyors to increase water supply availability for housing development.

Program 14 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> • Support the expansion of water and wastewater service area boundaries to serve sites identified for rezoning or housing development in the Housing Element (e.g., Carpinteria Water and Sewer Districts). • Support the wastewater treatment providers to expand the capacity of the facilities. • Support water purveyors’ efforts to expand the water supply with new water sources being prioritized for workforce-, moderate-, and lower-income housing development. • Work with the Goleta Water District to support an amendment of the Goleta Water District Code to eliminate the limitations on converting the use of water from agricultural to workforce-, moderate-, and/or lower-income housing use(s) and advocate for the reversal of its policy prohibiting the transfer of water credits from one property to another. • Encourage the implementation of water conservation methods (e.g., on-demand water heaters, cisterns/rain gardens) to augment projected water use for new development projects. • Encourage water purveyors to pursue various strategies to secure water for future housing development, including, but not limited to advanced desalination facilities or advanced wastewater treatment and injection of treated water into the groundwater basin. • To assist with groundwater recharge, support the Laguna Sanitation District extending recycled water service to two golf courses. • Partner with water and wastewater service providers to assess the potential for indirect potable reuse countywide. • Ensure the County Water Agency will continue to participate in Groundwater Sustainability Agencies and Groundwater Sustainability Plan development and implementation to support the sustainable management of groundwater resources.
Primary Responsible Departments	Planning and Development Department, Community Services/Housing Division, Public Works - Laguna Sanitation District, Public Works – County Water Agency
Funding Sources	County General Fund
Relevant Housing Policies	Policies 1.1 and 5.2

Program 15: Water and Sewer Service Priority for Affordable Housing

Pursuant to Government Code Section 65589.7, the County shall deliver the adopted 2023-2031 Housing Element and any subsequent amendments to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential uses within the unincorporated county. The County will notify each public agency or private entity providing water or sewer services that they must grant priority for the provision of these services to proposed developments that include housing units for lower-income households.

Program 15 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none">Within one month of the Housing Element Update adoption, provide a copy of the adopted 2023-2031 Housing Element to each of the water and sewer service providers serving the unincorporated county.
Primary Responsible Departments	Planning and Development Department
Funding Sources	County General Fund
Relevant Housing Policies	Policies 3.1 and 6.2

Program 16: Reduction of Governmental and Non-Governmental Constraints

In recent years, numerous changes to state housing laws have been passed to foster the development of housing for special needs populations. The County's zoning ordinances must be updated to comply with these new requirements. In addition, the County identified a range of governmental and non-governmental constraints to housing development in the county that is discussed more fully in *Chapter 3, Housing Constraints Assessment*, and *Appendix F, Governmental Constraints Data and Analysis*. Many of these constraints are being addressed by other programs (e.g., zoning ordinance amendments for ADUs, density bonus, and inclusionary housing, as well as the creation of minimum density requirements), and where they are not, this program commits the County to take steps through amendments to the zoning ordinances to address the other constraints. These amendments will be built into the County Planning and Development Department (P&D), Long Range Planning Division's Work Program.

Program 16 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none">Within three years of Housing Element adoption, amend the zoning ordinances to 1) bring them up to date with state housing laws, including but not limited to housing element sites analysis and reporting (AB 1397, AB 879, and SB 6), and 2) address special needs housing, including residential care facilities for seven or more persons, emergency shelters and transitional housing (AB 139), supportive housing streamlining (AB 2162), and Low Barrier Navigation Centers (AB 101).Within two years of the Housing Element adoption, amend the zoning ordinances to provide a ministerial permit process for qualified housing developments, as required by state law.Within four years of the Housing Element adoption, evaluate and adopt, as appropriate, zoning ordinance amendments to allow multi-level care senior

Program 16 – Actions & Implementation	
	<p>housing facilities (e.g., independent living, assisted living, skilled nursing, life plan communities) in residential and other appropriate zones primarily near existing retail uses, personal and medical services, and public transit.</p> <ul style="list-style-type: none"> • Within one year of the Housing Element adoption, expand the Objective Design/Development Standards to the Land Use and Development Code (LUDC), Montecito LUDC (MLUDC), and the Coastal Zoning Ordinance (CZO). • Annually, review and identify necessary amendments to the zoning ordinances to ensure compliance with new state laws. The amendments will be built into the 3-5-year County work program. • Within three years of the Housing Element adoption, modernize the multifamily residential and commercial zone districts (e.g., mixed use) to facilitate the development of multifamily housing and to implement new state laws (e.g., AB 2011 and SB 6), which streamlines the approval process for housing in commercial zones. • Within four years of the Housing Element adoption, update the parking standards to be consistent with new state laws (e.g., AB 2097).
Primary Responsible Departments	Planning and Development Department
Funding Sources	County General Fund
Relevant Housing Policies	Policies 1.1, 2.1, 3.1, 5.2, and 6.1

Program 17: Tenant Protection and Fair Housing Services

The County contracts with the Legal Aid Foundation of Santa Barbara (LAFSB) to disseminate fair housing information through education and counseling for tenants and landlords, the mitigation and prevention of fair housing abuses through regular testing activities, and the resolution of residential rental housing disputes by offering consultation and information on landlord-tenant rights and responsibilities. LAFSB has also been instrumental in providing services related to tenant protections during the State’s COVID-19 tenant eviction protections.

The County continues to refer the services of the City of Santa Barbara Rental Housing Mediation Task Force (RHMTF) public service program to the public who fall in the program’s service area. The RHMTF provides dispute resolution and prevention through education, provides information (in Spanish and English) on tenant/landlord rights and responsibilities (per federal, state, and municipal codes), supports fair housing community needs, and provides staff consultations and other outreach services.

Program 17 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> • Annually, promote support for fair housing choice and fair housing public outreach programs by providing increased information via County websites, social media, public pamphlets, informational handouts, and other means, with a specific focus on communities where there is a higher concentration of rental housing and disproportionate housing needs as identified in Appendix D.

Program 17 – Actions & Implementation	
	<ul style="list-style-type: none"> Annually, require any contract for private fair housing legal services to include a public outreach component. This public outreach program must be conducted in multiple languages and designed to provide information to community members from all special needs, racial/ethnic, cultural, and economic spectrums. Annually, assist 75 residents with fair housing and dispute resolution services.
Primary Responsible Departments	Community Services Department, Housing and Community Development Division
Funding Sources	County General Fund, Community Development Block Grant (CDBG)
Relevant Housing Policies	Policies 3.1 and 5.1

Program 18: Preservation of Affordable Housing at Risk of Conversion to Market Rate

The County has an inventory of 534 deed-restricted affordable housing units with 36 units at risk of conversion between 2023-2033 to market-rate costs, as described in *Chapter 2, Community Housing Assessment and Needs*.

Program 18 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> Annually monitor the status of at-risk rental housing projects with the goal of preserving 100 percent of at-risk units. Annually pursue funding available at the state and federal levels to extend affordability covenants on affordable units. In the event of a potential conversion, conduct outreach to other non-profit housing providers to acquire projects aging-out of low-income use. As funding permits, assist in funding the acquisition or support funding applications by non-profit providers or public agencies.
Primary Responsible Departments	Community Services Department, Housing and Community Development Division.
Funding Sources	County HTFs (in-lieu fees), HOME, PLHA, and various federal and state programs.
Relevant Housing Policies	Policies 4.1 and 4.2

Program 19: Short-Term Rentals

The County will develop a Short-Term Rental (STR) Program for the Coastal Zone that seeks to balance the provision of affordable recreational lodging as directed by the California Coastal Commission (CCC) and the preservation of housing for the local workforce.

Program 19 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> Amend the zoning ordinances to include an STR Program for the Coastal Zone that balances the need for affordable recreational lodging and the preservation of housing for the local workforce.

Program 19 – Actions & Implementation	
Primary Responsible Departments	Planning & Development Department
Funding Sources	County General Fund
Relevant Housing Policies	Policy 4.1

Program 20: Housing Rehabilitation

The County will continue to provide technical, administrative, and financial support to HASBARCO and other affordable housing providers to conserve, improve, and rehabilitate existing affordable housing stock by convening the County’s Debt Advisory Committee (DAC) and Board of Supervisors to hold public Tax Equity and Fiscal Responsibility Act (TEFRA) hearings for the issuance of private activity revenue bonds and other federal and state funding programs.

Program 20 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> Annually process and consider applications for CDBG Urban County Partnership and the HOME Consortium grant funds to maintain, upgrade, and/or rehabilitate existing low-income affordable housing stock, including single-family and multifamily units. The County will take proactive steps that encourage affordable housing providers to apply for grants to rehabilitate affordable housing stock, such as assisting affordable housing providers with the grant application process, sending housing providers the annual NOFA, and inviting proposals for repair, maintenance, and rehabilitation programs. Annually assist in the rehabilitation of 30 units, with an emphasis on communities where there are concentrations of lower-income renter-households and disproportionate housing needs.
Primary Responsible Departments	Community Services Department, Housing and Community Development Division
Funding Sources	Revenue bonds; CDBG; and HOME
Relevant Housing Policies	Policies 4.1 and 4.2

Program 21: Local Preference

The County will study the feasibility of developing a Local Preference Housing program that prioritizes people who live and/or work within Santa Barbara County regions to rent or purchase affordable and workforce-income housing units.

Program 21 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> By the end of 2024, study the development of an ordinance or guidelines that establish a local preference for people who live and/or work within the county regions over other persons to rent or purchase affordable and workforce-income (120-200 percent of the AMI) housing units that are subsidized by the County or are provided through the IHO. The priorities that should be studied include, but are not limited to 1) eligible households that reside and work within the area (i.e., South Coast or North County) of the units being offered, 2) eligible

Program 21 – Actions & Implementation	
	households that reside within the area the units are offered, but work in another area of the county, 3) eligible households that work within the area the units are offered but work in another area of the county, and 4) eligible households that work within the area the units are offered but work outside of the County.
Primary Responsible Departments	Community Services Department, Housing and Community Development Division.
Funding Sources	General Fund
Relevant Housing Policies	Policies 1.2 and 3.1

Program 22: Recreational Amenities for Housing Projects

Housing development projects must pay their pro rata share of fees for recreational facilities to offset project-generated demand in public parks and recreational facilities. Fees may be offset by the provision of recreational amenities on-site. Recreational facilities and in-lieu dedications should be designed to further the County’s recreational goals, policies, and/or programs set forth in the Comprehensive Plan, Countywide Recreation Master Plan (when adopted), Active Transportation Plan, Development Impact Mitigation Fee Program, and/or other County-adopted recreational-related policies and programs.

Program 22 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> Annually, review and update, as necessary, the development impact fees for parks, including a tiered reduced fee for affordable housing projects (e.g., greater fee reduction for a greater percentage of affordable units). By 2025, adopt the Countywide Recreation Master Plan that identifies needs and goals for recreational facilities across the county.
Primary Responsible Departments	County Executive Office (AB 1600 Fees) and Community Services Department, Parks Division
Funding Sources	General Fund
Relevant Housing Policies	Policy 1.4

Program 23: Workforce Housing Study

The County will complete a workforce housing study that identifies the needs for this housing category in the community and evaluates potential sites, including County-owned land, where workforce housing could be constructed.

Program 23 – Actions & Implementation	
Specific Actions and Timeline	<ul style="list-style-type: none"> By June 31, 2023, complete the workforce housing study.
Primary Responsible Departments	Community Services Department, Housing and Community Development Division, General Service Department, Real Property Division.
Funding Sources	General Fund

Program 23 – Actions & Implementation	
Relevant Housing Policies	Policies 1.1 and 1.2

C. Affirmatively Furthering Fair Housing (AFFH) Meaningful Actions Matrix

Housing programs are often implemented throughout the unincorporated areas of the county. However, individual programs may have targeted locations for specific actions, increased outreach efforts, and/or priority for the allocation of resources. Table 5-1 summarizes the County's implementation actions to affirmatively further fair housing. Individual housing programs may have different impacts on furthering housing choices. Fair housing actions are grouped into the following five themes:

- New opportunities in high-resource areas;
- Housing mobility;
- Place-based strategies for neighborhood improvements;
- Fair housing outreach and education; and
- Tenant protection and anti-displacement.

Table 5-1. Summary of Fair Housing Actions & Housing Element Programs, 2023-2031

Program/Action	Specific Activities	Schedule	Target Area	Outcome
New Opportunities in High Resource Areas				
Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss	Rezone adequate sites to accommodate the shortfall of at least 2,397 units on the South Coast and 382 units in the North County.	By February 15, 2024	South Coast	Permit 50% of new affordable units in high-resource areas.
Program 2: By Right Approval	Establish by right approval for projects proposed on reused or rezoned sites identified in the sites inventory if they include 20% or more lower-income units.	By February 15, 2024	South Coast	
Program 4: Inclusionary Housing	Evaluate the effectiveness of the IHO in providing affordable housing and adjust the requirements as appropriate.	Annually	South Coast	
Program 10: Accessory Dwelling Units	Facilitate the development of ADUs with pre-approved plans.	June 2024	Unincorporated County	Increase ADU/JADU stock countywide by 800 units over eight years,
	Develop a fair housing factsheet to be included in ADU permit applications.	June 2024	Unincorporated County, target outreach in high	

Table 5-1. Summary of Fair Housing Actions & Housing Element Programs, 2023-2031
(Continued)

Program/Action	Specific Activities	Schedule	Target Area	Outcome
			resource tracts in the South Coast area	including 40 affordable units.
	Pursue and allocate financial incentives to support the development of affordable ADUs.	Annually	Unincorporated County	
Program 11: SB 9 Implementation	Adopt an ordinance implementing SB 9.	June 2024	Unincorporated County	Permit 50% of new SB 9 units in high-resource areas.
	Develop a fair housing factsheet to be included in SB 9 permit applications.	June 2024	Unincorporated County, target outreach in high resource tracts in the South Coast area	
Program 13: Density Bonus Provisions	Amend the zoning ordinances to comply with recent changes to SDBL.	By the end of 2024	Unincorporated County, target outreach in high resource tracts in the South Coast area	Permit 50% of new affordable density bonus units in high-resource areas.
	During annual outreach to developers, promote the use of SDBL and the County Density Bonus Program for affordable housing.	Annually		
Housing Mobility				
Program 5: Tools and Incentives for High-Quality Affordable Housing	Issue a NOFA to solicit affordable housing development and work with local developers to pursue affordable housing through new construction or the conversion of existing units.	Annually	Unincorporated County	Permit 500-700 new affordable units over eight years.
Program 6: Housing for Farm and Hospitality Workers	Meet with housing developers to explore opportunities for workforce housing.	Annually	Unincorporated County	Permit 100 affordable housing units for farm and hospitality workers over eight years.
Program 7: Project Homekey	Coordinate workgroups to identify Project Homekey sites and prepare for funding rounds.	Annually	Unincorporated County	Provide additional Homekey units over eight years.
Program 8: Housing for Homeless	Increase the housing inventory with additional permanent units and long-term rental subsidies dedicated to persons experiencing homelessness.	2023-2031	Unincorporated County	Provide 835 additional permanent units and 531 long-term rental

Table 5-1. Summary of Fair Housing Actions & Housing Element Programs, 2023-2031
(Continued)

Program/Action	Specific Activities	Schedule	Target Area	Outcome
	Increase the pool of funding available for housing and services. Centralize landlord engagement and incentives to secure private rental market units for use for persons with housing choice vouchers or an equivalent.			subsidies over eight years.
Program 16: Reduction of Governmental and Non-Governmental Constraints	Amend zoning ordinances to address the provision of various types of special needs housing, including residential care facilities, supportive housing, transitional housing, and Low Barrier Navigation Centers.	By February 2026	Unincorporated County	Ensure 20% of all new, permitted affordable housing units are units that accommodate special needs populations.
	Amend zoning ordinances to address the provision of multi-level care senior housing facilities.	By February 2027	Unincorporated County	
	Amend zoning ordinances to modernize multi-family residential and commercial districts to facilitate the development of housing.	By February 2026	Unincorporated County	
	Amend zoning ordinance to update parking standards consistent with state law.	By February 2027	Unincorporated County	
Place-Based Strategies for Neighborhood Improvements				
Program 12: Priorities for Disposal of County Land	Update the list of properties that may be considered County surplus land and establish a disposition timeline for the sites.	Annually	Unincorporated county	Pursue 75 affordable units on County-owned land.
Program 20: Housing Rehabilitation	Process and consider applications for CDBG Urban County Partnership and the HOME Consortium grant funds to maintain, upgrade, and/or rehabilitate existing low-income affordable housing stock, including single-family and multifamily units.	Annually	Unincorporated County, with an emphasis on the communities of Casmalia, Cuyama, Garey, and New Cuyama.	Assist with the rehabilitation of 240 units over eight years.
Program 22: Recreational Amenities for Housing Projects	Review and update, as necessary, the in-lieu development impact fees for parks. Consider a tiered reduced fee for affordable housing projects (e.g., offer greater fee reductions for a higher percentage of affordable units).	Annually	Unincorporated County, with an emphasis on the Santa Maria and Lompoc HMAs	Annually update development impact fees for recreational facilities.

Table 5-1. Summary of Fair Housing Actions & Housing Element Programs, 2023-2031
(Continued)

Program/Action	Specific Activities	Schedule	Target Area	Outcome
			and the Eastern Goleta Valley.	
Fair Housing Outreach and Education				
Program 17: Tenant Protection and Fair Housing Services	Promote support for fair housing choice and fair housing public outreach programs by providing increased information via County websites, social media, public pamphlets, informational handouts, and other means.	Annually	Unincorporated County, with an emphasis on the Santa Maria HMA and Eastern Goleta Valley community.	Assist 600 persons with fair housing services.
	Require any contract for private fair housing legal services to include a public outreach component. This public outreach program will be conducted in multiple languages and designed to provide information to community members from all special needs, ethnic, cultural, and economic spectrums.	Annually	Unincorporated County, with an emphasis on the Santa Maria and Lompoc HMAs.	
Tenant Protection and Anti-Displacement				
Program 3: Replacement Housing	Establish replacement requirements for projects that involve the demolition of existing units that were deed restricted or occupied by lower-income households.	By February 15, 2024	Unincorporated County	Continue to require, as applicable, the replacement of all demolished deed-restricted and lower-income household units located within the Coastal Zone.
Program 18: Preservation of Affordable Housing at Risk of Conversion to Market Rate	Monitor the status of at-risk rental housing projects.	Annually	Unincorporated County	Preserve 100 percent of at-risk units.
	Pursue funding available at the state and federal levels to extend affordability covenants on affordable units.	Annually	Unincorporated County	
	Conduct outreach to other non-profit housing providers to acquire projects aging-out out of low-income use. As funding permits, assist in funding the	Annually	Unincorporated County	

Table 5-1. Summary of Fair Housing Actions & Housing Element Programs, 2023-2031
(Continued)

Program/Action	Specific Activities	Schedule	Target Area	Outcome
	acquisition or support funding applications by non-profit providers or public agencies.			
Program 19: Short-Term Rentals	Develop an STR Program for the Coastal Zone that balances the need for affordable recreational lodging and the preservation of housing for the local workforce.	By 2031	Coastal Zone	Establish a baseline of STRs and maintain a healthy balance of STRs vs. permanent housing.
Program 21: Local Preference	Study the development of an ordinance or guidelines that establish a local preference for people who live and/or work within the county regions over other persons to rent or purchase affordable and workforce-income housing units that are subsidized by the County or are provided through the IHO.	By the end of 2024	Unincorporated County	Reduce displacement by offering preference on 100 percent of new County- or IHO-subsidized units to existing county residents and workers.

D. Housing Resources

1. Financial Resources

The County takes advantage of local, regional, state, and federal financial resources to support the goals, policies, and programs of the Housing Element. The County incentivizes affordable housing by utilizing public funding programs to provide loans and grants to developers of affordable and supportive housing. In addition, the County utilizes financial resources to acquire affordable housing units, provide support services for rental assistance for low-income families and individuals, rehabilitate and repair affordable housing, and conduct code enforcement, amongst other activities. The important sources of funding used to promote affordable housing throughout the county include the following:

- **HOME Investment Partnerships Program (HOME):** The County is the lead agency in the Santa Barbara County HOME Consortium formed with the cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria, and Solvang. HOME provides formula grants from the U.S. Department of Housing and Community Development (HUD) to the County Consortium to fund a wide

range of activities, including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income households. The HOME Consortium cities may use their sub-allocations in their respective communities or pool their funds with the County to be awarded through the County's annual Notice of Funding Availability (NOFA).

- **Community Development Block Grant (CDBG):** The County is the lead agency in the Santa Barbara Urban County Partnership formed with the cities of Buellton, Carpinteria, Lompoc, and Solvang. The Urban County Partnership receives CDBG funding annually that is distributed among the member jurisdictions. Jurisdictions may pool their funds with the County's to be awarded through the County's annual NOFA. CDBG funds are made available to projects and activities that primarily benefit lower- and moderate-income households, eliminate slums and blight, and meet an urgent need in the case that existing conditions pose an immediate threat to the health and welfare of the community.
- **Continuum of Care Program (CoC):** The CoC is a federal program that provides funding for non-profit providers and state and local governments to quickly rehouse homeless individuals and families. The County is the lead agency for the Santa Maria/Santa Barbara County CoC and is responsible for coordinating the application process and submitting the final application to the HUD on behalf of local agencies. Funding for CoC is allocated annually through a competitive NOFA released by HUD.
- **Emergency Solutions Grant Program (ESG):** The ESG program provides funding to engage homeless individuals and families living on the street, improve the number and quality of emergency shelters for homeless individuals and families, help operate these shelters, provide essential services to shelter residents, rapidly rehouse homeless individuals and families, and prevent families/individuals from becoming homeless. The County has not received a federal ESG allocation since the last allocation in Fiscal Year (FY) 2016 due to a change in the federal allocation formula. The County has been receiving a State ESG allocation since 2017.
- **Inclusionary Housing Trust Fund (HTF):** Inclusionary HTFs are garnered through in-lieu fees collected from the IHO. These fees are assessed on developers and project owners in lieu of building affordable units on-site. The affordable housing inclusionary requirement for developments in the County is generally 20 percent for developments of five or more units. The IHO in-lieu fees paid by developers in lieu of constructing these units are used to support the production and maintenance of affordable rental housing in the Housing Market Area (HMA) from which the fee-generating project is located, or in the South Coast HMA.
- **Permanent Local Housing Allocation (PLHA):** The State's PLHA program is an ongoing funding source for the County. In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the state's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which established a \$75 recording fee on certain real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county varies from year to year, the revenues collected fluctuate. The County formed a Consortium with the cities of Goleta and

Santa Maria to collaborate on the uses of the funds. The Consortium selected the following categories to include in its five-year PLHA plan, which was submitted to the State:

- The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, and rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary operating subsidies.
- The predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including ADUs, that meet the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.
- Homeownership opportunities, including but not limited to, down payment assistance for up to 150 percent of the AMI.
- Assisting persons who are experiencing or at risk of homelessness, including but not limited to providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.
- **Mental Health Services Act (MHSA):** The MHSA was passed by California voters in 2004 and provides funding targeted at assisting individuals with, and at risk of, serious mental health issues, and their families. Counties receive funds from the MHSF monthly and are required to expend those funds in line with a local plan and the required components specified by the MHSA.
- **Low Moderate-Income Housing Asset Funds:** Isla Vista Redevelopment Agency (IVRDA) was established in 1990 and assisted in the development and redevelopment of private commercial, affordable housing, and mixed use projects. Statewide, each RDA received property tax revenues annually and had outstanding bonds, contracts, and loans. On February 1, 2012, all redevelopment agencies in California were dissolved and the County became the successor agency to manage the remaining financial affairs of the former IVRDA. A small balance of funds remains for future development and is held as Low Moderate-Income Housing Asset Funds.
- **Housing Choice Voucher (HCV) Program:** Formerly called the Section 8 Program, HCV is a federal program to assist very low-income families, the elderly, and the disabled to afford housing in the private market. The program operates by providing a housing subsidy directly to landlords on behalf of a participating family, or by providing housing in specific privately-owned rental housing. HASBARCO administers this program for the unincorporated county.
- **New Markets Tax Credit (NMTC) Program:** A program of the U.S. Department of the Treasury, NMTCs aim to attract private investment into low-income communities by providing a federal tax credit to individual and corporate investors in exchange for making investments in Community Development Entities (CDEs).

- **Revolving Loan Funds:** One increasingly important County affordable housing funding source is derived from the nature of loan agreements and residual receipt payments for projects that previously received the above-listed financial resources. As these projects begin to cash flow, the County receives annual payments. These loan repayments provide additional funds and enhance the County's ability to fund future projects. In an environment where construction costs are increasing, additional resources are important to ensuring an ongoing funding pool.

2. Partnership and Administrative Capacity

The County partners with a variety of public and non-profit agencies to implement housing projects and activities. These agencies provide program technical assistance; case management; housing acquisition, rehabilitation, development, and management; funding; and other critical resources to meet the housing needs of the county.

Key Partnerships

The County participates in several different partnerships, groups, forums, and agencies that provide insight, funding, management, and other resources to support the provision of affordable housing in the county.

- **Building Industry Advisory Group (BIAG):** County P&D established a BIAG consisting of local developers, builders, and housing advocates. The BIAG meets quarterly with the P&D Director to discuss current planning and development activities and issues, such as affordable housing.
- **Central Coast Community Energy (CCCE):** In 2019, the County joined CCCE, a community choice energy program that purchases electricity on behalf of its member agencies. CCCE has committed to sourcing 100 percent of its energy supply from clean and renewable resources by 2030. CCCE revenues stay local, keeping electricity rates affordable for customers, while funding energy programs that lower greenhouse gas emissions and stimulate economic development. CCCE customer enrollment was completed in 2021.
- **Community Development Block Grant (CDBG) Urban County Partnership:** The County is the lead agency for the CDBG program and partners with the cities of Buellton, Carpinteria, Lompoc, and Solvang. The CDBG program is authorized under Title 1 of the Housing and Community Development Act of 1974 and provides annual grant funds for states, cities, and counties to support the provision of affordable housing. Funds allocated through this partnership may be used to maintain, upgrade, and/or rehabilitate existing low-income affordable housing stock, including single-family and multifamily units.
- **Elected Leaders Forum to Address Homelessness:** Beginning in October 2019, the County has hosted elected leaders and representatives for several "Elected Leaders Forums to Address Homelessness" to receive reports about homelessness and comments about homelessness from other local governments within Santa Barbara County.
- **Joint Cities-County Affordable Housing Task Group:** The County participates in quarterly Affordable Housing Working Group meetings. Elected leaders, non-profit developers, and

interested community groups discuss affordable housing policies, developments, and financing. Additionally, the group discusses trends in the local housing market and efforts to maintain and increase opportunities for low-income renters and residents interested in potential homeownership opportunities.

- **Permanent Local Housing Allocation (PLHA) Consortium:** The PLHA Consortium includes the County and the cities of Goleta and Santa Maria. The California PLHA program was created in 2017 by the Building Homes and Jobs Act, which established a \$75 recording fee on real estate documents. Funds collected through this fee are dispersed through non-competitive and competitive grants to local jurisdictions for eligible activities to support the provision of affordable housing. The County formed the Consortium to partner in the distribution of Consortium PLHA funds to projects and programs. The Consortium selected the following eligible activities for its funds:
 - Development of rental housing for extremely low to moderate-income households;
 - Development of rental and homeownership opportunities, including ADU for households with incomes up to 150 percent of the AMI;
 - Down payment assistance for homebuyers with incomes up to 150 percent AMI, and
 - Homeless assistance in the form of rapid rehousing, rental assistance, supportive/case management services to obtain and retain housing, operational and capital costs for navigation centers and emergency shelters, and new construction, rehabilitation, and preservation of permanent and transitional housing.

Currently, the County uses PLHA funds for a homeowner repair program to enable low-income (80 percent AMI and below) to remain in their homes, a homebuyer down payment assistance program to enable low-income families (80 percent AMI and below) to purchase homes, and the provision of supportive services for the formerly homeless residents of affordable housing developments.

- **Santa Barbara County HOME Investment Partnership Program (HOME) Consortium:** HOME is a program of HUD that was created by the National Affordable Housing Act of 1990 to establish a partnership between the Federal Government and States, local governments, and non-profit organizations to increase the supply of affordable housing for low-income families. The HOME Consortium was formed in 1994 to allow the County and participating agencies to apply for HOME funds directly from HUD. The County is the lead agency for the HOME Consortium in collaboration with the cities of Carpinteria, Goleta, Buellton, Solvang, Lompoc, and Santa Maria. HOME funds can be used to finance, rehabilitate, and develop affordable housing for low- and very low-income families and people with special needs. The County Community Services Department, Housing and Community Development Division (County HCD) is responsible for administering the HOME program including monitoring and processing disbursements.
- **Santa Maria/Santa Barbara Continuum of Care (CoC):** The HUD CoC program focuses on ending homelessness by providing funding to non-profit providers and state and local

governments to provide permanent housing, transitional housing, support services, homelessness prevention, and Homeless Management Information systems. Each year, the Santa Maria/Santa Barbara CoC applies for HUD grant funds to support the work of local homeless service providers. The County is the lead agency for the CoC and is responsible for coordinating the application process and submitting the final application to HUD on behalf of the local agencies.

- **Tri-County Regional Energy Network (3C-REN):** The counties of Santa Barbara, Ventura, and San Luis Obispo formed the Tri-County Regional Energy Network (3C-REN) to deliver energy-saving programs to residents and industry training that help reduce energy use, strengthen local job markets, and support efforts to achieve climate goals. The County's participation in this program provides access to funding to support energy improvements and upgrades to existing affordable housing.

Key Partners

The County partners with local agencies and non-profit groups to ensure public funding is made available for affordable housing projects that serve special needs households including large families, farmworkers, seniors, people with disabilities, and people experiencing homelessness. The following provides a brief description of each partner and how the County engages with them.

- **Channel Islands YMCA:** The YMCA is a 501(c)(3) not-for-profit social services organization dedicated to youth development, healthy living, and social responsibility. The Channel Islands YMCA My Home program provides prevention and intervention to youth aged 16 – 24 years. The program is designed to reduce homelessness by providing financial assistance, case management, and counseling for youth currently, or at risk of becoming, homeless. The program partners with private landlords and housing authorities to place clients in housing. The County provides financial support for the My Home program.
- **Coastal Housing Partnership:** Coastal Housing Partnership is a non-profit organization that offers housing benefits for local companies. Employers pay an annual membership fee that covers operating expenses and gives their employees access to the Coastal Housing Partnerships network of housing service providers at a discount. HCD regularly participates with the Coastal Housing Partnership programs, including marketing efforts to home buyers within the county to promote discounted real estate transaction services with local businesses and down payment assistance programs designed to increase homeownership opportunities for the local workforce.
- **Domestic Violence Solutions:** Domestic Violence Solutions operates two confidential emergency shelters and provides support services for victims of domestic violence. Domestic Violence Solutions also provides permanent housing for 15 families and assistance for families re-entering the housing market. The County has partnered with Domestic Violence Solutions to rehabilitate and preserve critical affordable housing.
- **Good Samaritan Shelter:** Good Samaritan Shelter provides emergency, transitional and affordable housing, residential and outpatient drug and alcohol treatment, clean and sober

living homes, and a variety of support services to the homeless and those in recovery. The County partners with Good Samaritan Shelter to develop, maintain, and rehabilitate affordable housing and emergency shelters, and to provide support services to residents. The County Department of Behavioral Wellness (BWell) contracts with Good Samaritan Shelter for 5 beds in their Santa Maria shelter and 3 beds in their Bridge House Shelter.

- **Habitat for Humanity (HFH) of Southern Santa Barbara County:** HFH is a non-profit housing organization that works to build and improve affordable housing. The County provides HFH with administrative guidance, technical support, and CDBG and PLHA funding for its low-income homeowner repair program. The program provides repairs, such as flooring replacement, replacement of deteriorating exterior stairs, installation of accessibility features, and more, allowing owners to remain in their homes and maintain safe and sanitary conditions. The County also partners with HFH to develop affordable housing.
- **Housing Authority of the City of Santa Barbara (HACSB):** The City of Santa Barbara City Council created and appointed the HACSB Commission in 1969. HACSB is an operating arm of the City and a legally distinct public entity with broad powers, including setting policy, hiring staff, contracting, approving budgets, and managing public assets and funds. HACSB develops, acquires, rehabilitates, and manages affordable rental housing for low-income families, the elderly, and disabled persons. HACSB also provides rent subsidies on behalf of eligible applicants who lease privately owned units (Section 8). The County partners with HACSB for the acquisition and rehabilitation of low-income housing.
- **Housing Authority of the County of Santa Barbara (HASBARCO):** HASBARCO is a local housing agency created in 1941 by the County Board of Supervisors. HASBARCO's governing body, the Board of Commissioners, is appointed by the County Board of Supervisors. HASBARCO builds, acquires, manages, and maintains residential rental units in the incorporated and unincorporated county for persons with extremely low income and very low income. In addition, HASBARCO obtains rental assistance for extremely low-income and very low-income households renting in the private real estate market. HASBARCO is the largest property management organization in the county. HASBARCO administers the County's various Public Housing and HCV Programs and provides programs such as the Resident Opportunity and Self-Sufficiency (ROSS) program. HASBARCO administers the Mortgage Credit Certificate Program in the county, utilizing private activity bond allocation granted by the California Debt Limit Allocation Committee. This Internal Revenue Service program helps people qualify for a mortgage loan by allowing eligible first-time homebuyers to reduce their federal income tax liability through a tax credit for a portion of their mortgage interest paid. The County partners with HASBARCO on a variety of projects, including affordable rental housing development, acquisition, and rehabilitation, as well as ongoing support services for formerly homeless residents of affordable housing developments. In 2015, County HCD staff facilitated a TEFRA (TEFRA of 1982) hearing for HASBARCO, which aided in the rehabilitation of affordable rental housing development in the unincorporated area of Goleta.

Appendix A



Appendix A. Public Participation Materials

Consistent with Government Code Section 65583(c)(8), the County of Santa Barbara (County) Planning and Development Department (P&D) conducted diverse and continuous public outreach efforts during all stages of the 2023-2031 Housing Element Update. These efforts were intended to provide information and opportunities for residents, community organizations, development professionals, business groups, housing advocates, and other stakeholders to define issues and identify solutions to countywide housing problems. The County made an intentional effort to approach and engage historically under-represented unincorporated communities and community members through a variety of means and methods.

Opportunities for the public to provide feedback to the County began in the winter of 2021. In-person public meetings were slightly limited throughout this process due to public health restrictions related to the COVID-19 Pandemic, and opportunities for community engagement shifted to a combination of in-person and virtual means.

This appendix summarizes both the County's outreach efforts and public input received on the 2023–2031 Housing Element Update. The results of the County's public outreach and engagement process are summarized in the following seven sections:

- **A.1: Outreach Strategy** - Provides an overview of the outreach strategy throughout the key milestones of the 2023-2031 Housing Element Update.
- **A.2: Outreach Process** - Provides information on notification methods, materials developed, and summary of outreach methods employed. Materials prepared during the 2023-2031 Housing Element Update are included in the last section of this report (*Attachment 1, Documentation*). This section provides information about both community-wide and targeted outreach activities, as follows:
 - **A.2.1. Broad (Community-wide) Outreach Activities**
 - **A.2.2. Targeted Outreach Activities**
- **A.3: Planning Commissions and Board of Supervisors Workshops Summary** – Provides a summary of comments received at the workshops held by the County Planning Commission and Board of Supervisors.
- **A.4: Adoption Hearings Summary** - Provides a summary of comments received at the adoption hearings held by the County Planning Commission and Board of Supervisors.
- **A.5: Letters of Support for Proposed Rezone Sites** – Provides the letters of support for the proposed rezones received by the County.
- **A.6: Comment Letters** – Provides the letters received by the County.

Attachment 1: Documentation - Provides copies of the County's noticing materials, a copy of the digital workshop presentation, and other documents produced to support the outreach efforts.

In addition to the aforementioned public input opportunities, County staff prepared and conducted a “Housing Conditions and Housing/Environmental Needs” survey in collaboration with the Environmental Justice Element effort and the Santa Barbara County Promotores Network. Unincorporated county residents and housing stakeholders were asked to complete the survey at outreach events, through online engagement, and by going door-to-door in unincorporated communities to help identify housing issues and solutions. The survey was available in English and Spanish and both online and on paper. The survey was advertised and promoted in person at local community events and online via the 2023-2031 Housing Element Update website, email notifications, and social media outlets. The Housing Conditions and Needs Survey and results related to housing are presented and discussed further in Appendix B.

Consistent with Government Code Section 65585(b)(1), the County made the draft 2023-2031 Housing Element Update available for public comment for 30 days. The County spent 10 business days considering and incorporating public comments into the revised Housing Element draft before submitting it to the California Department of Housing and Community Development.

The public participation process consisted of the detailed actions described in Table A-1 below. Table A-1 will be continuously updated to ultimately describe all outreach activities the County undertook during the preparation and adoption of the Housing Element. A summary of all outreach activities follows Table A-1.

Table A-1. Comprehensive List of 2023-2031 Housing Element Update Outreach Activities

Date	Action	Participants/Audience
May 3, 2021	Presentation to the Citizen’s Planning Association to discuss the 2023-2031 Housing Element Update process and Regional Housing Needs Allocation (RHNA)	Citizen’s Planning Association of Santa Barbara
November 2021	Finalized scope of work with Promotores and executed the contract to facilitate their assistance with in-person outreach in underserved communities	Santa Barbara County Promotores Network (Promotores)
December 8, 2021	Provided introductory presentation to the Equity Advisory & Outreach Committee (EAOC)	Members of the EAOC (representatives of local nonprofit/community organizations)
December 2021	Released 2023-2031 Housing Element Update webpage on the P&D website	All county community members
February 11, 2022	Prepared a flyer (English and Spanish) to promote the 2023-2031 Housing Element Update and Environmental Justice Element efforts and Housing Conditions and Housing/Environmental Needs Survey	All county community members
February 16 and 23, 2022	Provided presentations to the County Planning Commission (CPC) and Montecito Planning Commission (MPC) on 2023-2031 Housing Element Update actions (MPC on 2/16; CPC on 2/23)	All county community members

Table A-1. Comprehensive List of 2023-2031 Housing Element Update Outreach Activities

Date	Action	Participants/Audience
February 28, 2022	Posted information on the “One Climate” website using Social Pinpoint (English and Spanish)	All county community members
March 2, 2022	Held a targeted meeting with local residential developers	Local for-profit and nonprofit residential developers
March 28, 2022	Provided bilingual training (English and Spanish) to Promotores on the 2023-2031 Housing Element Update and partnered with them on the Housing Conditions and Housing/Environmental Needs Survey. They provided feedback on the draft survey and distributed the survey in person within underserved communities throughout the county (the communities identified in the Environmental Justice Element work, plus Carpinteria Valley)	Promotores Network members
April 13, 2022	Prepared an article for the “One Climate” newsletter that introduced the 2023-2031 Housing Element Update and Environmental Justice Element and promoted the “Housing Needs and Housing/Environmental Conditions Survey.”	All individuals receiving the County’s “One Climate” newsletter
April 13, 2022	Presented to the University of California, Santa Barbara (UCSB) Advanced Environmental Planning class	UCSB Students
April 15, 2022	Released social media posts on the County’s Twitter, Facebook, and Instagram channels to introduce the 2023-2031 Housing Element Update and Environmental Justice Element projects and promote the survey.	All County community members
April 15, 2022	Sent email newsletters to stakeholders about the 2023-2031 Housing Element Update and Environmental Justice Element projects and promote the survey.	All individuals who previously requested notification of County news
April 18, 2022	Completed and distribute a housing needs and conditions survey, both in-person through Promotores member efforts and online.	All county community members
April 21, 2022	Targeted meeting with Frank Thompson Housing Consultants	Frank Thompson Housing Consultants
April 23, 2022	Earth Day Festival. The County promoted the Environmental Justice Element/2023-2031 Housing Element Update and the Housing Conditions and Housing/Environmental Needs Survey at one of the County’s public information tables.	All county community members
April 25, 2022	Senate Bill (SB) 18 and Assembly Bill (AB) 52 tribal consultation letters mailed to 15 tribal contacts	Native American Tribal Government contacts
May 2, 2022	Published videos in English and Spanish introducing the project and directing viewers to the Housing Conditions and Housing/Environmental Needs Survey and more opportunities to provide input/be involved (posted on P&D’s YouTube page)	All county community members

Table A-1. Comprehensive List of 2023-2031 Housing Element Update Outreach Activities

Date	Action	Participants/Audience
May 3, 2022	Targeted meeting with Blue Sky Center in New Cuyama	Blue Sky Center
May 3, 2022	Informational interview with Martha Yopez from Cuyama Valley Family Resource Center	Cuyama Valley Family Resource Center
May 11, 2022	Sent an email newsletter to stakeholders to promote the 2023-2031 Housing Element Update video and remind people to take the Housing Conditions and Housing/Environmental Needs Survey	All individuals who previously requested notification of county news
May 11, 2022	Published social media posts to promote the 2023-2031 Housing Element Update video and remind people to take the Housing Conditions and Housing/Environmental Needs Survey	All county community members
May 20, 2022	Held a targeted meeting with the Adult & Aging Network	Adult & Aging Network
May 25, 2022	Published social media posts to remind residents to take the Housing Conditions and Housing/Environmental Needs Survey by June 15th	All county community members
June 1, 2022	Promoted the Housing Conditions and Housing/Environmental Needs Survey at an in-person housing event facilitated by UCSB Advanced Environmental Planning students, Environmental Affairs Board (EAB), and Campus Housing Alternatives to Munger Hall Please (CHAMP!)	UCSB Students and community members
June 1, 2022	Sent an email to local housing nonprofits to promote the 2023-2031 Housing Element Update video and the project, and ask them to respond to the Housing Conditions and Housing/Environmental Needs Survey from the 2023-2031 Housing Element Update email	SB County housing and housing services community organizations/non-profits
June 6, 2022	Sent an email newsletter to promote public participation in CPC on 6/8, MPC on 6/15, and a housing element workshop on 6/22	All individuals who previously requested notification of county news
June 8, 2022	Provided a 2023-2031 Housing Element Update status report to the CPC	All county community members
June 8, 2022	Published social media posts as a final reminder for people to take the Housing Conditions and Housing/Environmental Needs Survey by June 15th	All county community members
June 10, 2022	Sent an email newsletter to promote registration for the upcoming Joint City/County/Non-Profit Workshop on June 22nd	All individuals who previously requested notification of County news
June 17, 2022	Posted a Press Release for a Joint City/County/Non-Profit Workshop	All county community members and local news organizations

Table A-1. Comprehensive List of 2023-2031 Housing Element Update Outreach Activities

Date	Action	Participants/Audience
June 22, 2022	Facilitated a Joint City/County/Non-profit Workshop at Faulkner Gallery. Initiated “Ideas Wall” on the “One Climate” webpage for public input on strategies to increase housing, where the public could leave comments on the strategies	Residents of the County of Santa Barbara, City of Santa Barbara, City of Goleta, and City of Carpinteria
June 29, 2022	Provided a 2023-2031 Housing Element Update status report to the MPC	All county community members
July 29, 2022	Facilitated a California Environmental Quality Act (CEQA) scoping meeting. Released CEQA environmental review website updates, social media posts, and email notifications for public registration	All county community members
August 25, 2022	Facilitated a virtual Scoping Meeting for CEQA environmental review	All county community members
August 26, 2022	Presented to Homeless Activists on 2023-2031 Housing Element Update status and next steps	Homeless activists and affordable housing advocates
September 1, 2022	Updated project website to include the CEQA scoping meeting recording and PowerPoint presentation slides	All county community members
October 17, 2022	Updated project website and sent “Save the Date” email to promote North County and South Coast 2023-2031 Housing Element Update Workshops being held November 16 and 17, 2022	All county community members
October 20, 2022	Published social media posts to promote the 2023-31 Housing Element Update Workshops on November 16 and 17, 2022	All county community members
October 27, 2022	Presentation to Joint Cities-County Affordable Housing Task Group on project status	Affordable housing advocates
October 28, 2022	Published workshop registration information on the project website	All county community members
November 1, 2022	Sent an email newsletter providing registration information for the 2023-31 Housing Element Update Workshops on November 16 and 17, 2022	All individuals who previously requested notification of county news
November 4, 2022	Provided a presentation through the Elected Leaders Forum to Address Homelessness and discussed County’s progress on the 2023-2031 Housing Element Update	Local elected leaders and affordable housing advocates
November 9, 2022	Prepared and provided a flyer (English and Spanish) for the Promotores to distribute to community members throughout the County to promote the 2023-31 Housing Element Update Workshops on November 16 and 17, 2022	Local residents attending Promotores Network events

Table A-1. Comprehensive List of 2023-2031 Housing Element Update Outreach Activities

Date	Action	Participants/Audience
November 9, 2022	Distributed a Press Release advertising the interactive proposed rezone map and promoting workshop registration for the 2023-31 Housing Element Update Workshops on November 16 and 17, 2022	All county community members and local news organizations
November 10, 2022	Sent an email newsletter providing the newly released interactive proposed rezone map information and workshop registration reminders for the 2023-31 Housing Element Update Workshops on November 16 and 17, 2022	All individuals who previously requested notification of County news
November 10, 2022	Updated the project website with a link to the interactive proposed rezone map, project status updates, and registration information for the 2023-31 Housing Element Update Workshops on November 16 and 17, 2022	All county community members
November 15, 2022	Published social media posts with a final reminder to register to attend the 2023-31 Housing Element Update Workshops on November 16 and 17, 2022	All county community members
November 16, 2022	Sent an email newsletter providing a final reminder about the 2023-31 Housing Element Update Workshops on November 16 and 17, 2022	All individuals who previously requested notification of County news
November 16, 2022	Conducted the North County Housing Element Workshop in Santa Maria with both in-person and virtual attendance and Spanish translations	All North County residents and stakeholders
November 17, 2022	Conducted the South Coast Housing Element Workshop in Santa Barbara with both in-person and virtual attendance and Spanish translations	All South Coast residents and stakeholders
November 30, 2022	Published recordings and presentation slides of the 2023-31 Housing Element Update Workshops on November 16 and 17, 2022 to the project website Updated project status and RHNA table information	All county community members
December 5, 2022	Facilitated a City of Carpinteria resident stakeholder meeting to discuss proposed rezones along the Carpinteria city boundary	Residents of Carpinteria and surrounding unincorporated areas

A.1. Outreach Strategy

Before conducting outreach meetings and engaging with the public, the 2023-2031 Housing Element Update team, consisting of County staff, Santa Barbara County Promotores Network, and consultants, developed a community engagement plan that identified a strategic process to facilitate optimal public engagement and outreach among diverse stakeholders, including

historically underrepresented and hard-to-reach populations. Given public health restrictions related to the COVID-19 Pandemic, prioritization of traditional in-person outreach methods shifted slightly to incorporate more virtual engagement tools, including online streaming of meetings and workshops and online interactive presentation materials to allow flexibility in stakeholders' schedules. However, the Housing Element Update team intentionally crafted targeted in-person outreach methods for community residents in disadvantaged and historically underrepresented unincorporated communities. Numerous and repeated notifications through the County's information and news channels provided critical information on opportunities for engagement in the 2023-2031 Housing Element Update process in both English and Spanish to ensure the process was as accessible as possible.

Since December 2021, the County has held public workshops and hearings, community forums, focus group meetings, key stakeholder meetings, and pop-up events. All presentation materials were provided on the project website, the County's "One Climate" website, and P&D's YouTube page. County staff directly held or participated in four community workshops and forums, four public hearings, numerous stakeholder meetings and targeted presentations, and two pop-up events. The Promotores Network also promoted 2023-2031 Housing Element Update activities at other in-person community events. These efforts were intended to inform the public of the Housing Element's purpose, the update process, and the context for the County's housing needs, gather input on housing goals and policies, and hear community concerns. Details on the timing and audience for each outreach activity are described in Table A-1.

Throughout the preparation of the 2023-2031 Housing Element Update, the County gathered feedback about housing needs, opportunities, constraints, and priorities for community members and key stakeholders. The County also solicited general comments regarding the 2023-2031 Housing Element Update process, the current housing crisis, the proposed rezones, and feedback on proposed goals and related County policies and programs to successfully guide the 2023-2031 Housing Element Update. Sample outreach materials, including notification e-blasts, presentations, and handouts for the community meetings are included for reference as Attachment 1, at the end of this appendix.

In 2023, the County plans to continue public outreach and engagement during the California Department of Housing and Community Development's (State HCD's) review of the draft document and through the finalization and adoption of the 2023-2031 Housing Element Update. Depending on the timing and availability of resources, the County's additional public outreach will include or may include:

- Targeted listening sessions on focused housing-related topics and programs, in partnership with the Promotores Network, local housing and homeless advocacy groups, and unincorporated county residents.
- Additional mapping resources to further describe and compare potential rezone options and scenarios.

- Continuously updated online resources such as the project website and “One Climate” website.
- Public hearings.

Information from outreach activities to occur during State HCD’s review of the draft document will be incorporated into the final document before the adoption of the 2023-2031 Housing Element.

A.2. Outreach Process

County staff used all available resources, including several tools that were new to P&D, to reach out, inform, and engage community members as broadly, intentionally, and repeatedly as possible. New tools included YouTube videos in English and Spanish, partnering with the Promotores Network to conduct bilingual in-person outreach, and an interactive online “Ideas Wall”. County staff worked to make all outreach materials and events as accessible as possible by producing materials and presentations in English and Spanish, holding “hybrid” workshops simultaneously in-person and online, and providing simultaneous Spanish-language interpretation for both in-person and online workshop attendees.

County staff’s outreach process ran two parallel courses to both (1) broadly notify all interested stakeholders and provide opportunities for input, and (2) connect with individual stakeholders and community groups regarding potential actions. Regarding the broad outreach process, the County developed a comprehensive stakeholder list, a project webpage on P&D’s website, an interactive project webpage on the County’s “One Climate” website, informational videos, social media posts, and notifications to engage the public and provide ongoing updates and opportunities for community feedback. Regarding connecting with stakeholders individually, the County collaborated with the Santa Barbara County Promotores Network and hired the consulting firm MIG to facilitate and conduct in-person outreach. Furthermore, the County conducted direct outreach to the proposed rezone property owners to inform them of the 2023-2031 Housing Element Update process and explain the reasonings behind the proposed rezones.

The County’s outreach actions and activities are described in further detail in the subsections below.

A.2.1 Broad (Community-wide) Outreach Activities

2023-2031 Housing Element Update Project Website and “One Climate” Website

Community members were able to access information on the 2023-2031 Housing Element Update through two websites hosted by two different County departments. The 2023-2031 Housing Element Update webpage on the P&D website (<https://www.countyofsb.org/3177/Housing-Element-Update>) notified the public about the project, project updates, important resources and information, and upcoming and past events. The project website also served as a resource for

obtaining general housing information, accessing informational videos and comment forms, and providing contact information.

In addition, County staff placed a shorter description of the 2023-2031 Housing Element Update on the County's interactive "[One Climate](#)" webpage, hosted by the Community Services Department. The interactive webpage hosted details about the 2023-2031 Housing Element Update, informational videos in English and Spanish, videos of past events, project notification registration, and an interactive "Ideas Wall". This interactive webpage, <https://sbco.mysocialpinpoint.com/housing-element-update/ideas#/>, served as a place for community members to provide feedback on the County's proposed strategies to increase housing. The public was able to leave "sticky note" comments responding to the proposed strategies such as minimum density requirements, allowing more housing in commercial zones, up-zoning residential properties, and rezoning agricultural properties near urban areas. The interactive Ideas Wall was available from June to December 2022. A link to the interactive Ideas Wall was also provided on the main project website.

County staff updated both websites throughout the 2023-2031 Housing Element Update process to post new information about the project's status, reports, upcoming events, and other related items. Both websites were translated into Spanish as well, to make the information more accessible to community members.

2023-2031 Housing Element Update Informational Videos

The County prepared informational videos in [English](#) and [Spanish](#) to provide the public with more information on the housing crisis and what the County is doing to address it. The videos also introduced the County's Regional Housing Needs Allocation (RHNA) requirements and provided initial outreach opportunities for the public. The videos were located on the 2023-2031 Housing Element Update website, the "One Climate" website, and P&D's YouTube Page. County staff promoted the videos via social media outlets, including the County's [Facebook](#), [Twitter](#), and [Instagram](#) channels, and through an email notification to County stakeholders.

Interactive Map

In November 2022, County staff released an [interactive map of proposed rezoning](#) webpage. The primary purpose of the interactive map was to show potential rezone sites needed or considered to help the County meet RHNA requirements. The interactive map also showed pending housing projects that staff recommended to count toward the RHNA, as well as all of the sites throughout the unincorporated County that were examined but ultimately not recommended as potential rezone sites.

2023-2031 Housing Element Update E-Mail Address

County staff created a unique 2023-2031 Housing Element Update email address, housingelement@countyofsb.org, to streamline and facilitate public written comments. The email address was posted on the project website and promoted at public workshops for

comments and questions to be submitted by the public. A total of 13 comment letters were received from the public via email (see *Attachment 1, Documentation*).

Email and Social Media Promotions

County staff distributed email notifications before workshops and meetings and at key points throughout the 2023-2031 Housing Element Update process to notify stakeholders and solicit engagement (refer to Table A-1 for more details). Utilizing Email Marketing and Automation software (EMMA), the County's email notification system, 10,064 stakeholder contacts with functional emails were notified of updates and upcoming events. The email notifications provided links to event registrations, the Housing Conditions and Housing/Environmental Needs Survey, and the project website for more information.

In addition to EMMA notifications, County staff shared major project updates and opportunities to participate in the process through the project website and the County's social media channels, including [Facebook](#), [Twitter](#), and [Instagram](#). Social media posts were provided in English and Spanish. Reminders of upcoming events and participation opportunities were posted regularly on all social media outlets.

Public Hearings

During the first half of 2022, County staff presented at four public hearings to provide the County Planning Commission (CPC) and Montecito Planning Commission (MPC) with information on the 2023-2031 Housing Element Update and RHNA requirements and process. The public hearings were open and available to all interested parties. The hearings were simultaneously broadcast on the County's CSBTv 20 cable access channel and [YouTube page](#). Remote attendees could comment at the hearing via Zoom. County staff made recordings of the hearings available on the project website.

EIR Scoping

On August 11, 2022, the County released a Second Notice of Preparation (NOP) with a revised public comment period and Scoping Document for an Environmental Impact Report (EIR) for the County's 2023-2031 Housing Element Update. The EIR considers the potential environmental effects of the project based in part on the comments received in response to the NOP and at the scoping meeting. County and consultant staff held a public scoping meeting on August 25, 2022, virtually on Zoom. A recording of the scoping meeting was posted to the project website for subsequent viewing.

A.2.2 Targeted Outreach Activities

Community Organization Database

The County developed a stakeholder database consisting of 49 local organizations, including non-profits, property management organizations, and water utility companies. The non-profit

organizations selected are groups that manage and support housing advocacy, affordable housing development, homeless services, environmental advocacy, agricultural preservation, crime prevention, disability programs, elderly services, and veteran assistance programs. The database continues to grow and be updated as additional organizations sign up for notifications via the project website, stakeholder meetings, and community workshops. This database is in addition to community members who separately requested to receive email notifications of P&D's activities through the County's [webpage](#).

Proposed Rezone Owner Contacts

Before County staff released potential rezone maps in November 2022, staff reached out to all property owners of potential rezone sites. Staff created an inventory of all property owners and publicly known land use agents and developers of the proposed rezone sites. Staff used the inventory to track contacts and send letters noticing property owners of potential zoning changes. In the letters, County staff explained the 2023-2031 Housing Element Update process, the RHNA requirements, the property's existing zoning designation, and potential zoning changes. In addition to the distribution of printed notices to property owners, staff also communicated with proposed rezone site owners via email, phone, and virtual and in-person meetings. Staff received eight letters of support to rezone sites (included in *Appendix A.4, Proposed Rezone Letters of Support*, and *Section A.8: Attachment 1, Documentation*). Staff received verbal confirmation of support or acknowledgment from property owners that did not provide written letters.

Tribal Consultation

County staff requested the current contact information for local Tribal Governments from the California Native American Heritage Commission (NAHC) in early 2022. In April 2022, County staff sent letters to all 15 Tribal Government contacts provided by NAHC per Assembly Bill 52 (CEQA Tribal Consultation) and Senate Bill 18 (General Plan Consultation) requirements. County staff did not receive any requests for further tribal consultation during the 2023-2031 Housing Element Update process. However, County staff did also separately contact the Santa Ynez Band of Chumash Indians regarding a potential rezone of tribal property in the unincorporated Santa Ynez community.

Santa Barbara County Promotores Network Fieldwork

The County collaborated with the Santa Barbara County Promotores Network to conduct in-person outreach in rural, hard-to-reach, non-English speaking, or otherwise disadvantaged communities in the unincorporated county. The Promotores specifically worked within the communities of Isla Vista and the Carpinteria Valley on the South Coast, and the communities of Los Alamos, Sisquoc, Garey, Cuyama/New Cuyama, and Orcutt in North County. The Promotores Network went door-to-door in these unincorporated communities to discuss the 2023-2031 Housing Element Update process and administer and solicit input on the Housing Needs and Housing/Environmental Conditions Survey during the late spring and early summer of 2022. The Promotores promoted survey participation by providing "One Climate" water bottles provided by

the P&D and the County Community Services Department. In addition, in October and November of 2022, the Promotores Network distributed fliers and attended the North County and South Coast workshops (refer to Table A-1 for additional details).

Targeted Presentations and Discussions

The County prepared PowerPoint presentations and talking points for multiple workshops, community forums, and targeted stakeholder meetings. Presentations were tailored to the purpose of each event and provided background information on the 2023-2031 Housing Element Update, the housing crisis, housing needs, proposed rezones, and housing goals, policies, and programs. An example of a presentation is provided in Attachment 1. Table A-2 below gives a summary of all of the workshops, forums, and targeted meetings.

Table A-2. Public Workshops, Forums, and Targeted Meetings

Date	Type	Action	Location
May 3, 2021	Stakeholder Meeting	Presentation to the Citizens Planning Association	Virtual
December 8, 2021	Stakeholder Meeting	Presentation to the Equity Advisory & Outreach Committee	Virtual
March 2, 2022	Stakeholder Meeting	Local Housing Developer Focus Group Meeting	Virtual
April 21, 2022	Stakeholder Meeting	Frank Thompson Housing Consultants Meeting	Virtual
April 23, 2022	Pop-Up Event	Earth Day Festival	Arlington Theater, Santa Barbara
May 3, 2022	Stakeholder Meeting	Blue Sky Center (New Cuyama) Meeting	Virtual
May 3, 2022	Stakeholder Meeting	Cuyama Valley Family Resource Center Meeting	Virtual
May 20, 2022	Stakeholder Meeting	Adult & Aging Network Meeting	Virtual
June 1, 2022	Pop-Up Event	Housing Forum at UCSB - UCSB Environmental Planning Class, EAB, and CHAMP! Event	UCSB
June 22, 2022	Public Workshop/Forum	South Coast Housing Workshop	Santa Barbara Central Library (Faulkner Gallery)
August 26, 2022	Stakeholder Meeting	Homeless Activists Group Meeting	Trinity Episcopal Church, Santa Barbara

Table A-2. Public Workshops, Forums, and Targeted Meetings (Continued)

Date	Type	Action	Location
October 27, 2022	Stakeholder Meeting	Affordable Housing Task Group Meeting	Virtual
November 4, 2022	Stakeholder Meeting	Elected Leaders Forum Meeting	Virtual
November 16, 2022	Public Workshop	North County Housing Element Workshop	North County, Betteravia Complex Center, Santa Maria, and Virtual
November 17, 2022	Public Workshop	South Coast Housing Element Workshop	Santa Barbara Planning Commission Hearing Room and Virtual
December 5, 2022	Stakeholder Meeting	City of Carpinteria Residents Meeting	Veterans Memorial Building, Carpinteria, CA

Notifications for these stakeholder meetings and public workshops consisted of notifying relevant organizations and groups of individuals via social media posts, email, and notification e-blasts. The groups included:

- The Promotores Network
- Housing Santa Barbara
- CAUSE
- SBCAN
- Area Agency on Aging
- La Casa de la Raza
- Mi Vida Mi Voz
- Habitat for Humanity
- Santa Barbara County Housing Authority
- House Farmworkers!
- Santa Barbara Association of Realtors
- Environmental Defense Center
- Community Environmental Council
- NCEAS
- Channel Island Restoration
- Citizens Planning Association of Santa Barbara
- Land Trust for Santa Barbara County
- Lideres Campesinas
- United Way of Santa Barbara County
- PathPoint
- Independent Living Resource Center
- El Latino Central Coast

- Ystrive for Youth, Inc.
- Assistance League of Santa Barbara
- A Different Point of View
- NAMI Santa Barbara
- Alpha Resource Center
- Friendship Center
- Santa Barbara Meals on Wheels
- Family Service Agency
- COAST
- CHANCE Housing
- Goleta Water District
- Carpinteria Sanitary District
- Goleta Sanitary District
- CLUE SB
- Summerland Sanitary District
- Santa Barbara Rescue
- League of Women Voters of Santa Barbara
- Good Samaritan Shelter
- Salvation Army
- 9,295 individuals on All County News e-notification group
- 264 individuals on 2023-2031 Housing Element Update e-notification group
- 303 individuals on Housing Policy e-notification group

Example News Media Regarding 2023-2031 Housing Element Update Public Outreach Actions

- Santa Barbara Independent, published on June 15, 2022, [Santa Barbara County's Housing Element Explained - The Santa Barbara Independent](#)
- Edhat Santa Barbara, published on June 20, 2022, [Santa Barbara County and South Coast Cities Joining Forces to Address Housing Issues | Edhat](#)
- KEYT News, published on June 22, 2022, [South Coast Housing Workshops welcomes community input | News Channel 3-12 \(keyt.com\)](#)
- Santa Maria Times, published on November 3, 2022, [Santa Barbara County to hold workshops on Housing Element update | Government and Politics | santamariatimes.com](#)
- Santa Ynez Valley News, published on November 3, 2022, [Santa Barbara County to hold workshops on Housing Element update | Government and Politics | syvnews.com](#)
- Lompoc Record, published on November 3, 2022, [Santa Barbara County to hold workshops on Housing Element update | Government and Politics | lompocrecord.com](#)
- KSBY, published on November 9, 2022, [Santa Barbara County releases proposed zoning map to meet future housing needs \(ksby.com\)](#)

- Santa Barbara Independent, published on November 15, 2022, [Santa Barbara County Proposes Areas to Rezone for New Housing - The Santa Barbara Independent](#)
- KSBY, published on November 15, 2022, [Santa Barbara County releases map of potential housing development sites \(ksby.com\)](#)
- KSBY, published on November 9, 2022, [Santa Barbara County releases proposed zoning map to meet future housing needs \(ksby.com\)](#)
- Santa Barbara Independent, published on November 15, 2022, [Santa Barbara County Proposes Areas to Rezone for New Housing - The Santa Barbara Independent](#)
- KSBY, published on November 15, 2022, [Santa Barbara County releases map of potential housing development sites \(ksby.com\)](#)
- Coastal View, published on November 16, 2022 [County to host South County housing element workshop | News | coastalview.com](#)

A.3. Planning Commission and Board of Supervisors Workshops Summary

A.3.1 County Planning Commission

[To be completed before final Housing Element Update adoption.]

A.3.2 Board of Supervisors

[To be completed before final Housing Element Update adoption.]

A.4. Adoption Hearings Summary

A.4.1 County Planning Commission

[To be completed before final Housing Element Update adoption.]

A.4.2 Board of Supervisors

[To be completed before final Housing Element Update adoption.]

A.5. Letters of Support for Proposed Rezone Sites

The County received eight letters of support for the proposed rezone sites (Table A-3). The name and date of each comment letter are listed below. Copies of each letter are included in Attachment 1: Documentation below.

Table A-3. Letters of Support for Proposed Rezone Sites

Date	Organization or Title	Contact
September 1, 2022	People's Self-Help Housing	Kenneth Trigueiro, CEO and President
September 9, 2022	St. Athanasius Orthodox Church	Jonathan V. Leech, AICP, Dudek on behalf of St. Athanasius Orthodox Church
September 13, 2022	Property Owner	Ron Caird
September 15, 2022.	Dan C. Bowers Living Trust	Bari L Anderson and Conan Bowers
September 23, 2022	People's Self-Help Housing	Kenneth Trigueiro, CEO and President
October 17, 2022	Managing Partner	John D. Mullen
October 21, 2022	Giorgi Family Co-Owners	Stanton C. Giorgi, Managing Co-Owner
October 24, 2022	Property Owners	Brett Hodges, Brian Hodges, and Sharon W. Bradford

A.6. Comment Letters

The County received public comment letters during the preparation of the 2023-2031 Housing Element Update. Copies of each letter are included in *Attachment 1: Documentation* below.

Attachment 1: Documentation

Letters of Support for Proposed Rezone Sites

Letter of Support #1: Kenneth Trigueiro, CEO and President



September 1, 2022

Jessi Steele
Planner II
Planning & Development
Long Range Planning Division
County of Santa Barbara
123 E. Anapamu St.
Santa Barbara, CA 93101

RE: Letter of Support for County of Santa Barbara Housing Element Update – Consideration for Rezones

Dear Ms. Steele,

People's Self-Help Housing (PSHH) is a long-standing partner of the County of Santa Barbara and would like to formally support the rezoning of properties as part of the housing element update to provide more housing opportunities in the County's jurisdiction. Founded in 1970, PSHH is the region's longest serving nonprofit developer with a mission to build affordable homes that offer opportunities to change lives and strengthen communities on the central coast of California. PSHH owns and operates over 50 multifamily affordable properties with over 2,000 apartments throughout the Tri-Counties area and has constructed over 1,200 single-family affordable homes via the mutual self-help program.

PSHH is excited to be a part of the County's Housing Element Update engagement process. We are particularly in support of rezoning properties we have studied for development potential for affordable housing, within the unincorporated area of the County, addressed in Carpinteria, and have provided site details below:

APN: 004-005-001

Address: 4711 Foothill Rd, Carpinteria, CA 93013

Land Use Designation: Agriculture/Nursery/Horticulture

This parcel is approximately a 9.68-acre site along Foothill Road/State Route 192, owned by the VanWinderden family, and is currently improved with greenhouse structures and operations. While we do not have site control currently, through preliminary discussions with the owners, they have expressed interest in rezoning for residential use.



APN: 004-013-023

Address: 4098 Via Real, Carpinteria, CA 93013

Land Use Designation: Rural/Agricultural Residence

This parcel is approximately a 15.18-acre site with access from Via Real, owned by the VanWinderden family, and is currently improved with greenhouse structures, field crops and nursery operations. While we do not have site control currently, through preliminary discussions with the owners, they have expressed interest in splitting the lot into 5+/- acres to remain, and 10+/- acres to be rezoned for residential use.

They are particularly supportive of farmworker housing potential development for both properties, and together we would appreciate the County's consideration to allow residential uses for future affordable housing development for lower-income individuals and families at these properties.

Should you have any questions please feel free to reach me via phone at (805) 540-2453 or via email at KennethT@pshhc.org.

Thank you,

Kenneth Trigueiro
CEO and President

cc: Katherine Aguilar, Director of Acquisitions & Forward Planning

Letter of Support #2: Jonathan V. Leech, AICP on behalf of St. Athanasius Orthodox Church

DUDEK

621 CHAPALA STREET
SANTA BARBARA, CALIFORNIA 93101
T 805.963.0651 F 805.963.2074

Ms. Eva Marrero, Planner II
Long Range Planning Division
Santa Barbara County
123 E. Anapamu Street
Santa Barbara, CA 93101

September 9, 2022

Subject: County Proposed Rezone of St. Athanasius Orthodox Church Property, Goleta
Assessor Parcel Number (APN) 071-140-072
Current Zoning: AG-1-10 (Agriculture, 10-acre minimum parcel area)
Proposed Zoning: DR-30 / DR-40 (Design Residential, 30-40 units per acre)

Dear Ms. Marrero:

Thank you for meeting with representatives from St. Athanasius Orthodox Church (SAOC) to discuss the County proposal to rezone the SAOC Goleta property (APN 071-140-072) to a Design Residential zone district. As we discussed, the State of California's Regional Housing Needs Allocation (RHNA) dictates the number of new housing units that must be provided to meet each region's fair share of housing needs. The County Long Range Planning Division has determined that there is not sufficient land area currently zoned for residences within unincorporated areas of the County to accommodate the required number of new residences under RHNA. As such, the County is reviewing properties to potentially rezone to allow higher density residential land uses. The envisioned rezone of target properties would be incorporated into the 2023-2031 Housing Element Update (HEU) for the upcoming eight-year cycle.

SAOC, as the owner of APN 071-140-072, supports the County proposal to rezone the property to DR-30/DR-40. The Church recognizes the obligation of the County to establish and maintain residential zoning on sufficient land area to achieve compliance with RHNA mandates and would willingly accept residential rezoning of the SAOC property to accommodate residential development.

Even though APN 071-140-072 is currently zoned AG-1-10, the approximately 16-acre portion of the parcel outside of the Church development envelop is substantially constrained for continuing agricultural activities. These constraints include:

1. Increases in agriculture water rates via Goleta Water District – such rates make it economically infeasible to cultivate many crops.
2. Adjacent urban uses along the north side of the agriculture portion of the parcel and along the east side of the parcel from Ekwil Street north, that preclude or severely limit the ability to apply herbicides or pesticides, due to the concern for drift into the adjacent uses.
3. Substantial restrictions against plowing/cultivation on days with even moderate winds, due to potential dust generation and drift of such dust to nearby sensitive uses including churches and schools.



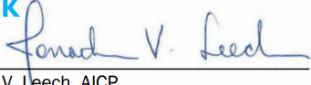
4. Limited access for farm equipment and agriculture produce from the agriculture area of the parcel to public streets.

Given the above constraints, the availability of existing infrastructure to serve residential development on the parcel, and the location of the SAOC parcel adjacent to existing urban development, we agree with the County's determination that the SAOC property would be a good candidate site to accommodate needed additional housing resources. Please ensure that SAOC receives all appropriate notices during the rezone process, which should be directed to the address below.

St. Athanasius Orthodox Church
300 Sumida Gardens Lane
Santa Barbara, CA 93111

On behalf of SAOC, thank you for your effort in researching available lands that could be suitable for residential rezoning and for your proposal for a residential rezone of the SAOC property in Goleta. Please do not hesitate to contact me, should you require any additional information.

Sincerely,

DUDEK

Jonathan V. Leech, AICP
Senior Environmental Planner/Project Manager

Cc: Father Symeon Halsell, Pastor & Priest, SAOC Santa Barbara
Deacon Scott Jacobs, SAOC Santa Barbara
Scott Speier, SAOC Santa Barbara
Dan Braun, SAOC Santa Barbara

Letter of Support #3: Ron Caird, Property Owner

September 13, 2022

Ms. Jessica Steele and Ms. Eva Marrero
County of Santa Barbara
Long Range Planning Division

Sent Via Email: jsteele@countyofsb.org; marreroe@countyofsb.org

Subject: Support for Potential Rezone to Design Residential; Caird Family Properties;
Eastern Goleta Planning Area; 600, 620, & 905 South Patterson; Ekwill Inventors
LLC
APNs: 065-090-031, 065-230-012, 071-140-048, 071-190-036, 071-40-048

Dear Ms. Steele and Ms. Marrero,

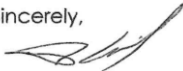
Thank you for the meeting last week to discuss the County's 2023 – 2031 Housing Element Update (HEU) presently underway, involving an analysis of sites available for residential development and sites that could be rezoned to provide much-needed housing to help the County meet its Regional Housing Needs Allocation (RHNA). As we discussed, the County faces a significant shortfall of housing opportunity sites presently zoned to provide new housing, and the County is studying areas within the urban boundary that are suitable candidates for rezoning to residential to help meet this need.

As owner of the Caird Family Properties identified above, I support the County's effort to study and potentially rezone the subject properties to allow housing development consistent with the Design Residential (DR) or Planned Residential Development (PRD) zoning, including support for a rezone to high-density residential. Please include the Caird Family Properties on the County's list of potential rezones.

The Caird Family has owned and farmed these properties for 44 years with a variety of crops including, flowering potted plants and interior house plants. The high cost of farm labor, lack of affordable farmworker housing, competition with outside markets have impaired and impacted our farming operations. The location of the property in the heart of the urban boundary within close proximity to Goleta Valley Cottage Hospital, UCSB, and adjacent residential neighborhoods, make this property a prime candidate for rezoning to residential.

Please keep us informed of the County's progress on the HEU and let us know if we can provide additional information that will assist the County's efforts. We look forward to working with you on this important effort.

Sincerely,



Ron Caird, Property owner
Caird Revocable Trust

Ekwill Investors LLC

Letter of Support #4: Bari L Anderson and Conan Bowers

15 September 2022

To: Julie L Harris, Senior Planner, Santa Barbara County Planning and Development

From: Dan C. Bowers Living Trust

Subject: Assessor Property Number 103-740-017, Property 1 of Key Site 10

Good day.

We are responding to your letter dated August 8th 2022, relative to the subject property. Our father Dan C Bowers passed away September 23rd 2016, and the subject property was transferred to his living trust, of which we are the executors of the noted estate.

We the executors support the county proposal to rezone the property (APN 103-740-017) to DR-20/DR-30 as part of the county Housing Element Update

Please contact the below signatories with any questions

We can be reached via email at Bari1959@gmail.com, phone 805-878-0147 or via mail at 32235 Rosemary Street, Winchester Ca. 92596.

Thank you

//S// Bari L Anderson, Dan C. Bowers Living Trust executor

//S// Conan Bowers, Dan C. Bowers Living Trust executor

Letter of Support #5: Kenneth Trigueiro, CEO and President



September 23, 2022

Eva Marrero
Planner II
Planning & Development, Long Range Planning Division
County of Santa Barbara
123 E. Anapamu St.
Santa Barbara, CA 93101

RE: Letter of Support for County of Santa Barbara Housing Element Update – Site Rezone

Dear Ms. Marrero,

People's Self-Help Housing (PSHH) is a long-standing partner of the County of Santa Barbara and would like to formally support the rezoning of properties as part of the housing element update to provide more housing opportunities in the County's jurisdiction. Founded in 1970, PSHH is the region's longest serving nonprofit developer with a mission to build affordable homes that offer opportunities to change lives and strengthen communities on the central coast of California. PSHH owns and operates over 50 multifamily affordable properties with over 2,000 apartments throughout the Tri-Counties area and has constructed over 1,200 single-family affordable homes via the mutual self-help program.

PSHH is excited to be a part of the County's Housing Element Update engagement process. We are particularly in support of rezoning one of our existing sites in the City of Orcutt and have provided site details below:

APN's: 107-590-001 & 107-580-027

Address: 290 Parkview S, Orcutt, CA 93455

Land Use Designation: Planned Development – 3.3

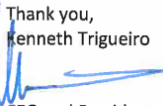
Land Use Restrictions: Our property is located within the Orcutt Community Plan's No Build Corridor and Open Space Area County overlays which do not allow residential development.

Proposed Land Use: DR-20/25

These two parcels fall within a 16-acre site along Union Valley Parkway owned by Mariposa Reale Limited Partnership, an entity created by People's Self-Help Housing. This site is subdivided into three parcels, two of which have improvements consisting of 80 townhouse style units for families and farmworkers as well as a few acres of open space. Parcel 107-590-001 is currently undeveloped due to zoning restrictions. Parcel 107-580-027 is adjacent to Parcel 107-590-001 and has unused land that can be developed through a lot line adjustment. Although the underlying zone allows for low residential development, the current overlays do not. These parcels have been vacant since acquisition in 1998 and we would appreciate the County's consideration to remove restricting overlays and re-zone the properties to DR-20/25 to allow residential uses for future affordable housing development for low-income individuals and families.

Should you have any questions please feel free to reach me via phone at (805) 540-2453 or via email at KennethT@pshhc.org.

Thank you,
Kenneth Trigueiro


CEO and President



Letter of Support #6: John D. Mullen, Managing Partner

Evilsizor, Selena

From: John Mullen <john_mullen@jmdi.com>
Sent: Monday, October 17, 2022 1:44 PM
To: Evilsizor, Selena
Cc: Marrero, Eva; Jim Firth
Subject: Re: 560 N. La Cumbre

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Hi, Eva and Selena. Thank you for meeting with us on Zoom last week to discuss 560 North La Cumbre (APN 057-143-001). As I have mentioned, I am an authorized agent for Hope Church as it relates to this property. After conferring with the leadership of Hope Church, they will grant permission to the County of Santa Barbara to include this property in your upcoming Housing Element update. Please let us know if you need any further information from us.

Sincerely,



John D. Mullen

Managing Partner, RCE 38,528

Franciscan Real Estate, LLC

1300 Santa Barbara Street, Ste B

Santa Barbara, CA 93101

(805) 705-3341

john_mullen@jmdi.com

Letter of Support #7: Stanton C. Giorgi, Managing Co-Owner

GIORGI FAMILY CO-OWNERS
7275 Alameda Avenue
Goleta, CA 93117
Email: giorgiranches@gmail.com

October 21, 2022

Ms. Jessica Steele and Ms. Eva Marrero
County of Santa Barbara
Long Range Planning Division
Sent Via Email: jsteele@countyofsb.org; marrerroe@countyofsb.org

Subject: Support for Potential Rezone to Planned Residential Development (PRD-30/40);
Giorgi Family Co-Owners (**Giorgi Family Co-Owners**)
Property Location: 5515 Hollister Avenue [APN 071-140-064] (**Property**)

Dear Ms. Steele and Ms. Marrero,

Thank you for the recent meeting with us to discuss the County's 2023 — 2031 Housing Element Update (**HEU**) presently underway, involving an analysis of sites available for residential development and sites that could be rezoned to provide much-needed housing to help the County meet its Regional Housing Needs Allocation (**RHNA**). As also discussed in your October 11, 2022 letter, we understand the County faces a significant shortfall of housing opportunity sites presently zoned to provide new housing, and the County is studying areas within the urban boundary that are suitable candidates for rezoning to residential uses to help meet this need, and that Property is proposed for inclusion in that study.

As the managing co-owner of the Giorgi Family Co-Owners, the family ownership group which owns the Property identified above, I am authorized to convey that all of the co-owners support the County's effort to study and potentially rezone the subject Property to allow housing development consistent with the Planned Residential Development (**PRD-30/40**) zoning, including support for a rezone to permit high-density residential development. Please include the Giorgi Family Co-Owners Property on the County's list of potential rezones.

The Giorgi family has owned and actively farmed the Property for generations with a variety of crops, including avocados and lemons. A portion of the Property has been leased for a number of years to an organic vegetable farm, as well. The high cost of farm labor, lack of affordable farmworker housing, competition with outside markets have impaired and impacted our farming operations. The location of the Property in the heart of the urban boundary within close proximity to Goleta Valley Cottage Hospital, UCSB, and adjacent commercial and residential neighborhoods, make this Property a prime candidate for rezoning to residential. As also discussed, We are also interested in having the land uses allowed within the FAA designated flight path portion of the Property studied and perhaps expanded.

Ms. Jessica Steele and Ms. Eva Marrero
County of Santa Barbara
Long Range Planning Division
October 21, 2022
Page 2

Please keep us informed of the County's progress on the HEU and let us know if we can provide additional information that will assist the County's efforts. We look forward to working with you on this important effort.

Sincerely,

A handwritten signature in black ink, appearing to read "Stanton C. Giorgi".

Stanton C. Giorgi, Managing Co-Owner
GIORGI FAMILY CO-OWNERS

Letter of Support #8: Brett Hodges, Brian Hodges, and Sharon W. Bradford

From: Brett Hodges brettedwardhodes@gmail.com
Subject:
Date: October 24, 2022 at 4:46 PM
To:



Brett Hodges
4425 Via Esperanza
Santa Barbara, CA 93110
(805) 682-6706
brettedwardhodes@gmail.com

October 24, 2022

Julie L. Harris
Senior Planner
Planning & Development
123 E. Anapamu Street
Santa Barbara, CA 93101

Dear Julie,

My brother (Brian Hodges), sister (Sharon W. Bradford) and I are the owners of APNs 065-030-012 & 065-040-041. We support a proposed rezoning of our properties to allow for housing as a part of the County's Housing Element Update.

While our parcels are currently leased out to a nursery, farmer and landscape contractor, these are all year-to-year leases which can be ended with a customary advance notice and at our discretion. None of the leases would be an impediment to development during the 6th housing cycle.

Many thanks, Brett Hodges

Comment Letters

Comment Letter #1: Marell Brooks, Citizens Planning Association

Citizens Planning Association

916 Anacapa Street

Santa Barbara, CA 93101

May 13, 2022

Dear Chair Hartmann and CEO Miyasato:

The Board of Directors of Citizens Planning Association wish to express urgency and concerns about the absence of transparency and community engagement in the 2023 Housing Element Update project. We have raised our concerns on several occasions with Director Plowman. We have stressed that genuine community engagement and outreach in this RHNA cycle is particularly crucial, especially given the disproportionate housing unit numbers allocated by SBCAG to the South Coast. SBCAG allocated a staggering 73% of the County's RHNA numbers to the South Coast unincorporated area. The implications and social and environmental impacts of such disproportionate allocation were never studied.

It has been our hope, since first learning of this allocation almost a year ago, that a robust outreach and engagement process would lead to an informed understanding of such an imbalance. Sadly, that has not taken place, and instead, we fear that the vast majority of South County residents will learn of the County's plans with little or no opportunity to truly engage in the process.

In the past several weeks, we have watched as nearby jurisdictions, the City of Santa Barbara, City of Goleta, and other County cities, have conducted and advertised numerous workshops and held public hearings about their RHNA processes.

Yet, the County, as recently as today, May 12, 2022, has failed to hold any public meetings, virtual or otherwise, on the RHNA process and cycle and the implications for the unincorporated communities it will impact. The County's RHNA update website contains NO pertinent documents, such as the existing Housing Element or links to community plans, or documents that staff might have developed.

Instead, the County created and circulated a "survey" that purports to be a method of receiving "input". Besides being very poorly designed, the survey is biased and designed to limit the type of input or perspective that many residents might want to express about the RHNA process and implications. One question inquires about "health hazards"; another asks "if you plan to move" and offers a limited number of reasons focused solely on problems with current housing market.

There are NO questions that elicit informed responses about possible impacts of adding 4,000+ units to the South Coast, e.g., water supply, traffic, etc. There is no context provided to explain the

origins of RHNA, how the numbers were decided, how many properties that were rezoned in the last Housing Element update have not yet been built, etc.

Most recently, on May 11, a video was released by P&D. It is a five minute “explanation” of the RHNA process. Many of the statements in the video are either biased or inaccurate. It basically faults the County for not previously providing housing “for everybody”. It does not mention factors, such as community plans, ESHA, coastal policies, and other issues that contribute to the numbers, and cost of South Coast housing, such as desirability of the coast. Most shockingly, the video asks viewers to email Planning staff to suggest sites for rezone, with the young planner stating “we need help to identify potential sites” [for rezone].

The survey and video do not constitute outreach or engagement and are not designed to elicit informed, robust consideration of how thousands of new units might be sited in a way that conforms to existing community plans and coastal policies. Instead, they are each skewed to support a narrative that County planners first expressed in a letter to SBCAG members in December 2020 urging support for the disproportionate allocations. CPA expressed concerns about that letter and your pending decision at SBCAG in our July 2021 letter to SBCAG Board members.

CPA urges you to hold a public hearing as soon as possible to direct staff to engage the public in a robust engagement process regarding the Housing Element Update. The public must be notified as soon as possible about County Planning staff’s intention for distribution of the housing units it supported for the South Coast.

Sincerely,

Marell Brooks, President, Citizens Planning Association

<https://www.countyofsb.org/160/Planning-Development>

Comment Letter #2: Brandon Sparks-Gillis

7.7.22

Santa Barbara County

Attn: Long Range Planning Division

CC: Joan Hartmann, Supervisor, Third District

RE: Housing Element Update Suggestions for solving the housing crisis in Santa Barbara County

Dear Long Range Planning Division and Supervisor Hartmann,

I am writing today to provide several suggestions which will help to solve the current housing crisis in Santa Barbara County. I would like to formally submit the suggestions below to the Long Range Planning Division for consideration as they undertake their Housing Element Updates for 2023 – 2031.

Prior to the suggestions, I would like state a strong opinion that the same guidelines and considerations which have preserved the wonderful balance of agriculture and open space alongside development, particularly in the Santa Ynez Valley and the Gaviota Coast, be fiercely protected. Your staff asked for suggestions about sites, and I would urge that the vast majority of sites be centered in such “urban” areas as Lompoc, Santa Maria, and Buellton along with eastern Goleta and Santa Barbara proper.

In the Santa Ynez Valley, the infrastructure (water in particular) and roadways area already stretched to the limit, particularly in rural areas between Lompoc and Buellton, and in Solvang, Santa Ynez and surrounding areas.

I would like to preface these suggestions on housing by sharing some observations regarding the Santa Ynez Valley (and Santa Barbara County) rental and housing market. The current crisis has reached unprecedented levels, particularly after the surge in demand during and following the COVID-19 Pandemic, but this crisis is not new.

For well over a decade, local residents (who are employed in the County) have had to compete for home ownership (and rentals) with wealthy investors from outside of the County. After saving for over two decades, my wife and I spent a frustrating five years trying to buy our first home. Time and time again, our offers were rejected in favor of all-cash offers from other buyers based outside the county.

Then came the boom in Short Term Rentals, which has further incentivized outside investors to outbid local residents. Short Term Rentals have proved even more damaging to the County as they have displaced local residents in favor of visitors. The last cottage we rented (for over eight years) is an example of this; when we moved out, the property owners converted our former long-term rental to an AirBnb. (This trend illustrates the need for added hotel rooms in the County, but that is another topic.)

This dynamic is devastating, not only to low income County residents, whose rents are being artificially inflated upwards, but also to “middle class” County residents who are now watching their rents soar and their dreams of home ownership disappear. Critically, this is impacting the vast majority of County residents who actually live, work, and engage daily in this community.

While the RHNA is set by the State, the County must be acutely aware that increased housing supply alone will not solve the housing crisis. In fact, it may exacerbate it. If the current trend of wealthy investors buying second, third, or fourth properties used for vacation homes and short term rentals continues, increased units may only increase our growing traffic problems, water usage, etc, and do nothing to improve the availability of housing, nor stabilize the cost of rent or home ownership.

As such, I strongly urge you to implement the following suggestions, which will provide real, material solutions which will allow for an increase in affordable housing in the County. They will also bring more equitability, diversity, and fairness to our communities.

1. Farmstay Ordinance & Ag Tiered Permitting:

The lack of affordable rent and even greater lack of affordable options for home buyers is a potential existential threat to Santa Barbara County agriculture. The Farmstay Ordinance and Ag Tiered Permitting are issues which the Santa Barbara County Vintners Association has already been working on with you. Under both of these, there is potential to expand the ability for agricultural land owners to provide long term lodging for workers. I urge you to drastically reduce county regulations (and costs) for farm worker housing and expand these dwellings as much, and as soon, as possible. The definition of Ag Tiered housing needs to be expanded to allow other Ag-related employees (for instance, sales and administrative employees) to qualify for these dwellings, in addition to field workers. The Farmstay ordinance, if implemented in an expansive way, might offer lodging options for visitors which both provide agriculturally educational experiences, and help alleviate the Short Term Rental problem (more on that below). It makes far more sense to allow visitors to stay on a large agricultural property than it does to allow short term rentals within residentially zoned areas, as is currently the case in many Third District neighborhoods.

2. Secondary Dwellings:

In addition to the Ag sector, easing permit restrictions on “garage” or “grandmother” unit conversions to make such dwellings both legal and available for long term rental is a relatively easy action which would have an immediate impact on long term rental supply, and potentially rent prices.

3. Deed Restrictions:

It is absolutely essential that deed restrictions be required on as many of the 5000+ units under the RHNA, and any other new developments within the County. This is critical because it prevents outside investors, whether wealthy individuals or investment companies, from buying up all the

new housing. It would also provide a path to home ownership for local residents, who work within their community.

Heavily touristed mountain towns have had to deal with the crisis of affordable housing for locals for decades, and can serve as a useful example for solutions. In Colorado, San Miguel County, and in particular the town of Telluride, offer very real examples of how such a program could work in Santa Barbara, particularly in the Santa Ynez Valley.

Here is a link to information including Affordable Housing Units, Employee Housing Units, and Town Constructed Units: <https://smrha.org/town-of-telluride/>

And a link to the very comprehensive Telluride Affordable Housing Guidelines: <https://smrha.org/wp-content/uploads/2022/06/TAHG-Amended-2019-08-13-AMI-Updated2022-06-06.pdf>

Of utmost importance in the Deed Restriction conversation is how the County defines the percentage of AMI to qualify for such properties. These limits need to be adjusted upwards in our County to address the high cost of living here. There need to be opportunities for “Above Moderate” income levels (and even those a bit above that threshold) to qualify for support under Deed Restrictions and other initiatives.

4. Ban Investment Company Ownership of Santa Barbara residential properties (at least in specific overlays such as the Santa Ynez Valley)

Vancouver BC and New Zealand have successfully implemented similar programs which now prevent (or slow) foreign investors from buying local real estate and driving up prices. We should do the same here, and expand this beyond foreign nationals to include all for-profit outside investment companies.

5. Tiered Property Tax Assessments

Tiering Property Tax Assessments is one way to use the trend toward multiple property ownership to help fund affordable housing initiatives within the County. A primary home, used by a local resident full time would fall under the lowest property tax tier. Second home owners would be taxed at a higher rate, with those proceeds funding affordable housing, first time home buyer down payment loans programs, etc. Third home owners would be taxed even higher, and so on.

6. Short Term Rental Regulations and Tax Assessments

Short-Term Rentals (AirBnb, VRBO, etc) have served to drastically push up home prices, increase rents, and they have sharply reduced long term rental supply. Short-Term Rentals are needed since we have so few hotel rooms, but it creates a wildly unfair dynamic between locals looking to buy or for long term rental, vs. outside investors running a business out of a residentially (or agriculturally) zoned location. One solution would be to assess an additional County tax on short term rentals, again using those funds towards subsidizing affordable housing initiatives.

Nationwide, the estimated gap in housing supply is “consistently near 1.7 million units.”^{*} Short term rental properties are current estimated at about 8 million nationally.^{**} The impact of this disparity is easily visible in Santa Barbara County rents and home prices. Airbnb alone lists over 1,000 available units in Santa Barbara County. VRBO lists over 300 properties. Those numbers, not surprisingly, make up much of the inventory quantities targeted under RHNA. A significant portion of the housing supply we need is already here, it is simply misused based on the failure of County zoning and enforcement of the issue.

Here is what the Harvard Law & Policy Review says about Short Term Rentals: Short-term Rentals “reduce(s) the affordable housing supply by distorting the housing market in two interconnected mechanisms. The first such mechanism is one of simple conversion: any housing unit that was previously occupied by a city resident, but is now listed on Airbnb year round, is a unit that has been removed from the rental market and has essentially been added to [the community’s] supply of hotel rooms. This leads to a real, but likely mild, increase in rents, an effect that is concentrated in affluent or gentrifying neighborhoods along the [community’s] central core. More disconcertingly, conversion reduces [the community’s] already-limited supply of affordable housing. The second mechanism is “hotelization.” So long as a property owner or leaseholder can rent out a room on Airbnb for cheaper than the price of a hotel room, while earning a substantial premium over the residential market or rent-controlled rent, there is an overpowering incentive to list each unit in a building on Airbnb rather than rent to [local] residents, thereby creating “cottage hotels.” This decreases the supply of housing and spurs displacement, gentrification, and segregation.”

^{*}https://www.washingtonpost.com/realestate/the-conundrum-affordable-housing-poses-for-the-nation/2020/01/01/a5b360da-1b5f-11ea8d58-5ac3600967a1_story.html

^{**}<https://granicus.com/blog/are-short-term-vacation-rentals-contributing-to-the-housing-crisis/>

7. Rent Control:

Rent Control is another area to look into, which may provide at least some degree of security for the working population in Santa Barbara County. This can be a very complex issue for property rights, but looking at the wild escalation of rent around here, it seems like it might be necessary.

^{*}Very importantly, if rent controls are established, again, the percent of AMI to qualify for such properties needs to be expanded (increased) in Santa Barbara County to address the high cost of living here.

I appreciate the opportunity for input on our Housing Element. Thank you for your time and attention, and for your consideration of these issues.

Sincerely,
Brandon Sparks-Gillis
Solvang, CA
brandonsparksgillis@gmail.com

Comment Letter #3: **Nadia Lee Abushanab, Santa Barbara County Action Network**

Hello, the following are comments adapted from a presentation of UCSB students from the 135B Environmental studies class. They offer several solutions – some of which the County can enact alone or which they should partner with UCSB to complete – for housing in Isla Vista which should be considered in the Housing Element Update. Thank you. There are many problems with housing in IV. There are conflicts between *actual*/density and existing zoning laws, meaning that buildings house more people than is technically allowed by zoning law. Also, housing in IV is old, built in the 70s— it suffers from energy and water inefficiency, black mold... it's all just generally in poor condition. Land use in IV is also highly inefficient, with empty lots taking up valuable acreage and one story homes on large lots. The housing crunch will only get worse due to cliff erosion on Del Playa Drive, where some of the most dense housing in IV may be unsafe and unlivable within 15 to 20 years.

The Isla Vista master plan is a document co-sponsored by Santa Barbara County, the University, and the Isla Vista Recreation and Park District, with intentions to guide the development of Isla Vista towards an environment that fits the needs of its residents, keeping safety and the environment in mind. In March 2016, the County Board of Supervisors considered but ultimately did not approve the Isla Vista Master Plan.

A crucial aspect of the IV master plan is this proposed Isla Vista Form-Based Zoning Code: targeted at residential and mixed-use residential-commercial buildings, with a focus on density. To spur new development and increase student housing, it proposes an incentive program area on the 65 block, denoted here by the dashed line. That incentive program, the Isla Vista Built-Right Housing Incentive Program, encourages developers to combine tiny parcels to build larger residential buildings, to use green building techniques, and to contribute to public infrastructure via sidewalks, trees, and more. The incentive is a density bonus— projects that meet the program's guidelines are allowed more units per acre than what would typically be allowed through the zoning code.

In addition to the Built Right Incentive Program, the State of California offers State Density Bonus Program Incentives. Under these incentives, projects are eligible if they designate certain percentages of their housing for very low to moderate income residents, and/or college students.

Isla Vista housing is ripe for development that can take advantage of both the Built Right and State Density Bonus Programs, and the two programs can be combined. These programs' incentives, along with the constant flow of tenants who attend UCSB, can make parcels in IV especially attractive to developers.

Additionally, when discussing housing in IV, we have to include parking. Parking is a major issue in IV, and included in any density increase would have to be a mobility analysis to address parking concerns. The IV Master Plan suggests a public parking structure and a permitting system. These solutions and others should be considered with a mobility analysis as part of density projects.

Proposal 1

The County of Santa Barbara, which has legal jurisdiction over Isla Vista, has very good reason to support IV housing, even though they haven't in the past. They must create 1,766 very low and low income housing units by 2031 to meet their RHNA objectives. So firstly, we propose that The County of Santa Barbara prioritize Isla Vista in its housing discussions and pass, at the very least, the Isla Vista Form-Based Zoning Code and Isla Vista Built-Right Housing Incentive Program. UCSB is a stakeholder with massive influence in IV, and should strongly support the passing of these policies as well.

Proposal 2

The County of SB and UCSB should partner to develop 100% affordable housing projects in Isla Vista, and maximize density to the extent feasible under the two density bonuses. They should also create an agreement to establish permanent rental controls for any housing developed or redeveloped in IV, to keep affordable housing actually affordable.

Proposal 3

We recommend that the county of Santa Barbara work to encourage owners of single family homes in IV, many of which have large lots, to build accessory dwelling units. The state of California has already prioritized ADUs as a housing solution, and has removed many restrictions surrounding permitting.

Proposal 4

Isla Vista should build up to increase density. The tallest buildings in IV are 4 stories, with commercial on the bottom and apartments on the upper floors. Although the Coastal Commission sets a building height limit of 35 ft, Minor Conditional Use Permits allow developers to build higher than this, and the precedent of these 4 story buildings like the Loop Apartments demonstrate successes in creating taller, mixed use development. This would be especially beneficial along the main commercial stretch of the Embarcadero Loop.

Proposal 5

UCSB has two undergraduate apartment complexes located in IV: Westgate and El Dorado. We believe these both should be targets for density increase projects. Westgate has 22 single-occupancy studio apartments, which could be made into doubles. Additionally, both buildings are two stories right now, and along El Colegio their neighbors are 3 stories. Both the studio density increase and height increase projects could bring the number of students housed in campus-owned IV apartments from 200 to 466.

Proposal 6

The university has taken a very hands-off approach to Isla Vista in the past, but in the midst of a housing crisis this does not need to be its future. UCSB may also see decreased tensions between itself and the city of Goleta if the vast majority of students are able to be housed on campus and

in Isla Vista, and not within Goleta where the housing supply is already very limited. UCSB should create a lasting partnership with entities in IV like the IV Community Services District, to address housing and parking needs. In future LRDPs, UCSB must consider IV housing, to ensure this vital part of the campus community is not forgotten.

-

Nadia Lee Abushanab (she/her)

Advocacy and Events Director

SBCAN

nadia@sbcn.org

508-740-8504



Comment Letter #4: Matt Stoecker, Stoecker Ecological

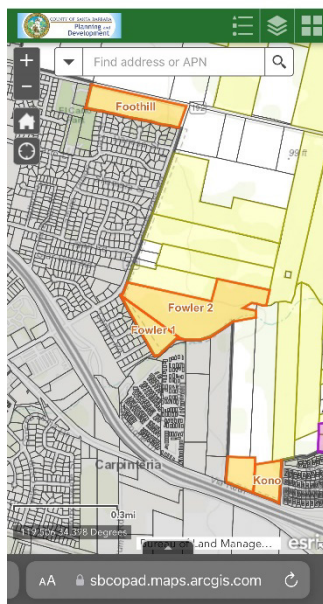
Hello,

I'm writing in regards to the County Housing Element Update and recently shared zoning maps with potentially rezoned parcels to accommodate housing development:

<https://www.countyofsb.org/3177/Housing-Element-Update>

In assessing potential zoning changes of parcels for housing, it appears that the County did not adequately consider the negative environmental and public safety impacts that new housing developments along sensitive creekside parcels would cause.

For example, the County identifies two potential new housing parcels on Carpinteria Creek (Fowler 1 & 2) shown below. It would be irresponsible and contrary to County and other resource agency policies and goals to allow conversion of these sensitive creekside, agricultural and floodplain properties into rezoned housing developments.



Carpinteria Creek, like many others in the County, are federally listed Critical Habitat for southern steelhead trout and other endangered aquatic and riparian species. These creekside Ag parcels provide a critical buffer for existing riparian forests and species. They also provide flood protection benefits as floodwaters have room to spread out, slow down and sink in (limiting downstream flooding of developed lands and recharging the underlying aquifer used for Ag and to limit saltwater intrusion).

Development of these and other creekside parcels would cause harm to our creeks by increasing impervious surfaces and causing increased pollution and stormwater runoff into the creek and State Park beaches downstream. Groundwater recharge would be impeded for the same reason. New development noise and lighting would negatively impact riparian species. New creekside housing would be in harms way of future floods and debris flows (something I'm positive the County wants to avoid). The results would likely see future creek flood control measures to protect the development and a continuation of creek degradation the County is reportedly against. Development of creekside parcels will also negatively impact (or even preclude) future preservation of creekside parcels for Ag, Open Space, beneficial floodways, and community trails.

For all these reasons, I ask that the County eliminate the above two parcels, and others that border our important creeks, from consideration of rezoning for housing development.

Thank you for your consideration and inclusion of this letter in the public record for this project.

Sincerely,

Matt Stoecker

Principle Biologist | Stoecker Ecological

Santa Barbara County

Comment Letter #5: Matt Stoecker, Stoecker Ecological

Hello again,

Following your reply below, indicating that Green parcels on the interactive map are the ones being recommended for rezoning, and acknowledged sensitivity around creekside parcels, I've looked over the map again and see the following problematic green parcels.

Parcels Caird 1&2 occur directly adjacent to and on both sides (#2) of Maria Ygnacio Creek. This is one of the priority steelhead recovery creeks in the County and federally listed ESA Critical Habitat. This is one of the few creeks with recent adult steelhead documentation.

Caird 3 is adjacent to Atascadero Creek and the upper tidal reaches of the Goleta Slough. This reach has the same steelhead status as Maria Ygnacio Ck above.

In addition to the negative impacts noted in my initial email below, these three parcels occur at the biologically important transition area between brackish slough and freshwater stream.

These parcels should not be developed and should be viewed as important future parcels for beneficial floodplain expansion, buffer to Goleta Slough habitat and water quality, and riparian restoration.

Thank you for your consideration and removal of these sensitive creekside / slough parcels from housing development consideration.

- Matt Stoecker

Comment Letter #6: Valerie Green

Hello David,

I'm hoping you will forward my message to whatever department is most relevant. I am concerned about the recent article in Noozhawk that said the City is looking at subdividing Glen Annie Golf Course for housing.

I am adamantly opposed to this for numerous reasons. I have lived in SB for my whole life and am very concerned about overcrowding as well as loss of open space, nature and wildlife habitat. I am also a golfer and spend part time in the Sierra where we have over 30 golf courses within an hour drive. In SB there are only 3 non-private 18 hole golf courses and only 2 that are affordable to the average person.

I understand the need for more housing but not everyone can live in SB, one of the most desirable places in the United States. To take away what we have in the way of open space and vegetation that improves the air quality and environment and replace it with wall to wall concrete and pavement is not something that is beneficial to our community in the long run.

I appreciate your consideration of this matter and help with distribution.

K. Valerie Green

Comment Letter #7: Allicia King

Good Morning,

In viewing the housing element map, it appears many of the potential housing sites examined were located in Orcutt or Carpinteria – but not many in between.

- First, a quick clarification: does a yellow outline mean the parcels were examined but there will be no change to current zoning?
- Are these ALL slated to be low-income? – and should more of an effort be put in to ensure housing is spread out throughout the county, a recognition that many people who live in Orcutt commute over an hour to work – one way – due to lack of housing where they are employed?
 - There are very few sites examined near Lompoc, Solvang, or other central county locations – and the Santa Barbara area appears unscathed.
- There doesn't seem to be any follow through on this map to show other rezonings for the essentials that come with an increased population size. Where will the new schools be located, parks, where will the new grocery stores go? – How are you going to ensure Orcutt maintains it's small-town feel while the County attempts to turn it into a people farm?
- What will happen to our existing trails? It is already heartbreaking enough to visit them today, what about existing residents' recreation and how will that be addressed?
- All of the examined housing sites are located in one area, and does not seem to make sense.
- Were housing locations viewed side by side with the city of Santa Maria's current zoning map? There are massive developments, sometimes 5 stories tall, being constructed on the edges of SM, bordering Orcutt as well. There are all pieces of a much larger puzzle and I feel the housing element only addresses a few of the pieces.

Lastly, I hope if there is a future workshop, alternate methods of notifying residents will be put in place; a short news article 24 hours in advance is not enough and does not reach a great enough audience. It feels very under the radar unless residents frequent the Housing Element Website – no one will do this...

Thank you,

Allicia, Concerned Resident

Follow-up Letter: Allicia King

Hi Breanna,

Thank you for your response.

The two large developments (other than the new DMV) off the top of my head are:

Betteravia Plaza is under construction at Mercury and Auto Park, right next to the airport, Waller Park, and single family homes. (four stories, so far)

The prefab five story senior housing at (five stories) Miller and Santa Maria Way.

It's a lot of people, although they are technically located in the City, the city's new development will stress the county's resources due to their proximity. Some of this construction may also bring in businesses if they are mixed use, but the City has a tendency to build, and then businesses vacate old centers leaving them vacant for years, and it's cyclical.

I grew up in Orcutt, moved away for a bit, but eventually came back. It's growing very quickly. It's sad to see our hills and trails disappear from view. I do understand we need housing, it's a huge issue. But again, I'm hopeful the final housing element has a way to ensure adequate resources, schools, trails, parks, etc. can all find a way to exist together. The last time we walked the trails down near rice ranch, with the new developments, it broke my heart. That wonderful open space is all but gone.

Thanks -

Allicia

Comment Letter #8: Anna Marie Gott

Hello,

There were no parcels in Los Olivos proposed for rezoning in order for the county to meet the 6th Cycle of RHNA quota. I would like to propose that 3 vacant parcels located off of Santa Barbara Avenue in the unincorporated urban area be rezoned. The parcels have been zoned 1 E-1 since the late 1980's.

The parcels APN number and size are listed below:

135-110-024/135110024, 1.48

135-110-023/135110023, 1.47

135-110-025/135110025, 1.46

I propose that the parcels be zoned to permit up to 6 units per acre with a minimum lot size of 4,800sf. If these infill parcels were fully developed this could result in up to 27 units of housing.

Thank you,

Anna Marie Gott

Comment Letter #9: Jon and Sue Lewis

No.

I have lived mostly in Carp Valley since 1970 and have supported many efforts to promote reasonable ag land use and the buffers around the City of Carpinteria. I am very disappointed that the County has apparently targeted our Valley for development, and the City of Carpinteria will feel the effects of that in the form of traffic, pollution, water use, sewage, and further squeezing of ag out of the valley. We only have this narrow strip of land twixt Sea and Mountains and we've given up enough of it to housing and greenhouses.

Not happy!

Our family will fully support efforts being applied to the State to stop the forced rezoning. SB Supervisors need to tell the State NO. The voters will also tell the State no via ballot initiative, so the Supervisors need to focus on putting development where it makes sense (ie. Orcutt, Lompoc, Santa Maria) and not add to our issues on the South Coast.

/s/ Jon & Sue Lewis, Carpinteria CA

Comment Letter #10: Pablo Manzarek

Hello, I am a resident on Veronica springs road and I do not approve of the rezoning of the hillside house for dense development. This would cause numerous issues for the neighborhood which is already overpopulated and congested. I vote no!

Thanks,

Pablo Manzarek

Comment Letter #11: Terri Jo Ortega

I am currently listening to the zoom presentation on the housing element. I was involved 8 years ago when we had to go through this same process. At that time, many of the AG properties currently listed were on the list previously. As an example, San Marco Growers. We fought very hard and were successful at keeping this parcel from being rezoned. All of the reasons that existed 8 years ago, still exist, so I am wondering why it is currently being looked at to be rezoned again. I would appreciate an answer, Thank you,

Terri Ortega

Comment Letter #12: Jonathan Allcock

Hello:

I could not copy and paste my notes into the Zoom Chat.

1. Use by right : Did you say that multifamily is allowed anywhere as long as 20% is low income?
2. Although Montecito is not incorporated, does it receive its own allocation similar to it having its own planning commission?
3. How do you think Our Lady of Mount Carmel Church is an opportunity
4. Montecito and Hope Ranch were barely considered for extra housing despite having larger average parcel sizes. It has vacant and partially developed land / under developed, existing urban area, close to or provides jobs and close to services, and has water and waste water services!
5. Allow Affordable Housing to more than just specific zoning within MLUDC / maybe the Affordable Housing overlay more accessible and require LESS than 20 year commitments
6. Allow additional ADU's/WorkForce Housing Units in Montecito and Hope Ranch where several moderate and lower income workers work.
7. Rezone Old Spanish Town to E2 but allow the height limits of E1 as many of these properties have and had multiple units
8. Carpinteria have very dated electrical infrastructure and your utilities analysis did not catch that because it only took into account water and waste water and not electricity especially as heating, vehicle fuel, and cooking switch to electric
9. With SB9, why is the County Not Focusing on Including SB9 into existing Land Use Codes in order to provide the housing required by the housing element
10. St Vincent Sites has no PARKING - was that even considered in the PEIR that people will have to park miles away from their housing?
11. The response that Montecito and Hope Ranch did not meet criteria has too high of high land value, and the state HCD has a tough criteria is problematic. You were looking at REZONING Our Lady of Mount Carmel Church, land value is expensive everywhere and there is PLENTY of buildable space in Montecito but not under E-1 due to the limited development allowed in Montecito under the E1 Zoning.

Let's begin a chat about these ideas and points.

Warmest regards,

Jonathan

Follow-up Letter: Jonathan Allcock

Hello:

What about rezoning of Old Spanish Town in Montecito to a new zone that allows for multifamily and still allows for same height but with reduced or zero line setbacks like is allowed by two zones under MLUDC for Affordable Housing?

Thanks,

Jonathan

Comment Letter #13: Elizabeth Farnum

Hi Selena, Jesse, et al,

I attended online the November 16th north county workshop. Staff did a great job, but after it was over I had some questions that maybe have been addressed in previous workshops. If so, I apologize for having you repeat yourselves.

How do all the state mandates (electrification requirements, findings for new wells, etc.) work together? Will credit be given to developers who install only electric appliances, otherwise decarbonize their projects, or install solar on new buildings. I realize the RHNA about the sites and re-zoning. Are the potential sites all equal in this regard, i.e. location doesn't matter with respect to feasibility of solar or electrification?

Also, what about water? I know a little bit about the water sources for different parts of the county having attended all kinds of water meetings when working for Doreen Farr and Joan Hartmann. I know which groundwater basins have been adjudicated, the different rankings of the different basins, know that SB City is doing something with their desal.etc.

The groundwater basin serving Cuyama is in serious trouble, for example. I live in the SY Valley where the basin is sort of in balance, but the GSP allows for adaptive management depending on the current situation and the groundwater level is trending downward. Complying with Newsom's mandate about the well approval process while still collecting data from the GSP is difficult.

So, are these issues looked at in your review process?

I also have concerns about a site in Orcutt off south Bradley called the "Dip", but I'll get the APN and send another email about why that site seems inappropriate.

Thanks for all your work.

I can't believe that HCD can "punish" late submissions with requiring that the minimum density per acre be raised.

Elizabeth Farnum

Email Notifications

Housing Element Update Newsletter

Subject: Take County's Survey on Housing and Environmental Justice

Subtitle: We Need Your Input on Housing and Environmental Justice. Complete survey in English or Spanish by June 15th.

Complete our survey on Housing & Environmental Justice!

The County is preparing its first-ever Environmental Justice Element (EJE) and is also updating its Housing Element. Both elements are part of the Santa Barbara County Comprehensive Plan. The Housing Element will contain policies and programs to increase housing development within unincorporated areas of the county. It will also plan for housing for everyone in our county, including seniors, families, and workers. Accordingly, the Housing Element will allow all types of housing, including houses, apartments, and farm labor housing.

EJ means that people of all races, cultures, and incomes are treated with equity in government laws and programs. In other words, EJ affirms that everyone has the right to a healthy environment, equitable access to decision-making processes, and protection from environmental and health hazards. The EJE will identify the needs within EJ communities and contain new policies or update existing policies to prioritize the needs of the EJ communities.

The County is surveying residents to better understand their housing needs and to identify EJ issues such as pollution and other health risks. The County will use the survey results to help determine where new housing should go, what types of new housing are needed, and what EJ issues communities are facing throughout the county.

Please complete the survey in English or Spanish by June 15th. If you'd like additional information on either project or to sign up for future project notifications, please visit the links below.

Housing Element Update information: <http://countyofsb.org/plndev/projects/Housing-Element-Update.sbc>

EJE information: http://countyofsb.org/plndev/projects/Environmental_Justice_Element.sbc

To sign up for project notifications: <https://signup.e2ma.net/signup/1883430/1753150/>

Housing Element Update Newsletter #2

Subject: Watch a video on the County's Housing Element Update

Subtitle: The County of Santa Barbara Housing Element is Underway!

WE WANT TO HEAR FROM YOU!

Watch A Video

To learn more information about how the County is addressing the housing crisis through the Housing Element Update, watch our videos!

Watch Our Video in English

[2023-2031 Housing Element County of Santa Barbara](#)



Watch Our Video in Spanish

[2023-2031 Elemento de Vivienda Condado de Santa Barbara](#)



RHNA – Condado No Incorporado



Take a Survey

Please take this survey to provide feedback to the County regarding two projects: the 2023-2031 Housing Element Update and the Environmental Justice Element (EJE). Your input will help the County identify the community's housing needs and identify solutions for a healthier, more equitable community for all residents. Please complete the survey in English or Spanish by June 15th.

For More Information

The County is preparing its first-ever EJE and is also updating its Housing Element. Both elements are part of the Santa Barbara County Comprehensive Plan. The Housing Element will contain policies and programs to increase housing development within unincorporated areas of the county. It will also plan for housing for everyone in our county, including seniors, families, and workers. Accordingly, the Housing Element will allow all types of housing, including houses, apartments, and farm labor housing.

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If you'd like additional information on either project or to sign up for future project notifications, please visit the links below.

Housing Element Update information: <https://www.countyofsb.org/3177/Housing-Element-Update>

EJE information: <https://www.countyofsb.org/794/Environmental-Justice-Element>

To sign up for project notifications: <https://signup.e2ma.net/signup/1883430/1753150/>

Housing Element Update Upcoming Events

Subject: Participate in Upcoming Housing Element Events

Subtitle: Join us in several events in the month of June

Please participate in the County's Upcoming Housing Element Events

Join us in several events during the month of June:

Housing Element Status Update – Presentation to the County Planning Commission

When: Wednesday, June 8, 2022, beginning at 9:00 a.m.

Click here for the [Agenda](#) and details on participating or viewing

Housing Element Workshop – County and Cities of Santa Barbara, Goleta, and Carpinteria When: Thursday, June 22, 2022, 4:00 - 6:00 PM

Where: Santa Barbara Central Library (Faulkner Gallery)

Details on registration to be provided soon.

Please check the [Housing Element webpage](#) for updates.

Housing Element Status Update – Presentation to the Montecito Planning Commission

When: Wednesday, June 29, 2022, beginning at 9:00 a.m.

Click here for the [Agenda](#) and details on participating or viewing (when available)

Housing Element Update information:

<https://www.countyofsb.org/3177/Housing-Element-Update>

To sign up for project notifications: <https://signup.e2ma.net/signup/1883430/1753150/>

South Coast Housing Workshop

Subject: Register for Housing Workshop

Subtitle: Save the Date South Coast Housing Workshop

Register Here: [South Coast Housing Workshop - Local Housing Elements Tickets, Wed, Jun 22, 2022 at 4:00 PM | Eventbrite](#)

SAVE THE DATE

South Coast Housing Workshop

Wednesday • June 22, 2022 • 4-6pm
Santa Barbara Central Library • Faulkner Gallery
40 East Anapamu Street

Come learn about the Housing Element process, regional needs, and local challenges. You will have the opportunity to discuss solutions to South Coast housing challenges with local representatives. This event will include a panel discussion and breakout groups for each jurisdiction.

Register now to be entered to win Amazon gift cards.

***Register at bit.ly/southcoasthousing
Livestream bit.ly/housing-livestream***



RESERVE LA FECHA

Taller Sobre Vivienda en la Costa del Condado

Miércoles • 22 de Junio, 2022 • 4-6pm
Biblioteca Central de Santa Bárbara • Galería Faulkner
40 East Anapamu Street

Venga a aprender sobre el Proceso de Elemento de Vivienda, las necesidades regionales, y los desafíos locales. Tendrá la oportunidad de discutir soluciones a los retos de vivienda de la Costa Sur del Condado con representantes locales. Este evento incluirá un panel de discusión y grupos de trabajo para cada jurisdicción.

***Regístrese ahora para participar en el sorteo
de tarjetas de regalo de Amazon.***

***Regístrese en bit.ly/southcoasthousing
Transmisión en vivo bit.ly/housing-livestream***



Paper Handouts

Handout #1: Please Take Our Survey!

This flyer was used by the Promotores Network to conduct on-the-ground public outreach.



PLEASE TAKE OUR SURVEY!

Santa Barbara County needs your help updating its Comprehensive Plan.

Please take the survey to provide feedback to the County regarding two projects: the 2023-2031 Housing Element Update and the Environmental Justice Element. Your input will help the County identify the community's housing needs and identify solutions for a healthier, more equitable community for all residents.



What is the Environmental Justice Element?

The Environmental Justice Element is a document with goals, policies, and programs to reduce unique or extreme health risks and increase access to the decision-making process.

For more information, visit:
http://countyofsb.org/plndev/projects/Environmental_Justice_Element.sbc



What is the Housing Element?

The Housing Element is a plan to provide enough housing for all residents of the unincorporated county. The Housing Element must allow for all types of housing across all income levels.

For more information, visit:
<http://countyofsb.org/plndev/projects/Housing-Element-Update.sbc>



POR FAVOR, RESPONDA A NUESTRA ENCUESTA

El condado de Santa Bárbara necesita su ayuda para actualizar su Plan Integral.

Por favor, responda a la encuesta para dar su opinión al Condado sobre dos proyectos: la Actualización del Elemento de Vivienda 2023-2031 y el Elemento de Justicia Ambiental. Su opinión ayudará al Condado a identificar las necesidades de vivienda de la comunidad y a identificar soluciones para una comunidad más saludable y equitativa para todos los residentes.



¿Qué es el elemento de justicia medioambiental?

El Elemento de Justicia Ambiental es un documento con objetivos, políticas y programas para reducir los riesgos únicos o extremos para la salud y aumentar el acceso al proceso de toma de decisiones.

Para obtener más información, visite:
http://countyofsb.org/plndev/projects/Environmental_Justice_Element.sbc



¿Qué es el elemento vivienda?

El Elemento Vivienda es un plan para proporcionar suficientes viviendas a todos los residentes del condado no incorporado. El Elemento Vivienda debe permitir todo tipo de viviendas en todos los niveles de ingresos.

Para obtener más información, visite:
<http://countyofsb.org/plndev/projects/Housing-Element-Update.sbc#spanish>

Handout #2: Ideas Wall

This flyer was used during the South Coast Housing Workshop to encourage the public to leave comments on proposed goals and policies for increasing housing within the county.



Handout #3: Bookmarks for Housing Element Information

This is the front and back side of bookmarks distributed at public workshops.

County of Santa Barbara Housing Element Update

Find Out More At:

<https://www.countyofsb.org/3177/Housing-Element-Update>



Sign up for project updates at:


<https://signup.e2ma.net/signup/1883430/1753150/>




Social Media Post Sample

An example post on the Santa Barbara County Instagram platform:




countyofsb • Follow



countyofsb Santa Barbara County's Planning & Development Department is preparing the 2023-2031 Housing Element Update! We invite you to watch the #HousingElement video that provides information on housing needs for #SantaBarbaraCounty.

If you haven't completed the housing survey, please take a few minutes to complete the survey by June 15! Your input will help determine where new housing should go, what types of new housing are needed, and what environmental issues communities are facing throughout the county.





Click the link in bio to watch the full Housing Element video in English or Spanish, and complete the survey in English or Spanish.

¡El Departamento de Planificación y Desarrollo del Condado de Santa Bárbara está preparando la Actualización del Elemento de Vivienda 2023-2031! Lo invitamos a ver el video #HousingElement que brinda información sobre las necesidades de vivienda para el #SantaBarbaraCounty.

Si no ha completado la encuesta de vivienda, ¡tómese unos minutos para completarla antes del 15 de junio! Su opinión ayudará a determinar adónde deben ir las nuevas viviendas, qué tipos de nuevas viviendas se necesitan y qué problemas ambientales enfrentan las comunidades en todo el condado.

Haga clic en el enlace de la biografía para ver el video completo de Housing Element en inglés o español, y complete la encuesta en inglés o español.

15w

665 views

MAY 11

Presentation Sample

South Coast Housing Element Update Public Workshop, November 17, 2022



Planning and Development Department
LONG RANGE PLANNING DIVISION
 Departamento de Planificación y Desarrollo
DIVISIÓN DE PLANIFICACIÓN A LARGO PLAZO


2023-2031 HOUSING ELEMENT UPDATE

ACTUALIZACIÓN DEL ELEMENTO DE VIVIENDA 2023-2031

South Coast
 Community Workshop
 November 17, 2022

Costa del Sur
 Taller comunitario
 noviembre 17, 2022


Meeting Format / Zoom Overview



Please select your language of choice (you must select one option)

Debe seleccionar el idioma de su preferencia (Tiene que escoger un idioma)

Meeting Format / Zoom Overview



Comments and questions can be submitted through the chat window.

Los comentarios y las preguntas se pueden enviar a través de la ventana de chat.

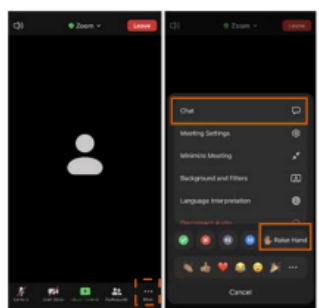
Meeting Format / Zoom Overview



During the discussion, if you would like to speak over the audio, please raise your hand (otherwise questions and comments can be submitted through the Chat window)

Durante el debate, si desea participar de manera oral, por favor, levante la mano (de lo contrario, las preguntas y comentarios pueden presentarse a través de la ventana de Chat)

Meeting Format / Zoom Overview



Welcomes and Introduction

Introducción y Bienvenida

County Staff
 Project Team
 • MIG
 Objectives
 • Inform and educate the community
 • Solicit feedback about zoning strategies
 • Provide a forum for community members

Personal del Condado
 Equipo del Proyecto
 • MIG
 Objetivos
 • Informar y educar a la comunidad
 • Solicitar comentarios sobre las estrategias de zonificación.
 • Proveer un foro para miembros de la ciudad

Agenda Overview Resumen de la Agenda

7

<ul style="list-style-type: none"> □ Housing Element Overview <ul style="list-style-type: none"> • Update process □ Work to Date <ul style="list-style-type: none"> • Technical analysis • Community survey □ Rezone Maps □ Facilitated Discussion □ Wrap-up/Next Steps 	<ul style="list-style-type: none"> □ Descripción General de los Elementos de la vivienda <ul style="list-style-type: none"> • Actualizar el proceso □ Trabajo hasta la Fecha <ul style="list-style-type: none"> • Análisis técnico • Encuesta a la comunidad □ Mapas de Rezonificación □ Discusión facilitada □ Resumen/Pasos Siguientes
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Discussion Procedures Procedimiento del Debate

8

<ul style="list-style-type: none"> □ Time for questions after each presentation segment □ Facilitated discussion at end □ Guidelines for discussion: <ul style="list-style-type: none"> • Listen respectfully • Allow everyone the chance to speak (in-person and on Zoom) • Submit written comments (in person or through Zoom chat) if you prefer 	<ul style="list-style-type: none"> □ Después de cada presentación es tiempo de preguntar □ Facilitar el debate al final □ Guía para el debate: <ul style="list-style-type: none"> • Escuche respetuosamente • Dé a todos la posibilidad de hablar (en persona o vía Zoom) • Presentar comentarios por escrito (en persona o vía Zoom) si usted así lo prefiere.
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What is a Housing Element? ¿Qué son los Elementos de Vivienda?

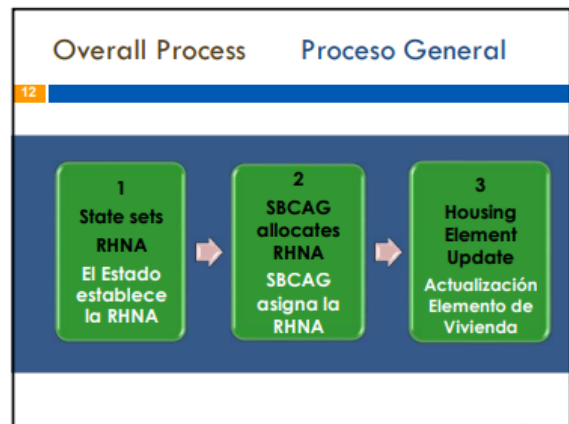
10

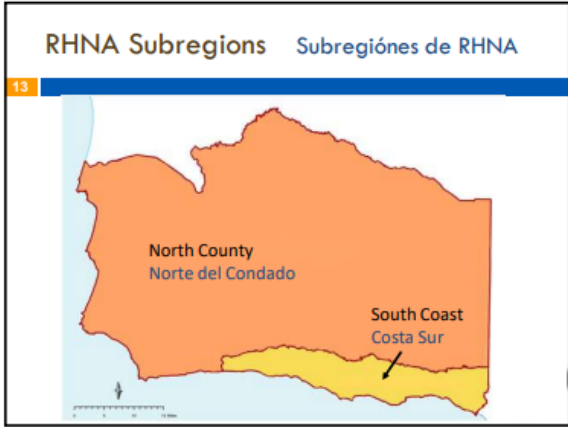
<ul style="list-style-type: none"> □ Plan for a city or county □ Housing for everyone □ All types of housing □ Places for new housing 	<ul style="list-style-type: none"> □ Plan para una Ciudad o Condado □ Vivienda para todos □ Todo tipo de vivienda □ Lugares para nuevas viviendas
---	---

Housing Element Overview Resumen de los Elementos de Vivienda

11

<ul style="list-style-type: none"> □ Part of Comprehensive Plan <ul style="list-style-type: none"> • Housing needs • Accommodate RHNA • Goals, policies, and programs • Public participation □ HCD certification 	<ul style="list-style-type: none"> □ Parte Integral del Plan <ul style="list-style-type: none"> • Necesidades de vivienda • Acomodar RHNA • Metas, políticas y programas • Participación pública □ Certificación HCD
---	---





County RHNA RHNA del Condado

14

Sub-Region	RHNA	RHNA by Income Level (housing units)			
		Very Low	Low	Moderate	Above Moderate
South Coast	4,142	809	957	1,051	1,325
North County	1,522	564	243	229	486
Total	5,664	1,373	1,200	1,280	1,811

Subregión	Asignación RHNA	RHNA por Nivel de Ingresos (unidades)			
		Muy Bajo	Bajo	Moderado	Sobre Moderado
Costa Sur	4,142	809	957	1,051	1,325
Norte del Condado	1,522	564	243	229	486
Total	5,664	1,373	1,200	1,280	1,811

South Coast Current Capacity Capacidad Actual de la Costa Sur

15

South Coast RHNA Shortfall/Surplus

Categories	RHNA by Income Level (units)		
	Low/Very Low	Moderate	Above Moderate
RHNA	2,030	1,208	1,325
Current Capacity	250	170	1,987
Shortfall/Surplus*	1,780	1,038	662

*Red = shortfall

RHNA de la Costa Sur y Excedente/Deficit

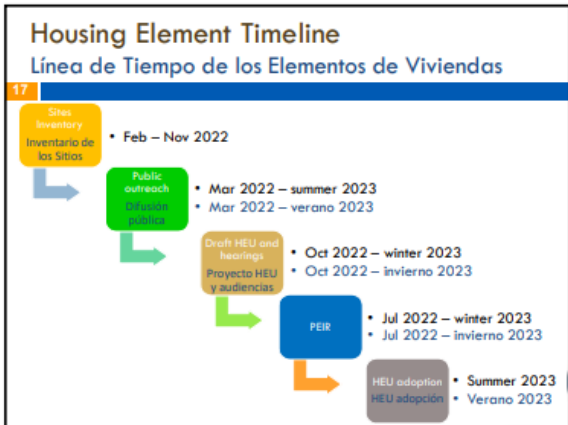
Categories	RHNA por Nivel de Ingresos (unidades)		
	Bajo/Muy Bajo	Moderado	Sobre Moderado
RHNA	2,030	1,208	1,325
Capacidad Actual	250	170	1,987
Excedente/Deficit*	1,780	1,038	662

*Rojo = Deficit

State Timeframes Marco de Tiempo del Estado

16

Public comment period – 30 days	Período de Comentarios Públicos – 30 días –
HCD initial review – 90 days	Revisión Inicial HCD – 90 días-
HCD final review and certification – 60 days	Revisión final y certificación – 60 días-
"Use by right" effective – Feb 15, 2023	"Uso por derecho" efectivo – 15 de febrero del 2023-
Rezone adoption – Feb 15, 2024	Adopción de re zonificación – 15 de febrero del 2024



Work To Date Trabajo Hasta la Fecha

19

- | | |
|--|--|
| <ul style="list-style-type: none"> □ Technical Analysis <ul style="list-style-type: none"> • Data collection/assessment • Identify current capacity • Housing opportunity sites □ Public Outreach <ul style="list-style-type: none"> • Surveys • Videos (Youtube) • Educational resources and notifications • Targeted meetings | <ul style="list-style-type: none"> □ Análisis Técnico <ul style="list-style-type: none"> • Recopilación de datos/evaluación • Identificar la capacidad actual • Sitios de oportunidad de Vivienda □ Difusión Publica <ul style="list-style-type: none"> • Encuestas • Videos (Youtube) • Recursos educativos y notificaciones • Objetivo de las Reuniones |
|--|--|

Community Survey Encuesta a la Comunidad

20

- | | |
|--|--|
| <ul style="list-style-type: none"> □ Housing Conditions and Needs Survey in Spring 2022 <ul style="list-style-type: none"> • 538 responses • Online and in person • English and Spanish | <ul style="list-style-type: none"> □ Encuesta de condiciones y necesidades de vivienda en la primavera de 2022 <ul style="list-style-type: none"> • 538 respuestas • En línea y en persona • Inglés y Español |
|--|--|

Home Ownership Propiedad de la vivienda

21

- | | |
|---|---|
| <ul style="list-style-type: none"> □ 51% of community members rent their homes □ 47% own their homes □ 2% have other living situations | <ul style="list-style-type: none"> □ 51% de los miembros de la comunidad alquilan sus casas □ 47% son dueños de sus casas □ 2% tiene otras situaciones de vida |
|---|---|

Type of Home

Tipo de Vivienda

22

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Single Family Home or Condominium 2. Multi-family home buildings 3. Mobile Homes | <ol style="list-style-type: none"> 1. Casa simple de familia o condominio 2. Edificio multifamiliar 3. Casas Móviles |
|---|---|



Number of Rooms Número de habitaciones

23

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. Two Bedroom 2. Three Bedroom 3. One Bedroom | <ol style="list-style-type: none"> 1. Dos cuartos 2. Tres cuartos 3. Un cuarto |
|--|---|

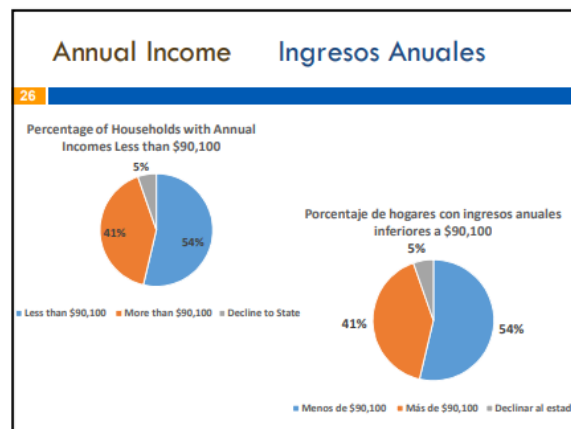


People Sharing a Home Personas que Comparten una Vivienda

24

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. Live with a spouse or partner 2. Children 17 years old and younger 3. Children 18 years and over 4. Parents 5. With other roommates | <ol style="list-style-type: none"> 1. Vive con su esposo/a compañero/a 2. Niños de 17 años o menores 3. Niños de 18 años o mayores 4. Sus padres 5. Con otros compañeros de cuarto |
|--|---|

Number of People in a Home Número de Personas en un Hogar	
25	
1. Lives with 1 other person	1. Vive con 1 persona más
2. Lives with more than 4 people	2. Vive con más de 4 personas
3. Lives with 4 people	3. Vive con 4 personas
4. Lives with 3 people	4. Vive con 3 personas
5. Lives alone	5. Vive sola



Monthly Rent	Alquiler Mensual
27	
Countywide:	En todo el condado:
1. \$1,000 - \$1,499	1. \$1,000 - \$1,499
2. Less than \$1,000	2. Menos de \$1,000
3. \$1,500 - \$1,999	3. \$1,500 - \$1,999
3. \$3,000 and above	3. \$3,000 y más

South Coast Monthly Rent	Alquiler Mensual del Costa Sur
28	
South Coast Renters:	Inquilinos de la Costa Sur:
• 62% of renters are cost-burdened	• El 62% de los inquilinos están agobiados por los costos
• 42% are severely cost-burdened	• El 42% está muy agobiado por los costos
South Coast Home Owners:	Propietarios de viviendas de la costa sur:
• 41% are cost-burdened	• El 41% están agobiados por los costos
• 18% are severely cost-burdened	• 18% están severamente agobiados por los costos

Home Conditions	Condiciones del Hogar
29	
• 29% Good	• 29% Bueno
• 27% Needs some repair	• 27% Necesita alguna reparación
• 24% Very good	• 24% Muy bueno
• 14% Excellent	• 14% Excelente
• 6% Needs serious repair	• 6% Necesita reparación seria

Home Hazards	Peligros en el hogar
30	
1. Poor plumbing or heating	1. Plomería o calefacción pobre
2. Excessive dust	2. Polvo excesivo
3. Excessive noise	3. Ruido excesivo
4. Mold or mildew	4. Moho o hongos

Desire to Move Deseo de Mudarse

31

- 60% Do not want to move • 60% No quiere moverse
- 21% Do want to move • 21% Quiere mudarse
- 19% undecided • 19% indecisos



Reasons for Move Razones para mudarse

32

- | | |
|--|--|
| 1. Current housing costs are too high | 1. Los precios actuales de las viviendas son muy altos |
| 2. Current housing is too large or too small | 2. La vivienda actual es muy grande o muy pequeña |
| 3. Want to purchase a home | 3. Desea comprar una casa |
| 4. Want to live closer to work or school | 4. Desea vivir más cerca de trabajo o la escuela |

Desired Home Type Tipo de Casa Deseada

33

- | | |
|---|-------------------------------------|
| • 80% Single family home or condominium | • 80% Casa unifamiliar o condominio |
| • 16% Multifamily Home | • 16% Vivienda Multifamiliar |
| • 3% Accessory Dwelling Unit | • 3% Unidad de vivienda accesoria |
| • 1% Mobile Home | • 1% Casa Móvil |



Home Ownership Preferences Preferencias de Propiedad de Vivienda

34

- | | |
|---|--|
| • 72% would prefer to buy their next home | • 72% preferiría comprar su próxima casa |
| • 21% prefer to rent | • 21% prefiere alquilar |
| • 7% undecided | • 7% indecisos |



Reasons for Not Buying Razones para no Comprar

35

- | | |
|--|--|
| 1. Housing costs are too high | 1. Los costos de vivienda son muy altos |
| 2. Cannot afford down payment and/or closing costs | 2. No puede pagar el pago inicial y/o los costos de cierre |
| 3. Cannot obtain mortgage | 3. No se puede obtener la hipoteca |
| 4. Other costs or debts | 4. Otros costes o deudas |


Additional Comments Comentarios Adicionales


36

- | | |
|---|---|
| <input type="checkbox"/> Accessory Dwelling Units | <input type="checkbox"/> Unidad de Vivienda Accesoría |
| <input type="checkbox"/> Affordable housing | <input type="checkbox"/> Viviendas Accesibles |
| <input type="checkbox"/> More housing | <input type="checkbox"/> Mas Viviendas |
| <input type="checkbox"/> Housing Costs | <input type="checkbox"/> Costos de vivienda |

Questions?
¿Preguntas?

37



Potential Rezones
Rezonificaciones Potenciales

38

Discussion:
Debate:

- Definitions and background
- Methodology
- Map introduction
- Sample sites
- South Coast rezones

- Definición y antecedentes
- Metodología
- Introducción del mapa
- Ejemplo de los lugares
- Rezonificación del Costa del Sur

Definitions
Definiciones

39

Rezone
Rezonificación:

- Change uses allowed on a site
- Up-zone
- Housing density

- Cambiar los usos permitidos en un lugar
- Zona alta
- Densidad de vivienda

Housing Examples
Modelo de Viviendas

40






Single-Family House
Vivienda Unifamiliar

Townhomes
Casas Adosadas

Walkup Apartments
Apartamentos con escaleras

4 Story Apartments
Apartamentos de 4 pisos

Less than 12 units/acre
Menos de 12 unidades por acre

13-24 units/acre
De 13 a 24 unidades por acre

20-30 units/acre
De 20 a 30 unidades por acre

40+ units/acre
40 o mas unidades por acre

Background
Antecedentes

41

South Coast RHNA subregion
Subregion del Costa del Sur RHNA

- Total new housing units
- Affordability requirements
- Sites Inventory (existing zoning)
- Shortfall

- Total de nuevas unidades de viviendas
- Requerimientos de accesibilidad
- Inventario de areas (zonificacion existente)
- Deficit

Methodology
Metodología

42

Look for sites to rezone or up-zone
Buscar areas para rezonificar o aumentar la zona

- Vacant and partially developed
- Within existing urban areas
- Access to jobs and services
- Utilities (water, wastewater)

- Vacante y parcialmente desarrollada
- Con areas urbanas existentes
- Accesibilidad a trabajos y servicios
- Utilidades (agua, aguas residuales)

South Coast Rezones Rezonificación del Costa del Sur

43

- Proposed 26 sites total
 - Carpinteria Valley: 11
 - Eastern Goleta Valley: 11
 - Other: 4
- Propuesta 26 lugares en total
 - Valle de Carpinteria: 11
 - El Valle Este de Goleta: 11
 - Otros: 4
- Proposed more sites than needed to provide choices
- Se proponen mas lugares de los que se necesitan para proveer mas opciones

Rezone Map / Mapa de Rezonificación

44

- Interactive map shows:
 - Potential rezones
 - Pending housing projects
 - All potential housing sites examined
 - Other information
- Se muestra el mapa interactivo:
 - Rezonificaciones potenciales
 - Proyectos de viviendas pendientes
 - Todos los potenciales lugares de vivienda examinados
 - Otra información
- Map at: <https://bit.ly/CoSBmap>
- El mapa se encuentra en: <https://bit.ly/CoSBmap>

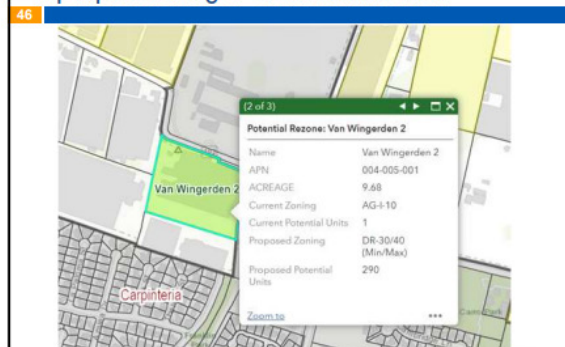
Map Example Ejemplo del Mapa

45



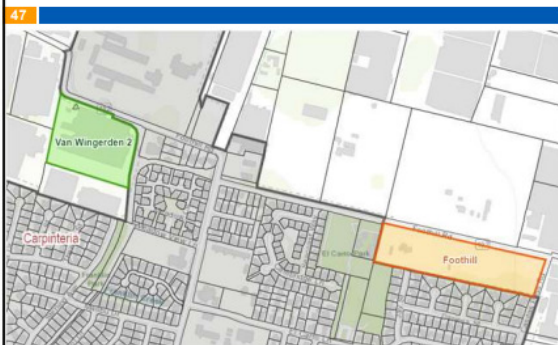
Example Rezone Site Ejemplo del Lugar de Rezonificación

46



Carpinteria Valley Valle de Carpinteria

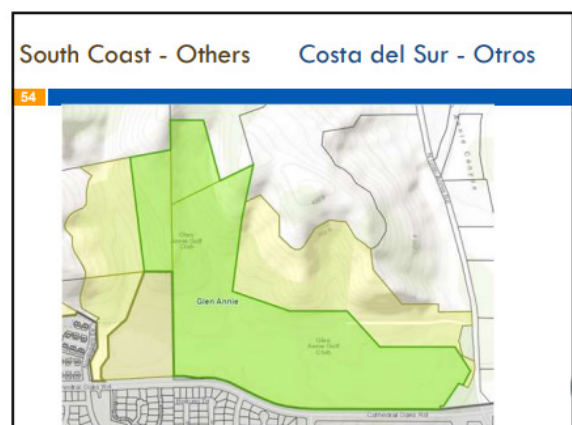
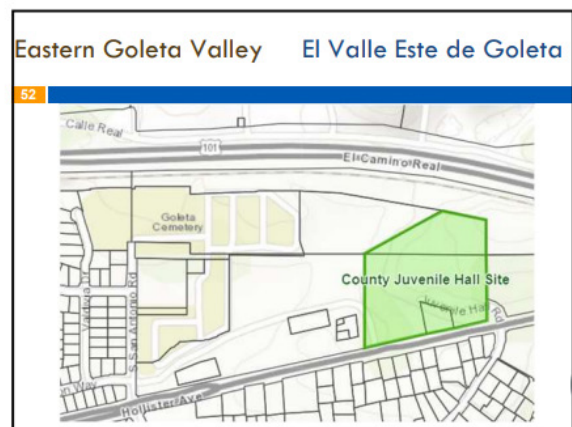
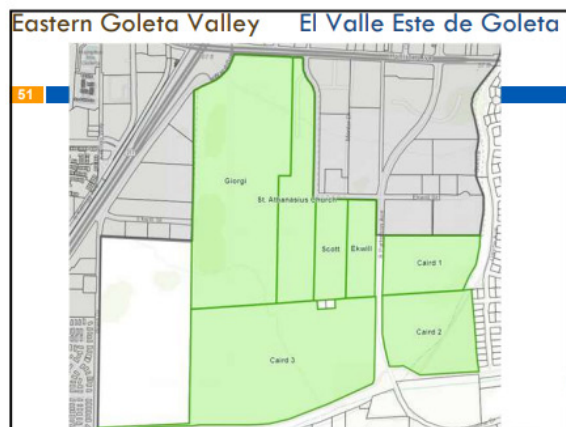
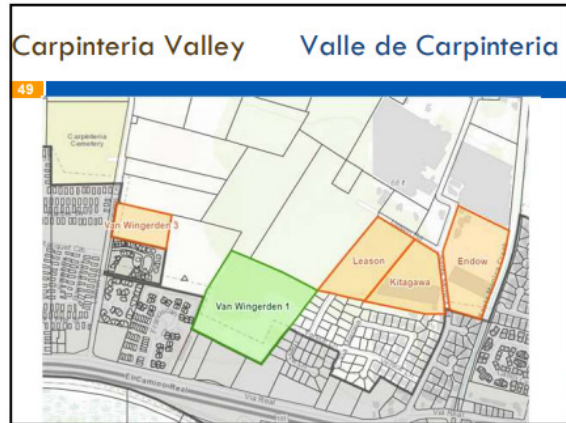
47



Carpinteria Valley Valle de Carpinteria

48





Wrap-up & Next Steps Ampliación y Pasos Siguietes

55

- | | |
|----------------------------------|---|
| □ Focused listening sessions | □ Sesion de escucha enfocada |
| □ Opportunities to stay involved | □ Oportunidades para permanecer involucrado |
| □ Finish Draft Housing Element | □ Proyecto de finalizacion de elementos de la Vivienda. |
| • Public review: Feb/March 2023 | • Revisión pública: feb/marzo 20223 |
| • County Planning Commission | • Comisión de Planeamiento del Condado |
| □ Environmental Review (EIR) | □ Revision del ambiente (EIR) |

Steps You Can Take Now Pasos que Usted Puede Realizar Ahora

56

- | | |
|---|---|
| □ Review interactive map:
https://bit.ly/CoSBmap | □ Revisar el mapa interactivo:
https://bit.ly/CoSBmap |
| □ Submit comments or questions:
housingelement@countyofsb.org | □ Enviar preguntas o comentarios
housingelement@countyofsb.org |
| □ Sign up for updates:
https://signup.e2ma.net/signup/1883430/1753150/ | □ Suscribirse a las actualizaciones:
https://signup.e2ma.net/signup/1883430/1753150/ |



2023-2031 Housing Element Update

FACILITATED DISCUSSION



57

Written Comments from Housing Element Workshop in Santa Barbara



Housing Element Update

Community Workshop Taller Comunitario

Santa Barbara Planning Commission Hearing Room

November 17, 2022

Please use the sheet to provide your comments on the topics presented this evening. You may respond to the prompts below and provide additional ideas and comments on the next page.
Por favor use la hoja para proporcionar sus comentarios sobre los temas presentados esta tarde. Puede responder a las indicaciones a continuación y proporcionar ideas y comentarios adicionales en la página siguiente.

Based on the survey findings, share your thoughts about housing issues facing unincorporated areas of the county.

Basado en los resultados de la encuesta, comparta sus pensamientos sobre los problemas de viviendas que enfrentan las áreas no incorporadas del condado.

It's clear that the cost of housing is a huge concern. The link between housing costs and homelessness is clear.

Share your thoughts about the trade offs and opportunities for the housing strategies presented.

Comparta sus pensamientos sobre las compensaciones y oportunidades para las estrategias de viviendas presentadas.

I understand there's difficulty in upzoning, but it is the obvious choice environmentally, people

Provide other ideas or comments related to the Housing Element Update in the space below.
Proporcione otras ideas o comentarios relacionados al Housing Element Update en el espacio abajo.

Please consider allowing missing middle housing
in all residential

Please provide the following information if you would like to receive updates regarding the Housing Element Update. (Optional)

Por favor proporcione la siguiente información si le gustaría recibir actualizaciones sobre el Housing Element. (Opcional)

Name
Nombre: Jason Chapman

Email
Correo
Electrónico: chap0496@kellows.edu

Zip code
Código Postal: 93117

Thank you for your participation!
¡Gracias por su participación!



Housing Element Update

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Based on the survey findings, share your thoughts about housing issues facing unincorporated areas of the county.

Basado en los resultados de la encuesta, comparta sus pensamientos sobre los problemas de viviendas que enfrentan las áreas no incorporadas del condado.

No hay suficientes lugares para aplicar para una vivienda o son tan caras que no son alcanzables para las personas!

Share your thoughts about the trade offs and opportunities for the housing strategies presented.

Comparta sus pensamientos sobre las compensaciones y oportunidades para las estrategias de viviendas presentadas.

Las estrategias y plan se ven muy alentadores. Mi preocupación es la comunidad de bajos recursos, como dije en mi comentario, sería bueno que hubiera espacios para móvil homes y que se pudieran adquirir en otro estado para poder comprarse, pues en California están carísimos. →

Provide other ideas or comments related to the Housing Element Update in the space below.

Proporcione otras ideas o comentarios relacionados al Housing Element Update en el espacio abajo.

Abrir foros de información en la comunidad para informar a los habitantes sobre los planes y proyectos así como dar facilidades a las personas para que apliquen a lugares disponibles.

Bajar los precios en la renta.

Es horrible tener que tener 5 a 7 mil dolares para aplicar a un departamento de una habitación por más de 2 mil dolares mensuales.

Please provide the following information if you would like to receive updates regarding the Housing Element Update. (Optional)

Por favor proporcione la siguiente información si le gustaría recibir actualizaciones sobre el Housing Element. (Opcional)

Name
Nombre: _____

Email
Correo
Electrónico: _____

Zip code
Código Postal: _____

Thank you for your participation!
¡Gracias por su participación!



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Based on the survey findings, share your thoughts about housing issues facing unincorporated areas of the county.

Basado en los resultados de la encuesta, comparta sus pensamientos sobre los problemas de viviendas que enfrentan las áreas no incorporadas del condado.

En la ciudad hay mucha necesidad de vivienda sobre todas las personas sin hogar. Que son los que mas necesidad tienen y me gustaria, que se les tome en cuenta para una republicación de servicios para ellos.

Share your thoughts about the trade offs and opportunities for the housing strategies presented.

Comparta sus pensamientos sobre las compensaciones y oportunidades para las estrategias de viviendas presentadas.

*¿Cuáles son las penalidades que no cumple RHVA?
Gracias por explicarlos?
Interesante los parámetros que consideran para la construcción de viviendas.*

→

Provide other ideas or comments related to the Housing Element Update in the space below.

Proporcione otras ideas o comentarios relacionados al Housing Element Update en el espacio abajo.

- ¿Cómo se puede aplicar para una vivienda?
- Recortar el tiempo de espera para recibir una vivienda.
- Los felicito por el trabajo que realizan considerando la urbanización en Santa Barbara. y considero que hace falta un lugar recreacional para las familias del area en el Westside Westside de la ciudad.
- Agradezco la invitación al Taller 2023- 2031 Housing Element Update.
- Recomiendo la unión de los diferentes representantes del Estado, Ciudades de Goleta, Carpinteria etc.

Please provide the following information if you would like to receive updates regarding the Housing Element Update. (Optional)

Por favor proporcione la siguiente información si le gustaría recibir actualizaciones sobre el Housing Element. (Opcional)

Name
Nombre: Martina Martinez

Email
Correo Electrónico: mmartinez10@gmail.com

Zip code
Código Postal: 93101

Thank you for your participation!
¡Gracias por su participación!



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Based on the survey findings, share your thoughts about housing issues facing unincorporated areas of the county.

Basado en los resultados de la encuesta, comparte sus pensamientos sobre los problemas de viviendas que enfrentan las áreas no incorporadas del condado.

Como promotora me consta la gran necesidad de viviendas en Carpinteria, Boleta y Santa Maria, las familias viven con gente extranjera para poder cubrir la renta. También tienen que hacer 2 trabajos.

Share your thoughts about the trade offs and opportunities for the housing strategies presented.

Comparte sus pensamientos sobre las compensaciones y oportunidades para las estrategias de viviendas presentadas.

La verdad muy content y a gala se lleve acaba

→

Provide other ideas or comments related to the Housing Element Update in the space below.

Proporcione otras ideas o comentarios relacionados al Housing Element Update en el espacio abajo.

mi idea es las terrenos cerca de Capitan Beach
para asi disminuir el gran trafico en Santa Barbara.
tambien muy de acuerdo con el sonar q' esta en Zoom
sobre Hope Ranch y Mantecitos.

Please provide the following information if you would like to receive updates regarding the Housing Element Update. (Optional)

Por favor proporcione la siguiente información si le gustaría recibir actualizaciones sobre el Housing Element. (Opcional)

Name
Nombre: Beatriz Angeles

Email
Correo
Electrónico: bangeles6255@gmail.com

Zip code
Código Postal: 93117

Thank you for your participation!
¡Gracias por su participación!



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Based on the survey findings, share your thoughts about housing issues facing unincorporated areas of the county.

Basado en los resultados de la encuesta, comparta sus pensamientos sobre los problemas de viviendas que enfrentan las áreas no incorporadas del condado.

I understand the need for housing in Santa Barbara County and I support those efforts

Share your thoughts about the trade offs and opportunities for the housing strategies presented.

Comparta sus pensamientos sobre las compensaciones y oportunidades para las estrategias de viviendas presentadas.

I want to make sure habitat is taken into consideration when choosing building space. Glenn Annie Golf Course is not only a place where county residents exercise, socialize, it's also a space we interact with nature. I have golfed with men and women ages 13-102. I have golfed with people of many faiths and ethnic backgrounds. I say this to make clear that golf is for everyone not just middle age white men. I have also enjoyed viewing + hearing →

Provide other ideas or comments related to the Housing Element Update in the space below.

Proporcione otras ideas o comentarios relacionados al Housing Element Update en el espacio abajo.

animals of all classes, Mammals: coyotes, skunks,
raccoons, squirrels, etc. Birds: Greater white fronted Geese
Mallard Ducks, ~~ferret~~ seven different species of birds of prey
Amphibians/Reptiles frogs, snakes, etc. How will this habitat be
preserved? I ask that habitat remain a golf
course.

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Por favor proporcione la siguiente información si le gustaría recibir actualizaciones sobre el Housing Element. (Opcional)

Name
Nombre: Jim Venturino

Email
Correo Electrónico: JMLVENTURINO@GMAIL.COM

Zip code
Código Postal: 93105

Thank you for your participation!
¡Gracias por su participación!



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November 17, 2022

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Based on the survey findings, share your thoughts about housing issues facing unincorporated areas of the county.

Basado en los resultados de la encuesta, comparta sus pensamientos sobre los problemas de viviendas que enfrentan las áreas no incorporadas del condado.

Why was Montecito,
Summerland
exempted from any
South Coast

Share your thoughts about the trade offs and opportunities for the housing strategies presented.

Comparta sus pensamientos sobre las compensaciones y oportunidades para las estrategias de viviendas presentadas.

additional
housing?

→

Provide other ideas or comments related to the Housing Element Update in the space below.
Proporcione otras ideas o comentarios relacionados al Housing Element Update en el espacio abajo.

Please provide the following information if you would like to receive updates regarding the Housing Element Update. *(Optional)*

Por favor proporcione la siguiente información si le gustaría recibir actualizaciones sobre el Housing Element. (Opcional)

Name J. Stasun Email
Nombre: Correo
Zip code 93013 Electrónico:
Código Postal:

Thank you for your participation!
¡Gracias por su participación!



Housing Element Update

Community Workshop Taller Comunitario

Santa Barbara Planning Commission Hearing Room

November 17, 2022

Please use the sheet to provide your comments on the topics presented this evening. You may respond to the prompts below and provide additional ideas and comments on the next page.

Por favor use la hoja para proporcionar sus comentarios sobre los temas presentados esta tarde. Puede responder a las indicaciones a continuación y proporcionar ideas y comentarios adicionales en la página siguiente.

Based on the survey findings, share your thoughts about housing issues facing unincorporated areas of the county.

Basado en los resultados de la encuesta, comparta sus pensamientos sobre los problemas de viviendas que enfrentan las áreas no incorporadas del condado.

Share your thoughts about the trade offs and opportunities for the housing strategies presented.

Comparta sus pensamientos sobre las compensaciones y oportunidades para las estrategias de viviendas presentadas.

So DAS Williams
picked and approved
this destruction of
Carpenteria Ag Land &
other County Agriculture.

Provide other ideas or comments related to the Housing Element Update in the space below.
Proporcione otras ideas o comentarios relacionados al Housing Element Update en el espacio abajo.

Please provide the following information if you would like to receive updates regarding the Housing Element Update. (Optional)
Por favor proporcione la siguiente información si le gustaría recibir actualizaciones sobre el Housing Element. (Opcional)

Name R. Lesser Email _____
Nombre: _____ Correo Electrónico: _____
Zip code 93013
Código Postal: _____

Thank you for your participation!
¡Gracias por su participación!



Housing Element Update

Community Workshop *Taller Comunitario*

Santa Barbara Planning Commission Hearing Room

November 17, 2022

Please use the sheet to provide your comments on the topics presented this evening. You may respond to the prompts below and provide additional ideas and comments on the next page.
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Share your thoughts about the trade offs and opportunities for the housing strategies presented.
Comparta sus pensamientos sobre las compensaciones y oportunidades para las estrategias de viviendas presentadas.

→

Provide other ideas or comments related to the Housing Element Update in the space below.
Proporcione otras ideas o comentarios relacionados al Housing Element Update en el espacio abajo.

I live @ 4210 UPSOM Rd.
3 of my neighbors - 2 Santa Monica - ENDOW + Mitigawa
1 UPSOM Rd LEASON
None of these 3 were notified of this meeting
OR the process moving FORWARD.
How is that possible?

William Carleton 4210 UPSOM Rd
WCARLETON1018@GMAIL.COM

Please provide the following information if you would like to receive updates regarding the Housing Element Update. (Optional)

Por favor proporcione la siguiente información si le gustaría recibir actualizaciones sobre el Housing Element. (Opcional)

Name
Nombre: _____

Email
Correo
Electrónico: _____

Zip code
Código Postal: _____

Thank you for your participation!
¡Gracias por su participación!

County proposal to rezone Glen Annie Golf Club

11 messages

Ethan Woodill <ethanwoodill@gmail.com>

Wed, Nov 16, 2022 at 9:14 PM

To: skasadin@cityofgoleta.org, jhartmann@countyofsb.org
Cc: gfischer@countyofsb.org

I am writing to you to express my concerns and potential impacts of rezoning Glen Annie Golf Club. I will be attending tomorrow's workshop and would hope to have the opportunity to express my views. However if that is not possible I would like to document things I see as potential issues.

- 1) Adjustments to current County/City revenue share agreement due to additional liabilities and impacts on City of Goleta services due to County rezoning decisions. Additional Police, road infrastructure, traffic, and school services within the city of Goleta.
- 2) Geological concerns in reference to the increased weight of development on an already moving hill and potential impacts on current housing below the hill. Tee boxes continually slide and undulate on course as well as compromised irrigation pipes on a constant basis already due to current earth movement.
- 3) Open space of the current golf course provides a vital wildfire break for the City of Goleta neighborhoods below and Dos Pueblos High School.
- 4) Traffic, safety, and noise impacts of development on Cathedral Oaks, Glen Annie Road, and corresponding overpass. Adding additional traffic to some of the most high volume intersections in the City of Goleta seems ill advised. Safety concerns on one of the most used corridors by bicycle and pedestrian traffic concerns me. Noise on an already congested traffic corridor presents health and quality of life concerns for residents whose homes are near Cathedral Oaks Rd. Will the County provide sound walls for those residents to mitigate the noise impacts?
- 5) Water Rights and where does the water to support this additional development come from as Glen Annie Golf Club primarily uses reclaimed water. Where does the Goleta Water District stand on this proposal? If water is not the issue, then why is Bishop Ranch not a more desirable location?
- 6) Impacts to nature in regards to local flora and fauna. The golf course was designed to accommodate the Red Legged Frog, how does that fit into any proposed development in this area?
- 7) If Kenwood Village and Heritage Ridge have both yet to even break ground how do we account for the potential impacts of these developments already approved. Wouldn't it be more prudent to wait until these areas have been infilled before considering the proposed zoning changes?
- 8) What precedent would this set for other areas North of Cathedral Oaks in western Goleta. Specifically the adjacent large tracts with agricultural water rights such as the property on Northgate and Cathedral Oaks and further to the West side of the Evergreen terrace apartments?
- 9) My biggest concern is for overall transparency of the motivating forces behind this decision? Are the current owners of the Glen Annie Golf Club looking to take a minimally profitable business which they chose to purchase and potentially cash in on development?

I wish to thank you for your concern for this matter. I will be posting this email on Nextdoor and social media to share my concerns with your constituents. Thank you Mr. Kasadin for your posting on Nextdoor and attention to other matters of importance to the citizens of Western Goleta.

Warmest Regards,

Ethan Woodill
Cell 805 689-6265
ethanwoodill@gmail.com

Hartmann, Joan <jHartmann@countyofsb.org>

Wed, Nov 16, 2022 at 10:19 PM

To: Ethan Woodill <ethanwoodill@gmail.com>, "skasadin@cityofgoleta.org" <skasadin@cityofgoleta.org>
Cc: "Fischer, Gina" <gFischer@countyofsb.org>

Ethan, I am at a conference so this is just quick note to say I share your concerns and have learned about some new ones from you (shifting land) and see some older ones anew (impact on schools and city services). We are just at early stages of public input but the state limits a county's or city's discretion considerably. We have severe penalties if we don't zone for the amount of housing decreed by state so if not here the question is where. Traffic impacts and water supplies

Written Comments from Housing Element Workshop in Santa Maria



Housing Element Update

Community Workshop

Taller Comunitario

Santa Maria Board of Supervisors Hearing Room

November 16, 2022

Please use the sheet to provide your comments on the topics presented this evening. You may respond to the prompts below and provide additional ideas and comments on the next page.
Por favor use la hoja para proporcionar sus comentarios sobre los temas presentados esta tarde. Puede responder a las indicaciones a continuación y proporcionar ideas y comentarios adicionales en la página siguiente.

Based on the survey findings, share your thoughts about housing issues facing unincorporated areas of the county.

Basado en los resultados de la encuesta, comparta sus pensamientos sobre los problemas de viviendas que enfrentan las áreas no incorporadas del condado.

Is the Bruntt Aquatic Center that was planned in 2006-2021 still being proposed? It seems one of the areas being considered for rezoning is in the area it was planned to be built.

Share your thoughts about the trade offs and opportunities for the housing strategies presented.

Comparta sus pensamientos sobre las compensaciones y oportunidades para las estrategias de viviendas presentadas.

Provide other ideas or comments related to the Housing Element Update in the space below.
Proporcione otras ideas o comentarios relacionados al Housing Element Update en el espacio abajo.

There is a large area shown in yellow off Clark Ave that backs up to the Orcutt Hills near Key site 3.

Can this rural-residential area be considered for further up zoning or rezoning to ^{accommodate} ~~accommodate~~ lot splits (currently 5 acre minimum) or allowing additional ADU's?

Please provide the following information if you would like to receive updates regarding the Housing Element Update. (Optional)

Por favor proporcione la siguiente información si le gustaría recibir actualizaciones sobre el Housing Element. (Opcional)

Name

Nombre:

Tony Guy

Email

Correo

Electrónico:

tony.guy.9688@icloud.com

Zip code

Código Postal:

93455

Phone:

(805) 878-0221

Thank you for your participation!

¡Gracias por su participación!

Provide other ideas or comments related to the Housing Element Update in the space below.

Proporcione otras ideas o comentarios relacionados al Housing Element Update en el espacio abajo.

Please reconsider allowing this much development in Mission Hills. We already have 49 units going in with Brisa Encina. If Fong 1 and Fong 2 are built there will be a total of 164 units built. This could overwhelm our area with people in a high danger fire area. Parking could also be a huge issue. People already go around breaking into cars at night. If all the parking is on the street, it could be a huge problem.

Please provide the following information if you would like to receive updates regarding the Housing Element Update. (Optional)

Por favor proporcione la siguiente información si le gustaría recibir actualizaciones sobre el Housing Element. (Opcional)

Name

Nombre: Joy Hoover

Email

Correo

Electrónico: j.melba.hoover@gmail

Zip code

Código Postal: 93436

Thank you for your participation!

¡Gracias por su participación!

- **Housing Trust Fund (HTF) of Santa Barbara County:** HTF is a non-profit financing agency and Community Development Financial Institution that finances affordable rental and homeownership housing for low-to-moderate income working families, single parents, farmworkers, senior citizens, homeless persons, and other persons with special needs throughout the county. In 2021, HTF introduced a North County Workforce Homebuyer Program to provide deferred payment second mortgages to assist lower-income households in purchasing homes within their communities. In 2022, the County contracted with HTF to provide \$462,000 in PLHA funds to assist homebuyers with down payments and closing costs. To date, one low-income household of five family members was assisted with a closing cost grant of \$5,000. The program is expected to serve approximately 20 households.
- **Legal Aid Foundation of Santa Barbara (LAFSB):** LAFSB is a non-profit law firm that provides free legal assistance to low-income and other vulnerable residents of the county. Their mission is to provide high-quality civil legal services to ensure equal access to justice. The County contracts with LAFSB to enhance the dissemination of fair housing information through education and counseling for tenants and landlords; the mitigation and prevention of fair housing abuses through regular testing activities; and the resolution of residential rental housing disputes by offering consultation and information on landlord-tenant rights and responsibilities regarding security deposits, termination of tenancies, relocation benefits per County Code Chapter 44, habitability and repair, invasion of privacy, discrimination, rent increases, forcible evictions, and general information. The County also supports LAFSB's Family Violence Intervention Program with CDBG funds.
- **Northern Santa Barbara County United Way's Home For Good Santa Barbara County:** Northern Santa Barbara County United Way's Home For Good took over and expanded the efforts of the Central Coast Collaborative on Homelessness when it ceased operation in 2016. The program is the lead agency in Santa Barbara County's Coordinated Entry System that connects individuals and families currently experiencing homelessness with housing and supportive service programs throughout the county.
- **Partners in Housing Solutions:** Partners in Housing Solutions receive referrals from service agency partners and help match clients with housing services through their network of private landlords. Partners in Housing Solutions provides case management, landlords with incentives, and a safety net of funding to ensure unit repairs.
- **People Assisting the Homeless (PATH) Santa Barbara:** In 2015, Casa Esperanza Homeless Shelter merged with PATH to become PATH Santa Barbara. PATH Santa Barbara builds affordable housing and provides services to people experiencing homelessness including conducting outreach, providing housing navigation, interim housing, rapid rehousing, and employment support. They employ Rapid Resolutions Specialists to help individuals navigate the Coordinated Entry System. The County has provided funding support to PATH for the development of affordable housing and to support the housing navigator staff. County BWell contracts with PATH Santa Barbara for 22 shelter beds.

- **People’s Self-Help Housing (PSHH):** PSHH builds, acquires, and rehabilitates housing and provides services for low-income households and special needs groups, including families, farmworkers, seniors, veterans, those living with disabilities, youth transitioning out of foster care, and the formerly homeless. PSHH owns and manages rental properties, as well as developing homeownership opportunities. PSHH’s Supportive Services program provides wrap-around services to prevent homeless recidivism among farmworkers, particularly those housed at Mariposa Townhomes, a housing property for farmworkers, located in Orcutt. The County has provided funding and administrative support for a variety of PSHH projects.
- **Surf Development Corporation:** Surf Development Corporation is the affiliated non-profit to HASBARCO and provides housing for low-income families, seniors, and persons with disabilities who cannot otherwise afford decent, safe, and sanitary housing. The Surf Development Corporation focuses on the development of affordable rental housing units and through limited partnerships, owns 32 developments throughout the county with a total of 1,034 units.
- **United Way of Santa Barbara County:** United Way of Santa Barbara County provides funding, volunteer services, and program development to serve residents of the county. Through its focus on crisis response and recovery, United Way of Santa Barbara County has partnered with Habitat for Humanity to develop housing for residents affected by disasters such as the Thomas Fire, and Family Services Agency to administer \$47 million in state and federal emergency rental assistance program payments for rent and utility assistance to qualifying households impacted by the COVID-19 Pandemic.

3. Opportunities for Energy Conservation

The County provides and supports several opportunities to increase energy conservation in residential development.

- The County is a member of CCCE, a community choice energy program that has committed to sourcing 100 percent of its energy supply from clean and renewable resources by 2030 and offers a variety of rebates and incentives to help electrify single and multifamily residential housing developments and transition away from fossil fuel usage.
- The County partnered with San Luis Obispo and Ventura counties to create the Tri-County Regional Energy Network (3C-REN), which serves local customers through the following programs:
 - Residential programs provide incentives for energy upgrades for multifamily property owners, homeowners, and renters.
 - Professional programs provide technical training, soft skills development, and certifications on the latest energy efficiency methods and measures for building professionals.

- Tajiguas Landfill ReSource Center converts commercial and residential waste into resources by recovering recyclable materials, transforming organics into landscape nutrients, and creating renewable energy in the process.
- The County adopted a new framework for evaluating and limiting the transportation impacts from development projects by establishing VMT thresholds for development review. The new thresholds improve the VMT ‘efficiency’ of projects through location selection, project design, transit access, pedestrian infrastructure, and travel demand management programs. Projects that are unable to reduce VMT on-site may have to pay in-lieu fees or finance projects in the region that reduce VMT elsewhere.
- The County adopted the California Green Building Standards Code, 2019 Edition, by reference in Chapter 10 Article IV of the County’s Code of Ordinances.
- The County is currently in the process of developing a Building Electrification Ordinance that will restrict the use of natural gas in new residential construction.
- The County has launched Climate Resilient SBC (www.climate-resilientsbc.org), an online platform that provides energy efficiency and electrification education and information on available incentives.
- The County will implement a Reach Code to increase energy efficiency in new development.

Appendix B



Appendix B. Housing Conditions and Needs Survey and Results

This Appendix shares the results of a Housing Conditions and Needs Survey conducted by the County of Santa Barbara (County) to seek input from residents residing in the unincorporated area. The survey was utilized to better understand the housing needs and issues of residents. The survey was conducted from April to June 2022 and collected 538 responses from residents of the unincorporated area. While the County received hundreds of additional responses from residents within the incorporated cities in the county, the survey results depicted in this Appendix only reflect the unincorporated county respondents' answers.

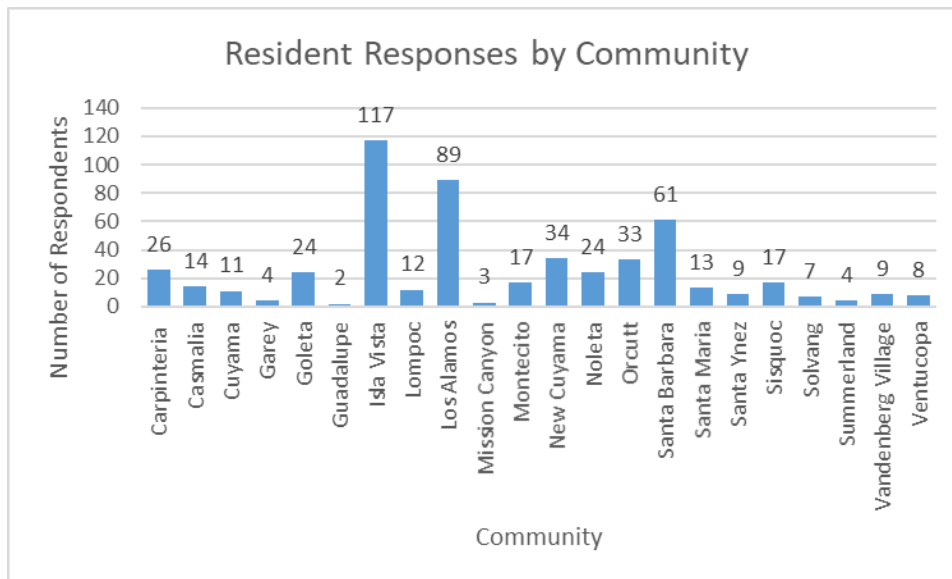
The survey consisted of 34 questions, with the first 25 pertaining to housing issues and optional identity questions. The survey was conducted as a conjoined effort with the ongoing Environmental Justice Element. Accordingly, some survey questions aligning more closely with environmental hazards and public services affecting residents are not included in this Appendix. The tables and charts shown below reflect the responses received regarding the first 25 survey questions related to housing needs and identity. Samples of the surveys in English and Spanish are provided in *Appendix B.2*.

The survey was available online and distributed as paper copies in both English and Spanish. It was promoted through a diversity of platforms, including County social media platforms such as Twitter, Instagram, and Facebook, email notifications through the County's Email Marketing and Automation software (EMMA) mailing list, and the 2023-2031 Housing Element Update website. The survey was further promoted in person via tabling during the 2022 Earth Day Festival in the City of Santa Barbara and through groundwork led by the Santa Barbara Promotores Network, which collected survey responses by going door to door in the unincorporated communities. The County utilized the Promotores Network, a countywide nonprofit group working in the Latinx community to improve access to health and social services, to acquire input from harder-to-reach and underrepresented communities within the county to improve the diversity and accuracy of survey results.

The following tables and graphs summarize the results of the survey. The responses provide a snapshot of the experiences of residents from unincorporated Santa Barbara County. A summary and interpretation of these findings can be found in *Chapter 2.A.6 -Results of Housing Needs and Conditions Survey*.

Question 1: Which city or community do you live in?

Figure B-1. Resident Responses by Community Area



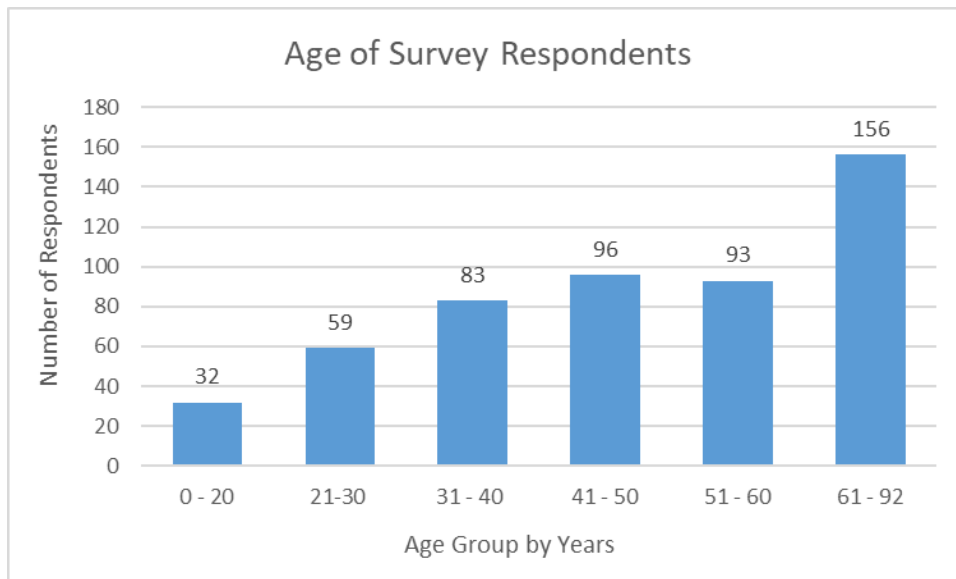
The 538 total survey respondents reside in various communities throughout the unincorporated county, with the highest number of respondents residing in the unincorporated community of Isla Vista, followed by the unincorporated Los Alamos and Santa Barbara communities.

Question 2: What is the nearest street intersection to where you live?

No chart was created for this response, as there were a variety of 538 unique intersection combinations. However, the communities identified by each respondent are demonstrated through the results in Question 1.

Question 3 (Optional): What is your age?

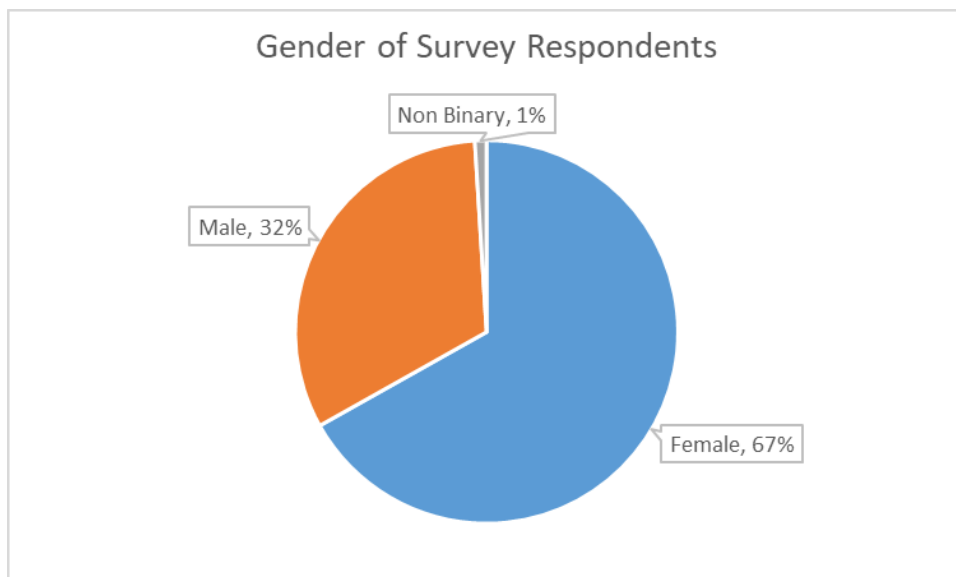
Figure B-2. Age of Survey Respondents



This optional question gauged the average ages of survey respondents. While survey respondent ages were diverse, the majority of respondents were aged 41 years and older with the age group 61 to 92 years the highest record (156 respondents).

Question 4 (Optional): What is your gender?

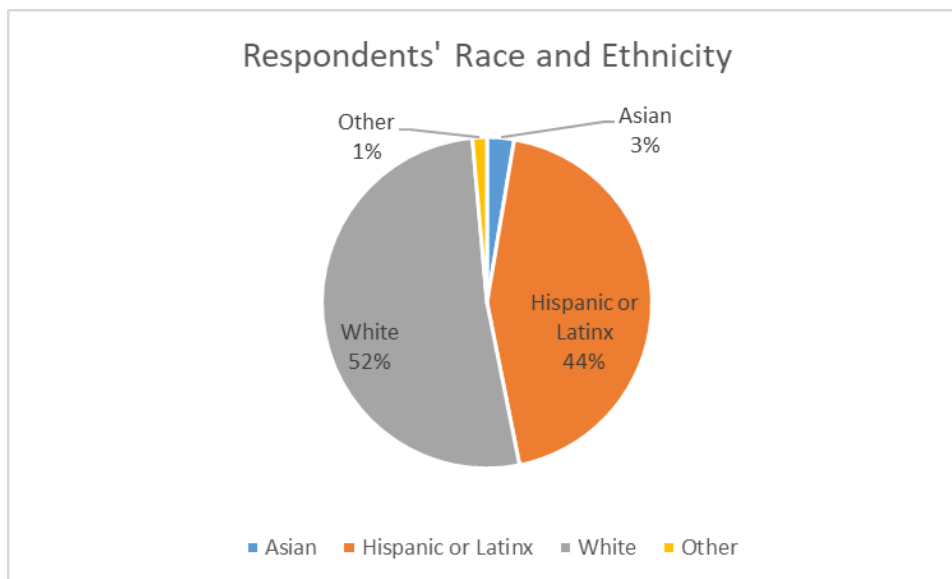
Figure B-3. Respondent's Gender



Of the total responses for this optional question, the majority of survey respondents identified as female at 67 percent, with males following at 32 percent, and non-binary identification at approximately one percent.

Question 5 (Optional): Which race or races do you identify as?

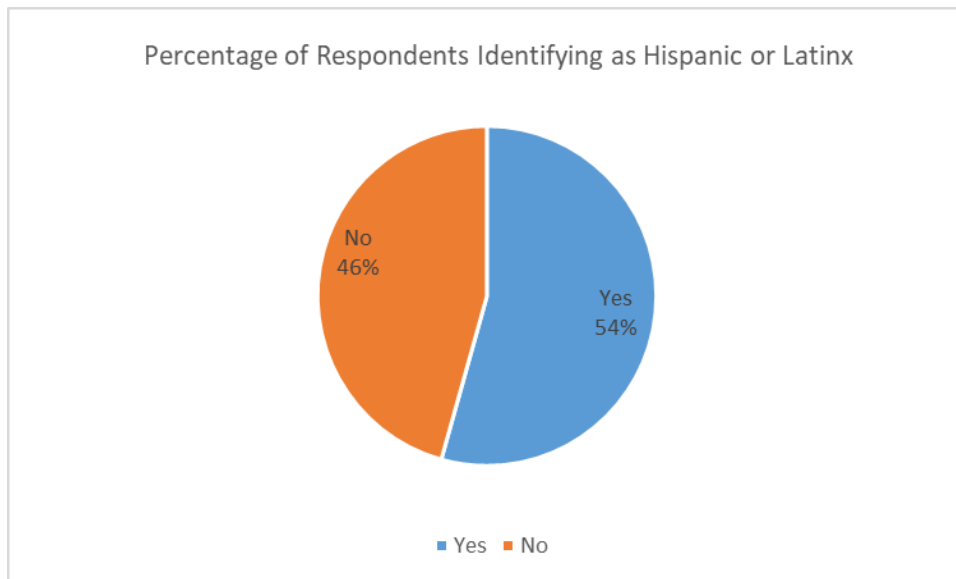
Figure B-4. Respondent's Race and Ethnicity



Question 5 provided survey takers the option to write in the race or races they identify as. The majority, or 52 percent, of respondents identified as White. This is similar to the countywide White population percentage of approximately 47.9 percent. Please refer to *Chapter 2.A, Population, Employment, and Household Characteristics* for statistical information. Additionally, approximately 44 percent of survey respondents identified as Hispanic/Latinx. Consistent with the US Census Bureau definition, Hispanic/Latinx is identified as an ethnicity, not a racial group in survey results. However, as this was a write-in-only question, a high proportion of the Hispanic/Latinx population recorded this as a race (Figure B-4).

Question 6 (Optional): Do you consider yourself to be of Hispanic or Latinx ethnicity?

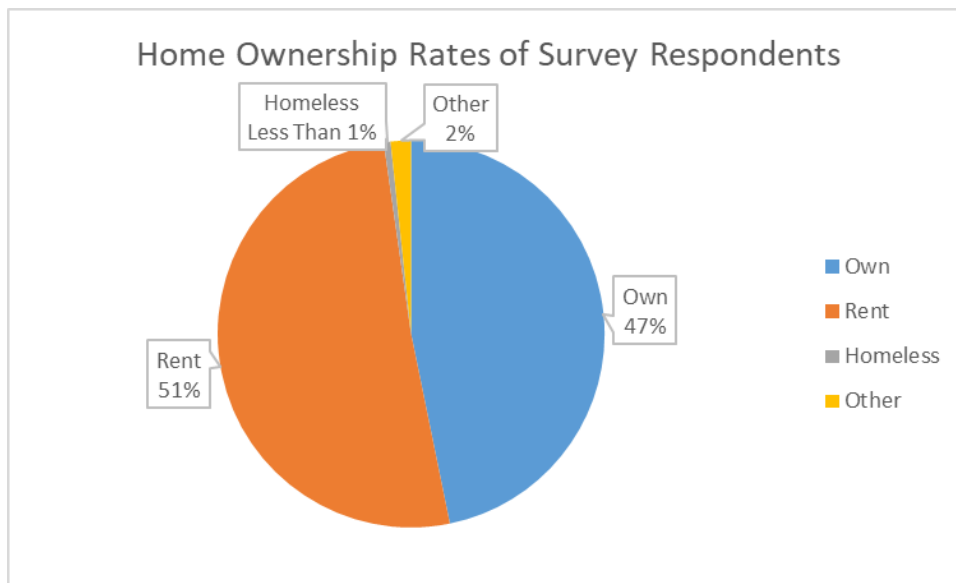
Figure B-5. Percent of Respondents Who Identify as Hispanic/Latinx



Question 6 on the survey asked respondents to mark 'Yes' or 'No' depending on whether they identified as Hispanic or Latinx. Approximately 54 percent of respondents self-identify as Hispanic or Latinx, while 46 percent do not. The percentage of Hispanic/Latinx identifying respondents differs from Question 5 to Question 6, due to different variations in self-reporting by respondents.

Question 7: Do you rent or own the home you live in?

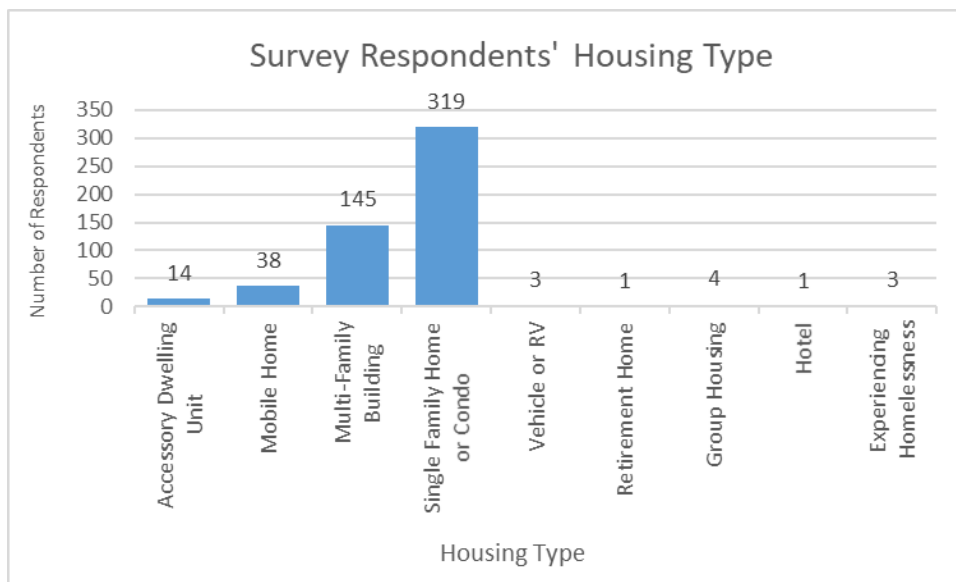
Figure B-6. Survey Respondent's Home Ownership Rates



Question 7 asked respondents to mark whether they rent or own their home, or to write in their other circumstances. 51 percent of respondents stated that they rent their homes. Approximately 47 percent of respondents own their homes. Two percent of respondents had other living situations in which they do not rent or own their home (e.g., living with family). Less than one percent of respondents identified as homeless.

Question 8: What type of home do you live in?

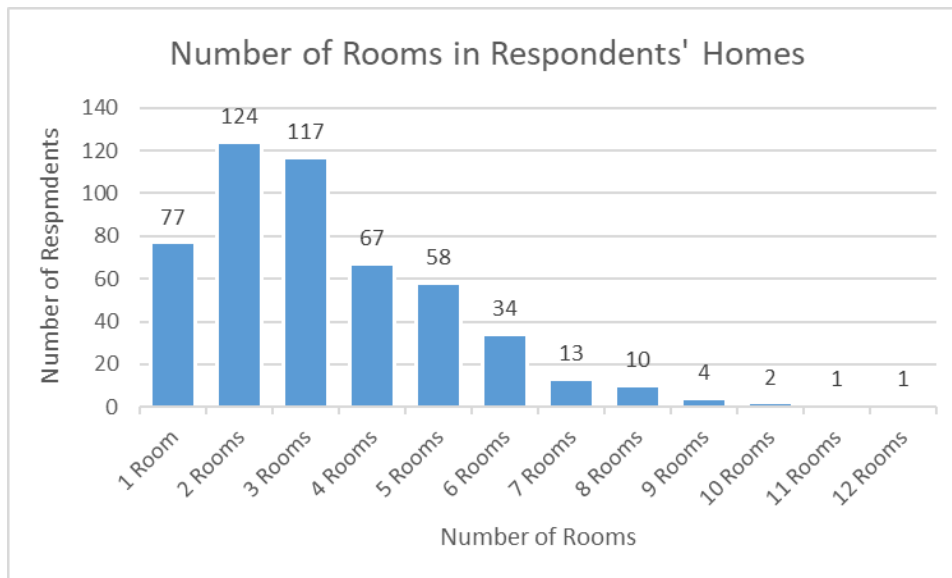
Figure B-7. Survey Respondent's Housing Type



Question 8 asked respondents to identify the type of home they live in by marking one of the nine options (Figure B-7). The majority of respondents stated that they live in a single-family home or condominium (319 respondents), followed by multifamily buildings (145 respondents), and mobile homes (38 respondents). Residents also reported living in accessory dwelling units (ADUs) (14 respondents), group housing (4 respondents), vehicle/RV (3 respondents), retirement homes (1 respondent), hotels (1 respondent), or experiencing homelessness (3 respondents). Overall, over 60 percent of respondents reported living in single-family or condominium housing in the county, which is consistent with County statistics (refer to *Chapter 3, Nongovernmental Constraints*).

Question 9: Except for kitchens, bathrooms, and uninhabited garages, how many rooms are in your home?

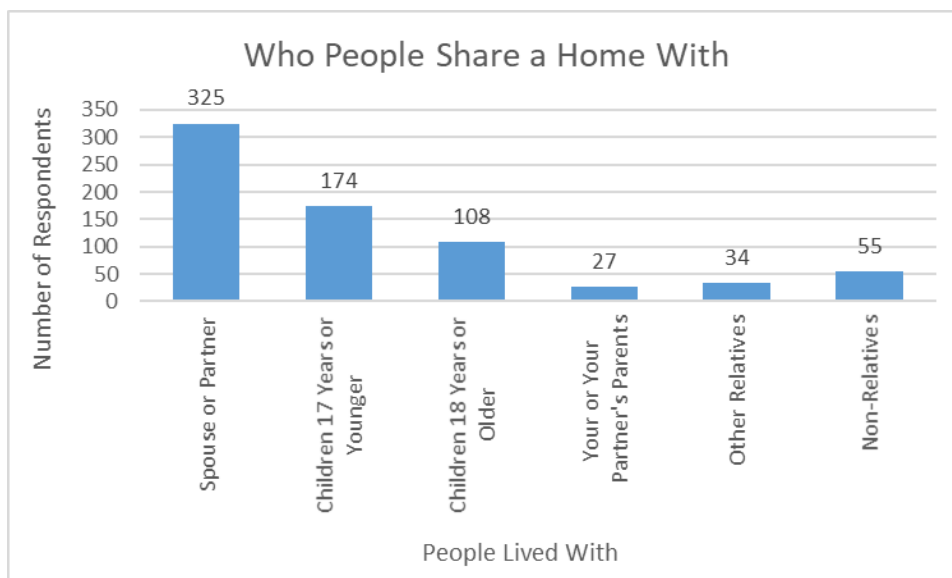
Figure B-8. Number of Rooms in Respondent's Homes



Question 9 asked respondents to write in the number of rooms in their home aside from kitchens, bathrooms, and uninhabited garages. The majority of respondents stated that their home has two rooms, with the second most common having three rooms.

Question 10: Other than yourself, who else lives with you? Check all that apply.

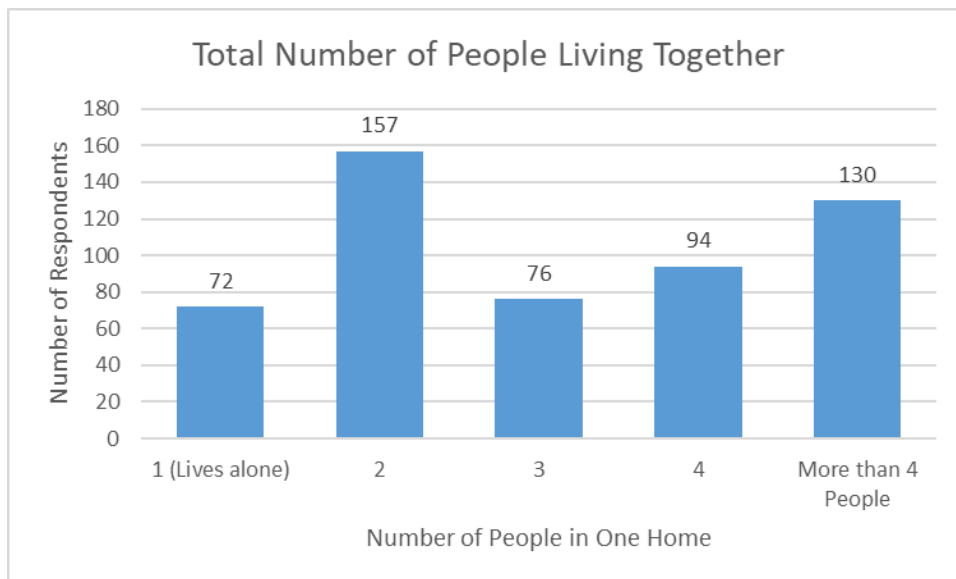
Figure B-9. Members of Household



Question 10 asked respondents to check all the boxes aligned with the people they live with. The majority of respondents (325 persons) marked they live with a spouse or partner. 174 respondents marked that they live with children 17 years or younger, and 108 respondents marked that they live with children 18 years or older. Lower response categories include living with non-relatives (55 respondents), other relatives (34 respondents), and your or your partner's parents (27 respondents).

Question 11: What is the total number of people in your home, including yourself?

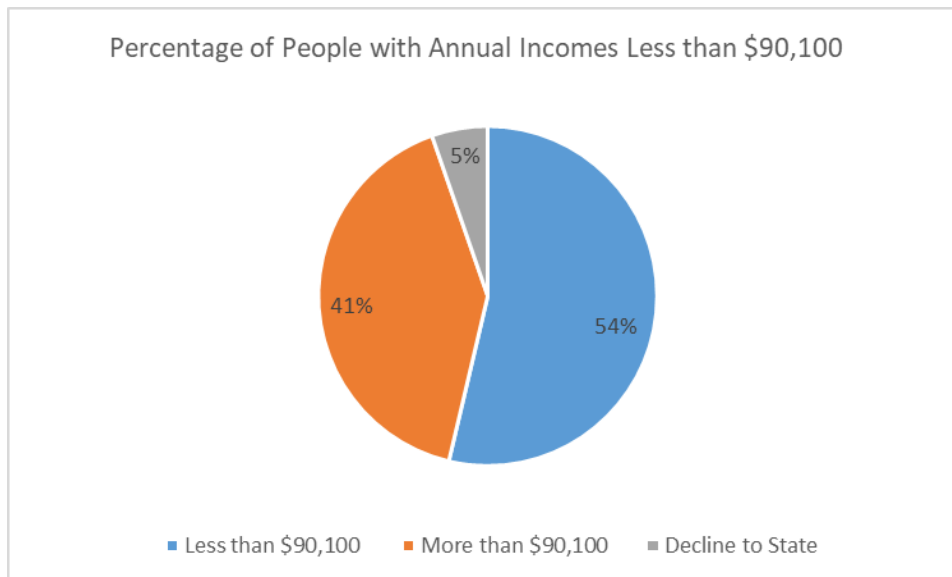
Figure B-10. Total Number of Persons in Household



Question 11 asked respondents how many people in total live together in their homes. The majority of respondents live with one other person or a two-person household (157 respondents). The second most common living situation is households of more than four persons (130 respondents). The third most common response (94 respondents) is four-person households. Living in a home alone was the least common arrangement reported (72 respondents) followed closely by three-person households (76 respondents).

Question 12: Is your household's average annual income less than \$90,100 per year?

Figure B-11. Percentage of Respondents with Annual Income Less than \$90,100

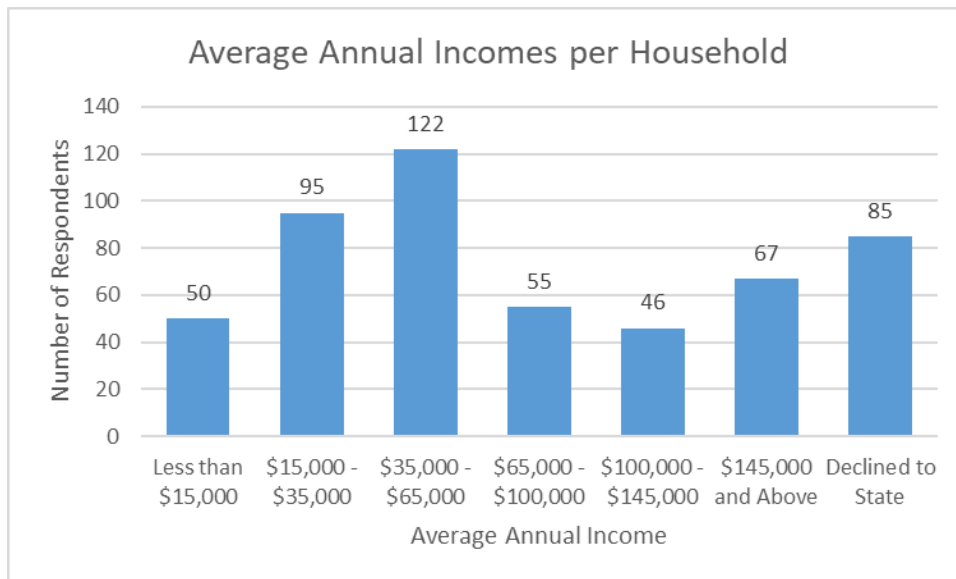


Question 12 asked respondents if their household's average annual income is less than \$90,100 per year, which was the countywide median annual household income for a family of four at the time of the survey launch in April 2022. Overall, 54 percent of respondents' households have an average annual income of less than \$90,100. 41 percent of respondents' households have an average annual income of \$90,100 or more per year, while five percent declined to state their annual income.

Since the completion of the survey, the median annual income in Santa Barbara County has changed. Other 2023-2031 Housing Element Update analyses use up-to-date 2022 data from the State Housing and Community Development Department (State HCD). Data released in May 2022 indicates a current median annual household income for a four-person household as \$100,100 for Santa Barbara County.

Question 13: What is your household's average annual income?

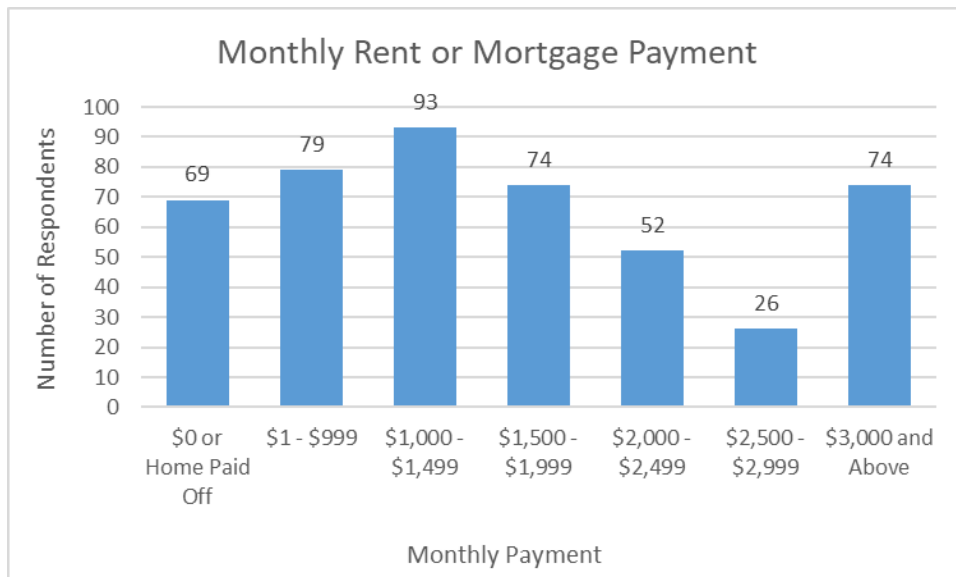
Figure B-12. Average Annual Income per Household



Question 13 asked respondents to check the option that best aligned with their household's average annual income. Most respondents marked their household's average annual income as between \$35,000 - \$65,000, with the second most common respondents' household average annual income being between \$15,000 - \$35,000. It is important to note that respondents' household size varied and may be lower or higher than the State HCD four-person average household characteristics.

Question 14: What is your monthly rent or mortgage payment?

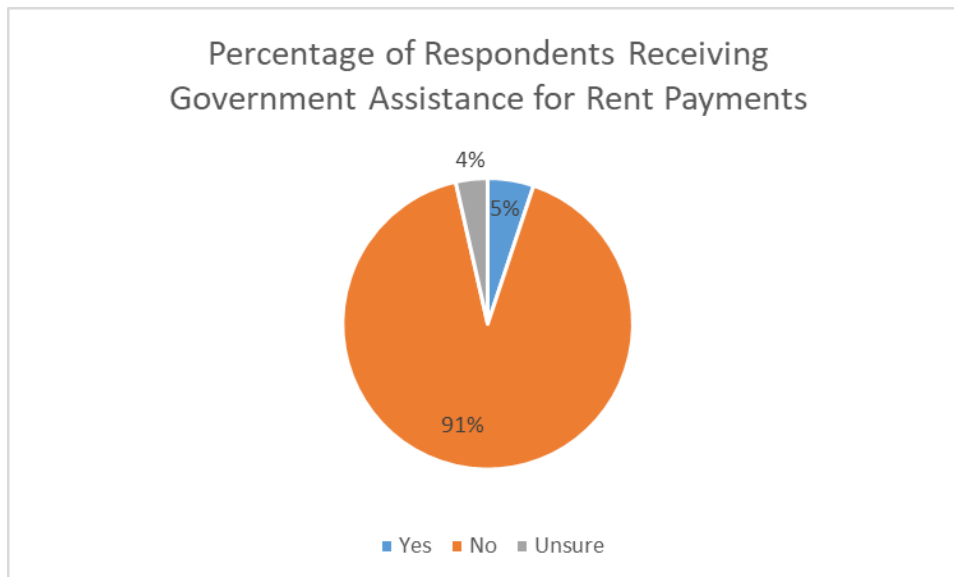
Figure B-13. Respondent's Monthly Rent or Mortgage Payment Cost



Question 14 asked respondents to write in their monthly rent or mortgage payments. The question's language asked "your" rent or mortgage payment; therefore, figures provided in Figure B-13 may in some instances be an estimate of an individual's contribution, not the total household's monthly costs (e.g., non-relative roommates). Of those who responded, the majority pay between \$1,000 - \$1,499 per month on their rent or mortgage. The second most common monthly rent payment was less than \$1,000 per month. The third most common rent payments are tied between the range of \$1,500 to \$1,999 per month and \$3,000 or more per month. 69 respondents reported their homes are paid off.

Question 15: If you rent, do you receive government assistance to help pay for your housing?

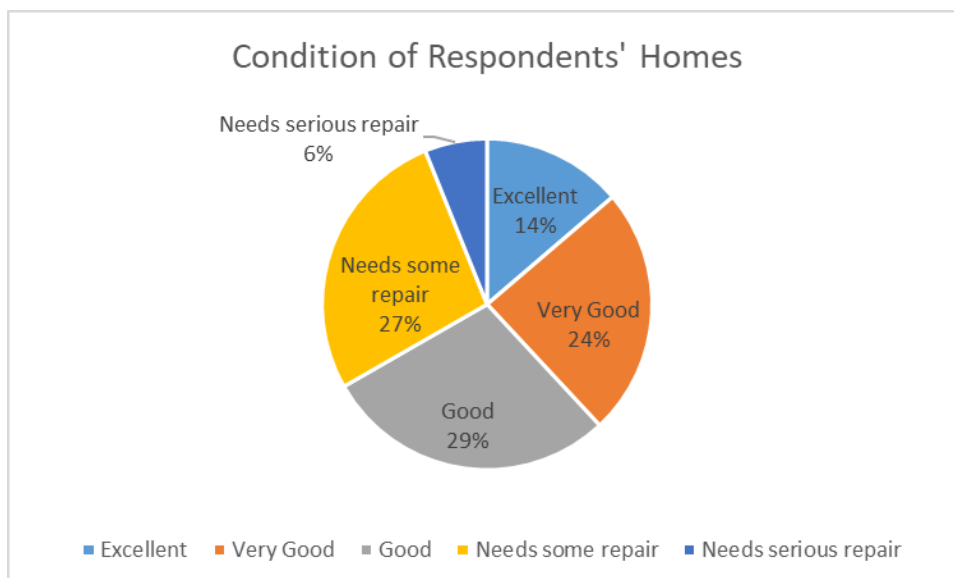
Figure B-14. Percentage of Respondent's Receiving Government Assistance for Rental Costs



Question 15 asked respondents whether they receive government assistance to help pay for their housing. 91 percent of respondents stated they do not receive government assistance, while 5 percent do receive assistance. Four percent were unsure if they receive government assistance.

Question 16: How would you rate the overall condition of your home?

Figure B-15. Condition of Respondents' Homes

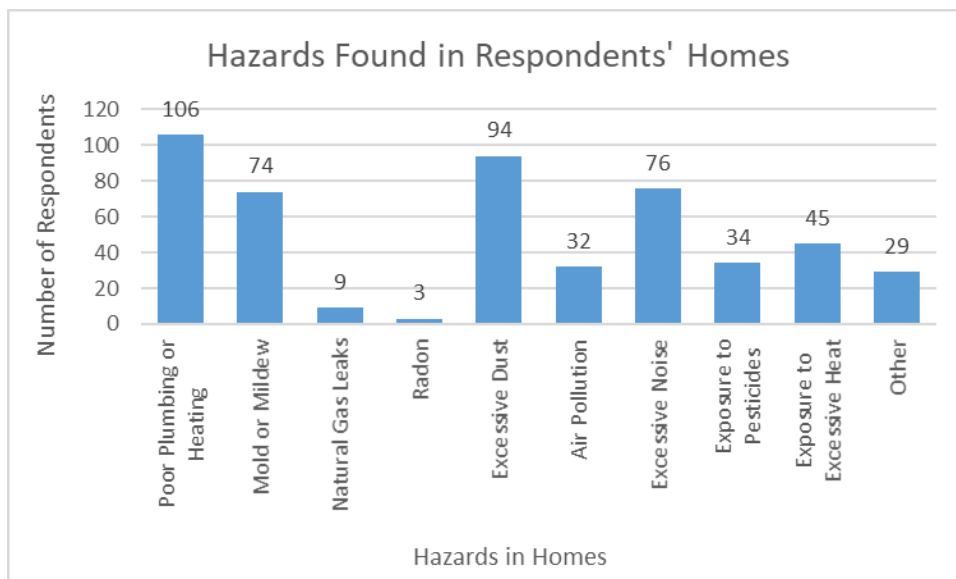


Question 16 asked respondents to choose the option that best aligns with the condition of their home. 29 percent of respondents stated their home is in good condition, followed by 27 percent

stating their home needs some repair. The lowest scoring response is house needed serious repair (6 percent of respondents).

Question 17: Do you currently experience any of the following health hazards in your home or on your property?

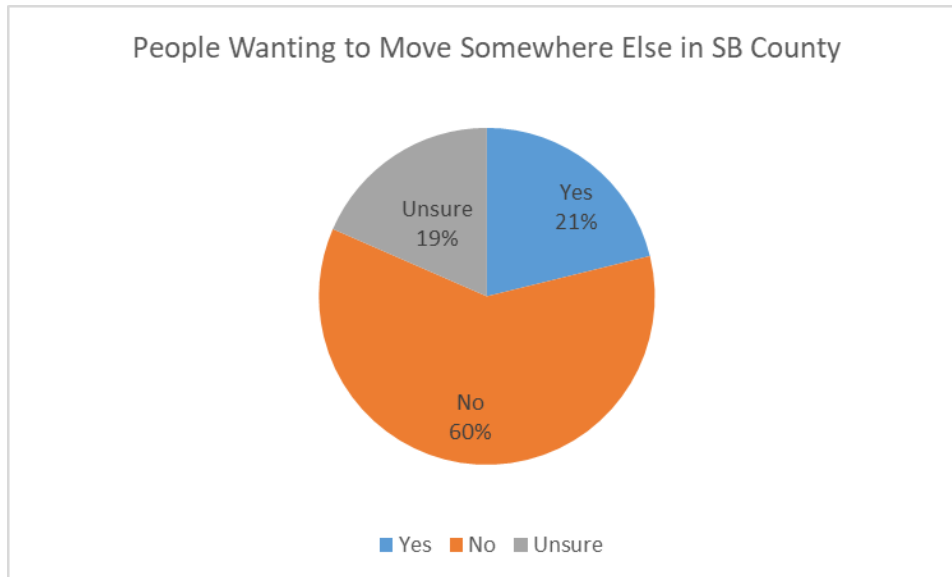
Figure B-16. Hazards Found in Respondents' Homes



Question 17 asked respondents if they experience any health hazards in their homes or on their property. Of those who reported health hazards, the highest-ranked household hazard was poor plumbing or heating (106 respondents) followed by excessive dust (94 respondents), excessive noise (76 respondents), and mold or mildew (74 respondents). Additional hazards reported by respondents included exposure to excessive heat (45 respondents), exposure to pesticides (34 respondents), air pollution (32 respondents), natural gas leaks (9 respondents), radon (3 respondents), and other hazards (29 respondents).

Question 18: Do you want to move somewhere else in Santa Barbara County in the next five years?

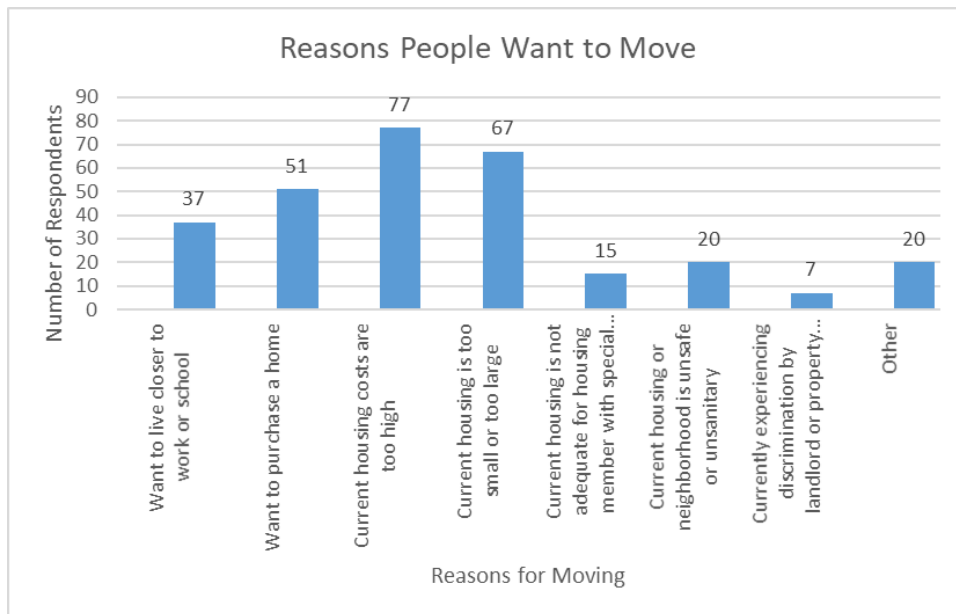
Figure B-17. Percentage of Respondents Who Want to Move within Santa Barbara County



Question 18 asked respondents whether they want to move somewhere else in Santa Barbara County within the next five years. This classification included moving to a new building and/or moving to a new neighborhood or community area. The majority of respondents (60 percent) stated they do not want to move in the next five years, while 21 percent do want to move. 19 percent of respondents were unsure if they would want to move somewhere else in Santa Barbara County.

Question 19: If you want to move in the next five years, what are your main reasons for moving?

Figure B-18. Reasons Respondents Want to Move within Santa Barbara County



Question 19 asked what the main reasons were for wanting to move for residents who reported a desire to move in the next five years. Most respondents who do want to move reported their main reason was that current housing costs are too high (77 respondents). The second most common reason for wanting to move was due to respondents' current housing being too small or too large for their needs (67 respondents). Residents also expressed desires to purchase a home instead of renting (51 respondents), live closer to their place of work or school (37 respondents), current housing or neighborhood is unsafe or unsanitary (20 respondents), housing does not meet housing needs for a special needs household member (15 respondents), discrimination by landlord or property owner (7 respondents), and other factors (20 respondents) as driving factors for their desire to move units and/or neighborhoods.

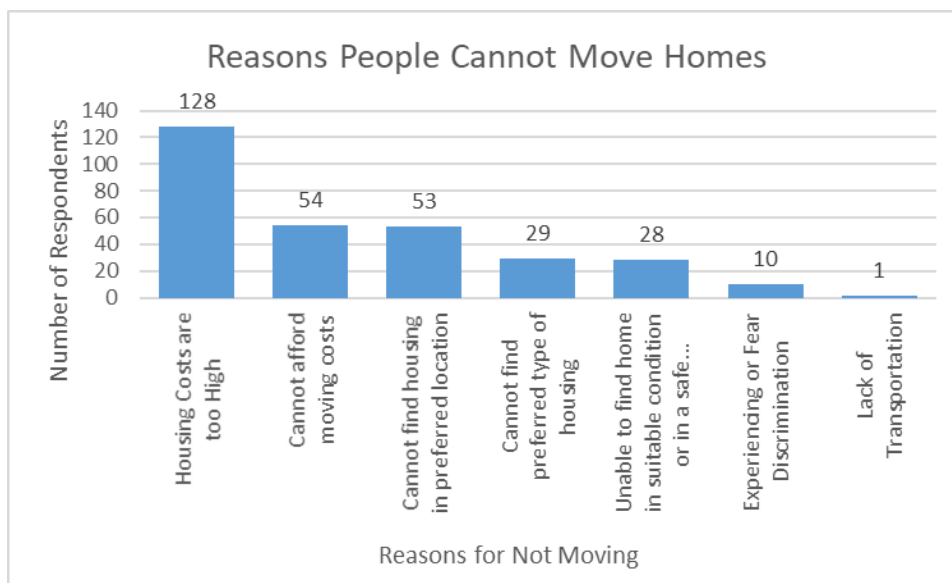
Question 20: If you checked, "currently experiencing housing discrimination by landlord or property manager" on Question 19, please describe.

This was an optional written response, in which the majority of survey takers reported no occurrence of discrimination. The few written responses that were provided include:

- "Neglected/taken advantage of"
- "Landlords will not consider my applications because I am unhoused"
- "The manager takes a lot of time to make repairs and always blames people for things"
- "Harassment"

Question 21: If you want to move in the next five years but feel you are unable to do so, what are the main reasons that you will not move?

Figure B-19. Reasons Residents Cannot Move Homes



Question 21 asked respondents why they may feel that they are unable to move homes in the next five years if they desired to. Respondents were asked to mark all that applied to them. Most respondents stated they feel they may be unable to move due primarily to housing costs being too high (128 respondents). People also expressed concerns about not being able to afford the moving costs (54 respondents) and the inability to find housing in their preferred location in the county (53 respondents). Residents also reported perceived reasons for an inability to move as being unable to find their preferred housing type (29 respondents) and unable to find housing in a suitable condition or safe location (28 respondents), as well as fear of discrimination (10 respondents) and lack of transportation availability (1 respondent).

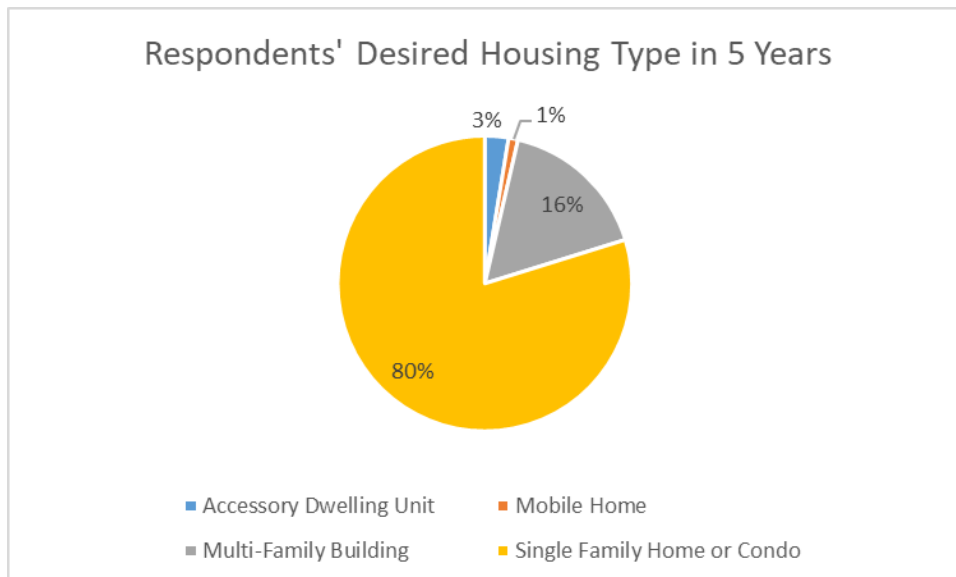
Question 22: If you are experiencing fear or discrimination in finding housing, please describe.

This was an optional written response question, in which the majority of survey takers reported not experiencing or fear of experiencing discrimination. The six written responses that were provided for this question include:

- “Fear neglect, college students have no money”
- “Landlords do not give me the time of day”
- “Because we are a family of 5 (wife, 3 daughters), they say we need 3-beds”
- “I have a service dog and housing is supposed to accept her regardless of pet policy. This has been a problem and I have faced opposition and been turned away due to this.”
- “I am not legal. My two smallest children are born here.”
- “Being Hispanic with more than two children”

Question 23: In five years, what type of housing do you think will best suit your needs?

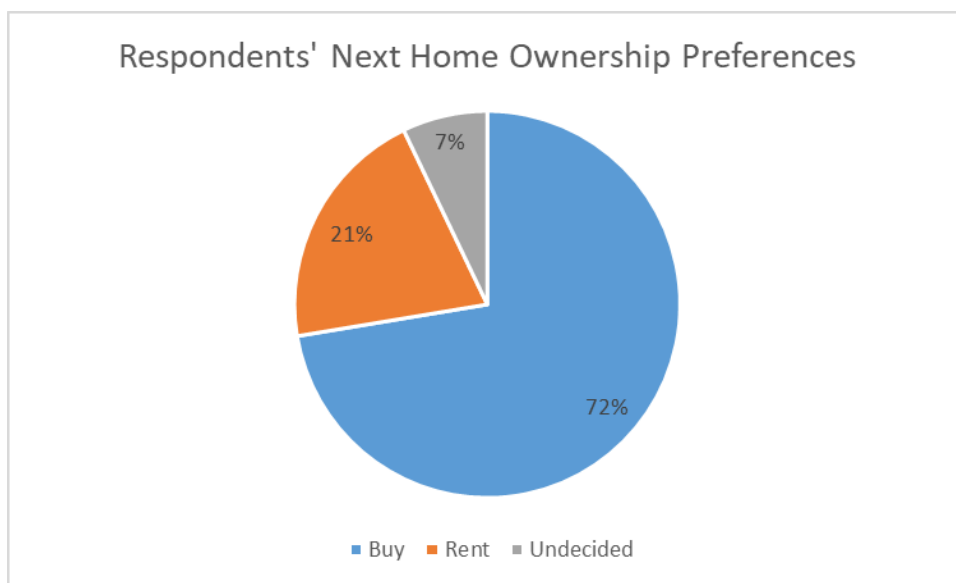
Figure B-20. Respondents' Desired Housing Type in 5 Years



Question 23 asked respondents which type of housing would best suit their needs within the next five years. Overwhelmingly, respondents stated that a single-family home or condominium would best suit their needs (80 percent of respondents), followed by a multifamily building (16 percent of respondents). Several others shared that ADUs or mobile homes would best suit their needs (three percent and one percent, respectively).

Question 24: Would you prefer to buy or rent your next home?

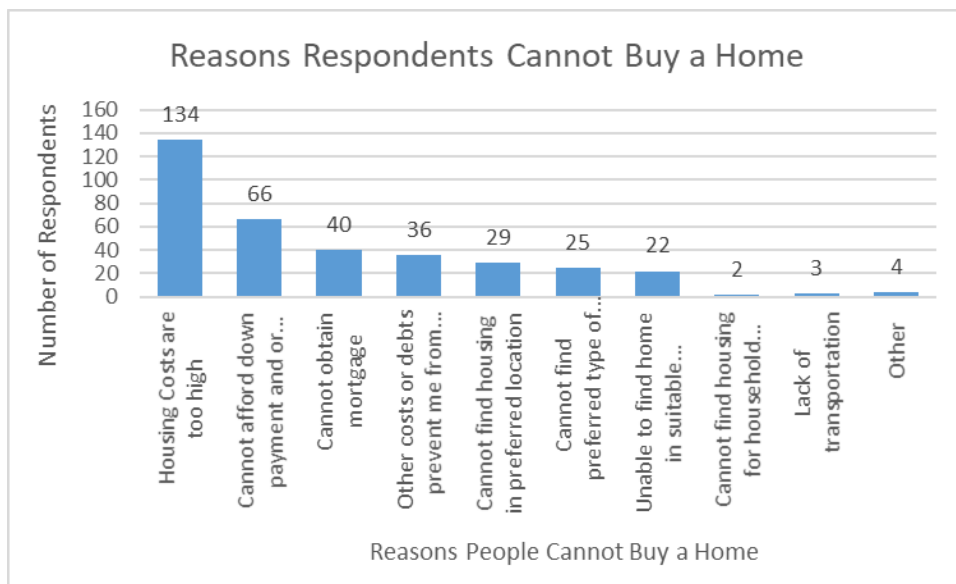
Figure B-21. Respondents' Home Ownership Preferences



Question 24 asked respondents whether they would prefer to buy or rent their next home. 72 percent of those who responded stated they would prefer to buy their next home, followed by 21 percent preferring to rent, and seven percent being undecided.

Question 25: If you want to buy your next home but are unable to do so, what are the main reasons you cannot buy?

Figure B-22. Reasons Respondents Cannot Buy a Home



Question 25 asked respondents that wanted to buy a home but felt unable to do so about the main reasons they felt this way. Respondents were asked to mark all reasons that applied to them. These responses closely reflect Question 21 exploring the reasons residents cannot move homes. Most respondents who felt unable to purchase a home stated it is due to high housing costs (134 respondents) followed by an inability to pay the down payment and/or closing costs (66 respondents). Additional reasons cited for the inability to purchase a home by residents include cannot obtain a mortgage (40 respondents), extent of other costs and/or debts (36 respondents), inability to find housing in a preferred location (29 respondents), inability to find preferred housing type (29 residents), inability to find housing in suitable condition and/or safe neighborhood (22 respondents), lack of transportation (three respondents), inability to find housing suitable for household member(s) with special needs (two respondents), and other factors (four respondents). Two of the four respondents who selected 'other' factors explained their reason for being unable to purchase a home was due to property taxes being too expensive. The other two respondents did not elaborate. No respondents identified experiencing or fear of discrimination as a reason they could not buy a home.

B.1. Housing-Related Public Comments from Surveying

The final question in the survey asked unincorporated county residents if they had any additional comments regarding housing or environmental issues in their community. Table B-1 below lists the respondents' comments by topic, with the most common comments being centered around affordable housing and housing costs.

Table B-1. Housing-Related Public Comments from Surveying

Topic	Public Comment
ADUs	<p>ADUs should be permitted on AG I & II as well as STRs.</p> <p>Unsatisfied with ADU/JR ADU as a housing solution</p> <p>Get rid of ADU's, stop new housing.</p>
Affordable Housing	<p>We do not have enough low-income housing. We prioritize commercial building over housing and sacrifice agricultural land in the process.</p> <p>We need more affordable housing in general. Please bring back rent control.</p> <p>We need more affordable housing so younger people and families can afford to stay in the South County. Five years ago the rents in the neighborhood were climbing because of lack of housing and needs from UCSB students and staff. I believe houses were bought by companies in order to get high rental income. The last 12 months the cost of houses here have increased by 50% or more (\$1000 per sq. foot compared to \$< \$600/ft in fall of 2019) even though they are next to the homes with the messy front yard or 10 cars and 20 people. People moving in are not students and appear to be the owners of the property.</p> <p>There should be more low-income housing because rent is very high; more family housing because there are fewer units that accept families.</p> <p>Santa Barbara county and local govt needs to make housing more affordable by lowering property taxes, improving police services, and spending more on infrastructure maintenance.</p> <p>More community built affordable housing to purchase or rent</p> <p>More affordable housing for low-income families.</p> <p>I've been on section 8 program for more than 6 years and still in the 300s waiting list.</p> <p>More housing for young people who want to be independent from their parents but they cannot because of the high cost</p> <p>Need housing for low-income families</p> <p>Need housing for low-income families</p>

Table B-1. Housing-Related Public Comments from Surveying (Continued)

Topic	Public Comment
	<p>Need more low-income housing</p> <p>Need more affordable housing built</p> <p>Need lots of help that doesn't come; affordable housing</p> <p>Need more affordable housing</p> <p>Need more affordable housing but for people who live in Carpinteria, not for those from other places</p> <p>Need more affordable housing in Orcutt area not to mention high paying jobs.</p> <p>Affordable safe housing. It can be done.</p> <p>Houses needed for low-income</p> <p>It is expensive to live here. There is a lack of affordable housing for people working in the service industry.</p> <p>It is necessary to have more affordable housing</p> <p>Lack of affordable housing</p> <p>Lack of affordable housing, including low-income.</p> <p>Montecito needs to put in place a plan to add affordable housing in order to do our part to alleviate the housing shortage and improve the diversity of this community.</p> <p>Lack of housing at all levels below \$1.5M is a serious problem affecting our economy and family continuity of residence. Our adult children cannot find housing even though they have moderately high income. We would like to downsize but there are zero developments geared to active adult living. Our businesses cannot hire workers because of the cost of housing. We are in danger of seeing a decline in our tech sector and health care sectors if we don't start addressing the housing crisis.</p> <p>Look at what's available on Craigslist. Rent cap is needed. Room in a house that hasn't been updated/repaired in many years starts at \$2,500. "Guest house"/"Studio" aka backyard storage unit with no bathroom and a hot plate starts at \$2,500. Average rental is \$3,700. I even rented living room for a year...\$1,000 monthly. Santa Barbara relies on tourism and service workers - but service workers cannot afford to live here.</p>
Opposition to Affordable Housing	<p>Do not like the idea of affordable housing in this area, more people bring more problems; like to live in a small community and not worry about safety.</p> <p>Oppose section 8 housing in New Cuyama Valley</p> <p>Opposed to affordable housing in area</p>

Table B-1. Housing-Related Public Comments from Surveying (Continued)

Topic	Public Comment
	<p>Do not need affordable housing because there are no amenities and want to keep it that way. Affordable housing is not really affordable because my home was purchased at a lower rate than the "affordable" homes in Santa Maria</p> <p>Not a fan of subsidized housing. People choose where to live based on what they can afford and that's the way it works.</p> <p>Forget rent control. This just makes things worse for renters. Supply and demand determines rental pricing, not government do-gooders.</p> <p>I am against rent control in the city and county of Santa Barbara.</p> <p>I cannot afford to live in Brentwood, Malibu, Napa, Coronado, etc., but I also don't expect those communities to expend their resources just so that I am able to. People live where they can afford to and gravitate to communities that offer the charm and landscape that brought the original residents there in the first place. There is a line for everything. Please be conscience of areas which would be hard to reel back in if you go overboard.</p> <p>Montecito housing is limited and expensive, as is most of Santa Barbara. Trying to make it affordable is like saying filet mignon should be affordable for anyone who wants it. How many filets are cut from a side of beef vs hamburger? Anyone who has studied economics understands the law of supply and demand. Trying to control that is a fool's errand. And, increasing housing density when water is limited is beyond foolish. Limited supply increases the cost. Increased density increases environmental pollution. California is simply over-populated. Other states have plenty of jobs and affordable housing available</p>
Housing Costs	<p>Better housing prices</p> <p>Better housing prices</p> <p>Cost of housing and lack of housing</p> <p>Costs are prohibitive</p> <p>Very expensive rent</p> <p>Prices are outrageous, houses are too expensive</p> <p>Our rent is very high in places considered low-income.</p> <p>People just need a safe place to live that doesn't cost half their income.</p> <p>I am currently paying about 70% of my take home income in rent it is very difficult to survive.</p> <p>Very difficult for young families to afford buying a home or renting to live in this area. Any homes for sale are quickly sold with multiple bids.</p> <p>Low and middle income housing is very important to us, and it is very hard to stay in this community because of the lack of any supply for starter homes that are below \$1 million and in decent condition (i.e. no major issues like plumbing or foundation problems)</p>

Table B-1. Housing-Related Public Comments from Surveying (Continued)

Topic	Public Comment
	<p>Housing here is way too expensive, landlords are charging very high rents and do not keep up their properties.</p> <p>Housing is unaffordable for young professionals with good paying jobs, not just for poorly paid people. I wonder how my children could afford to buy in South SB Country.</p> <p>Housing market has skyrocketed, my dream of being a homeowner is slowly diminishing</p> <p>Stop raising rents! Stop the increase in housing costs. You're going to drive all the families who are not white/millionaires away.</p>
Agricultural Housing	Field workers need housing
Senior Housing	<p>Need more senior housing in the moderate-income range--units with safety accommodations</p> <p>We need more senior and low to mid income housing.</p> <p>Need more affordable housing for Seniors in Northern Santa Barbara County. Available funds always seem to be allocated to southern Santa Barbara County</p>
UCSB Housing	<p>PLEASE help us get taller construction. We don't have enough units in IV for all of us.</p> <p>UCSB needs to provide more housing to students before it focuses on other expansion projects</p>
More Housing	<p>Need more housing</p> <p>Need more accessible housing</p> <p>Need more houses</p> <p>Need more housing</p> <p>More housing in our community</p> <p>We need more options for housing. Quality family mobile home parks, tiny home parks, efficiency studios.</p> <p>We need rental apartments in all price ranges for permanent residents.</p> <p>We could use more single-family housing but NOT apartments</p> <p>We want more housing.</p> <p>The county and cities in the county need to do more to encourage the building of additional housing. They could identify government owned properties that could accommodate housing. The housing could be built by the private sector but operated by a property management company for a fixed amount of money adjusted each year for inflation and direct rising</p>

Table B-1. Housing-Related Public Comments from Surveying (Continued)

Topic	Public Comment
	<p>expenses to maintain the properties. This would enable the county and cities control the rental rates and price of the owner occupied houses to keep them relatively affordable when sold.</p> <p>There's no housing, families are doubling/tripling up which causes parking issues. Too many people in one house.</p>
Opposition to More Housing	<p>Stop the building it's ruining SB which used to be charming but no longer is.</p> <p>Keep the community small</p> <p>Density increases reduce the quality of life</p>
Short-Term and Long-Term Rentals	<p>Limitations on Short term vacation rentals should be placed only on single family homes and should not preclude guest houses, ADUs and granny flats.</p> <p>I am concerned about unauthorized rentals and short-term rentals.</p> <p>The shortage of rentals is due to so many vacation rentals Airbnb's. - before there were vacation rentals there was plenty of rentals available for people who work in the community, now there are none.</p> <p>Landlords should not be forced to give up their rights and opportunity to earn from their investment.</p> <p>Rental housing is a very risky and expensive business investment. No one would dare to enter into this investment arena without a reasonable rate of return on their risking taking.</p> <p>Purchasing a property with the intent of renting it out is a losing proposition in Santa Barbara.</p> <p>Don't create more disincentives for rental investment.</p>
Lompoc Housing	<p>Allowing Lompoc to grow is necessary to allow for economic growth, and more opportunities to live/work in the same City (reduce commuters)</p> <p>There is very limited rental properties available in Lompoc, and what is available is very over priced compared to what jobs in this area pay. There needs to be more affordable housing and apartment options. The houses that go on the market are either overpriced or not suitable, needing a full renovation.</p> <p>Housing needed in Lompoc Valley.</p>
Homelessness	<p>Homelessness is a major issue that will only continue to grow in our communities.</p> <p>Homelessness is increasing in the city and county limits.</p> <p>Santa Barbara county needs to build housing for the homeless and poor. They are so far behind on keeping up with the needs of the poor in the community. They need a permanent solution—building housing</p>

Table B-1. Housing-Related Public Comments from Surveying (Continued)

Topic	Public Comment
	<p>I am concerned about the movement of the homeless population out of Santa Barbara and into Goleta. Homeless encampments line the freeway and the bike path in places. Resources for homeless people are concentrated in the cities. Meanwhile, as these encampments move into the rural areas, fire dangers increase.</p> <p>I think that it is poor planning to convert the Super 8 hotel in Goleta to a homeless facility because the cost of housing is so high in the area that it will be very difficult to move these people into any type of long-term housing. It would be more realistic to have this type of facility in the North County where housing prices are less.</p> <p>I think that the homeless people need housing and other help. We can use some of the budget on that.</p> <p>The County must do something about the homeless issue in SBC but must be wary of compromising the county's character. If the character is threatened or compromised in a significant way, my wife & I would be hard pressed to stay in the area considering the astronomical property taxes we pay locally & the more than astronomical state income taxes we pay. The housing/homeless problem is a SYMPTOM...the disease is caused by the shamefully poor educational systems in California, which money alone will not solve.</p>
Education on Renter's Rights	<p>Need more information on renters' rights, for example where can you make a complaint if the rental owner ignores when he is told there is mold. Those who rent are afraid to say something because they can lose the place and if they can't afford another place then they stay and their health is compromised.</p>
Water Resources for Housing	<p>I cannot understand how we can be constantly asked to conserve water yet thousands of new homes are going to be built in the county. I do a lot to conserve water for the good of the community not so you can build more housing causing traffic and over population problems.</p> <p>Stop building new homes until the drought is over.</p> <p>Not everyone can live here. Balance quality of life and density, water limits, environmental impacts with housing needs.</p> <p>We need municipal water to process hard water down so each house doesn't have to pay for monthly water filtration.</p> <p>I've noticed so many people complain online that we don't have the water for more development. I would suggest all future development require gray water systems for landscape irrigation.</p> <p>Need more potable water.</p>

B.2. Housing Conditions and Needs Physical Survey – English & Spanish

County of Santa Barbara Housing Element Update and Environmental Justice Element Housing Needs and Housing/Environmental Conditions Survey 2022

The County seeks input from residents who live within unincorporated county areas (outside of cities). This survey is anonymous, but you may choose to provide your contact information at the end. There are 34 questions and the survey will take approximately 10-15 minutes to complete.

Your input will help the County better understand the housing needs of its residents and the environmental pressures that its residents experience. The County will use your input to update two elements of its Comprehensive Plan: the Housing Element and the Environmental Justice Element. The Housing Element establishes policies and programs to address the housing needs for all unincorporated county residents. The Environmental Justice Element identifies the needs within environmental justice communities and establishes policies and programs to address these needs.

TELL US ABOUT YOU:

Please note: This survey applies to residents of unincorporated Santa Barbara County only. If you do not know if you are eligible to take this survey, please proceed ahead with the survey to the best of your ability.

1. Which city or community do you live in?

Answer: _____

2. What is the nearest street intersection to where you live?

Answer: _____

(The next four questions are optional, however, your response will allow us to better serve our community.)

3. What is your age?

Answer: _____

4. What is your gender?

Answer: _____

5. Which race or races do you identify as?

Answer: _____

6. Do you consider yourself to be of Hispanic or Latino ethnicity?

☐ Yes

☐ No

TELL US ABOUT YOUR CURRENT RESIDENCE:

7. Do you rent or own the home you live in?

☐ Rent

☐ Own

☐ Other: _____

8. What type of home do you live in?

☐ Single-family house or condominium

☐ Multi-family building (for example, an apartment, duplex, or townhome)

☐ Accessory dwelling unit (for example, a mother-in-law unit, backyard studio, or garage conversion)

☐ Group quarters (for example, a dormitory, bunkhouse, or single-room occupancy building)

☐ Vehicle/RV

☐ Mobile home park

☐ Homeless shelter

☐ Currently experiencing homelessness (unsheltered)

☐ Other: _____

9. Except for kitchens, bathrooms, and uninhabited garages, how many rooms are in your home?

Answer: _____

10. Other than yourself, who else lives with you? *Check all that apply.*

☐ Your spouse or partner

☐ Children 17 years or younger

☐ Children 18 years or older

☐ Your (or your spouse's / partner's) parents

☐ Other Relatives

☐ Non-Relatives

11. What is the total number of people in your home, including yourself?

Answer: _____

12. Is your household's average annual income less than \$90,100 per year?

- ☐ Yes
- ☐ No
- ☐ I don't know
- ☐ Decline to state

13. What is your household's average annual income?

- ☐ Less than \$15,000
- ☐ \$15,000 - \$35,000
- ☐ \$35,000 - \$65,000
- ☐ \$65,000 - \$100,000
- ☐ \$100,000 - \$145,000
- ☐ \$145,000 and above
- ☐ Decline to state

14. What is your monthly rent or mortgage payment?

Answer: _____

15. If you rent, do you receive government assistance to help pay for your housing?

- ☐ Yes
- ☐ No
- ☐ I don't know

16. How would you rate the overall condition of your home?

- ☐ Excellent
- ☐ Very Good
- ☐ Good
- ☐ Needs some repair
- ☐ Needs serious repair
- ☐ Other: _____

17. Do you currently experience any of the following health hazards in your home or on your property?

- ☐ Poor plumbing or heating
- ☐ Mold or mildew
- ☐ Natural gas leaks
- ☐ Radon
- ☐ Excessive dust
- ☐ Air pollution
- ☐ Excessive noise
- ☐ Exposure to pesticides
- ☐ Exposure to excessive heat
- ☐ Other: _____

TELL US ABOUT YOUR HOUSING NEEDS:

18. Do you want to move somewhere else in Santa Barbara County in the next five years?

- ☐ Yes
- ☐ No
- ☐ I don't know

[If you answered no, please skip to question #26.]

19. If you want to move in the next five years, what are your main reasons for moving? *Check all that apply.*

- ☐ Want to live closer to work or school (current or desired work/school)
- ☐ Want to purchase a home
- ☐ Current housing costs are too high
- ☐ Current housing is too small or too large
- ☐ Current housing is not adequate for housing member with special needs
- ☐ Current housing or neighborhood is unsafe or unsanitary
- ☐ Currently experiencing discrimination by landlord or property manager
- ☐ Other reason for moving: _____

20. If you checked, "currently experiencing housing discrimination by landlord or property manager" on Question 19, please describe:

21. If you want to move in the next five years but feel you are unable to do so, what are the main reasons that you will not move? *Check all that apply.*

- ☐ Housing costs are too high
- ☐ Cannot afford moving costs, first and last month rent, and/or security deposit
- ☐ Can't find housing in preferred location
- ☐ Can't find preferred type of housing
- ☐ Unable to find home in suitable condition or in a safe neighborhood
- ☐ Can't find housing for household member(s) with special needs
- ☐ Experiencing or fear discrimination
- ☐ Lack of transportation
- ☐ Other: _____

22. *If you are experiencing or fear discrimination in finding housing, please describe:*

23. In five years, what type of housing do you think will best suit your needs?

- ☐ Single-family house or condominium
- ☐ Multi-family building (for example, an apartment, duplex, or townhome)
- ☐ Accessory dwelling unit (for example, a mother-in-law unit, granny flat, backyard studio, or garage conversion)
- ☐ Group quarters (for example, a dormitory, bunkhouse, or single-room occupancy building)
- ☐ Vehicle/RV
- ☐ Mobile home park
- ☐ Other: _____

24. Would you prefer to buy or rent your next home?

- ☐ Buy
- ☐ Rent

25. *[If you do not want to buy a home, please skip to question #26.]* If you want to buy your next home but are unable to do so, what are the main reasons you cannot buy? *Check all that apply.*

- ☐ Housing costs are too high
- ☐ Cannot afford down payment and/or closing costs
- ☐ Cannot obtain mortgage

- ☐ Other costs or debts prevent me from saving enough money
- ☐ Can't find housing in preferred location
- ☐ Can't find preferred type of housing
- ☐ Unable to find home in suitable condition or in a safe neighborhood
- ☐ Can't find housing for household member(s) with special needs
- ☐ Experiencing or fear discrimination
- ☐ Lack of transportation
- ☐ Other: _____

TELL US ABOUT YOUR COMMUNITY:

26. Have you experienced any of the following in your community or neighborhood? (*Check all that apply.*)

- ☐ Poor air quality
- ☐ Polluted water
- ☐ Sanitation issues (for example, pest infestations or trash dumping)
- ☐ Toxic or unpleasant smells
- ☐ Health problems caused by pollution
- ☐ Sickness from agricultural pesticides
- ☐ Flooding
- ☐ Feel unsafe due to crime
- ☐ Other: _____

27. If your community has sanitation issues, please describe them here:

28. Do you have access to the following public services in your community? (*Check all that apply.*)

- ☐ Libraries
- ☐ Parks
- ☐ Hospital and/or medical clinic
- ☐ Safe, sanitary homes
- ☐ Places to get exercise
- ☐ Places to get healthy and affordable food
- ☐ Sidewalks or pathways to walk or bike to school or work

29. In addition to the items listed in question #28 above, are there other services or amenities that your community needs? If so, please describe them.

TELL US ABOUT YOUR PUBLIC PARTICIPATION:

30. Have you ever done any of the following:

- ☐ Participated in a public meeting
- ☐ Written a letter to an elected representative
- ☐ Spoken to someone about a concern you had about the health or safety of your community?
- ☐ Noticed that your community faces challenges that other communities in Santa Barbara County do not?

31. *If you have spoken to someone about a concern you had about the health or safety of your community, whom did you speak to? If you have not spoken to someone about a concern you had about the health and safety of your community, why not?*

32. *If you have noticed that your community faces challenges that other communities in Santa Barbara County do not, what challenges have you noticed?*

33. How interested are you in participating in local political issues in the future?

- ☐ Not at all interested
- ☐ Somewhat interested
- ☐ Moderately interested
- ☐ Very interested

34. Do you have any additional comments regarding housing and environmental issues in your community?

Thank you for completing this survey. If you would like to be notified by email regarding Santa Barbara County efforts to promote housing and environmental justice, please provide your email address:

**Actualización del Elemento de Vivienda y el Elemento de Justicia del Medio Ambiente
del Condado de Santa Bárbara**

Encuesta sobre las Condiciones de las Necesidades de Vivienda/ Medio Ambiente del 2022

El Condado busca tener la opinión de los residentes que viven dentro de las áreas no incorporadas en el condado (afuera de las ciudades). Esta encuesta es anónima, pero usted puede proveer su información de contacto al final. Hay 34 preguntas y la encuesta le tomará aproximadamente 10-15 minutos para completarla.

Su opinión le ayudará al condado a entender mejor las necesidades de vivienda y las presiones de medio ambiente que los residentes tienen. El condado usará su opinión para actualizar dos elementos de su Plan Exhaustivo: El Elemento de Vivienda y el Elemento de Justicia del Medio Ambiente. El Elemento de Vivienda establece las pólizas y programas que enfocan las necesidades existentes de vivienda en el condado y las necesidades de vivienda proyectadas para todos los segmentos. El Elemento de Justicia Ambiental identifica las necesidades dentro de las comunidades de justicia ambiental y establece políticas y programas para abordar estas necesidades.

DIGANOS SOBRE USTED:

Por favor note: Esta encuesta solo aplica para los residentes de las áreas no incorporadas del Condado de Santa Bárbara. Si usted no sabe si usted califica para hacer esta encuesta, por favor proceda con la encuesta de la mejor manera posible.

1. ¿En qué ciudad o comunidad vive usted?

Respuesta: _____

2. ¿Cuál es la intersección de calles más cercana de donde usted vive?

Respuesta: _____

(Las siguientes cuatro preguntas son opcionales, sin embargo, su respuesta nos permitirá servir mejor a nuestra comunidad.)

3. ¿Cuántos años tiene?

Respuesta: _____

4. ¿Cuál es su género?

Respuesta: _____

5. ¿Con cuál raza o razas se identifica usted?

Respuesta: _____

6. ¿Usted se considera de etnicidad Hispana o Latina?

☐ Si

☐ No

DIGANOS SOBRE SU RESIDENCIA ACTUAL:

7. ¿Usted alquila o es propietario de la casa donde vive?

☐ Alquila

☐ Propietario

☐ Otro: _____

8. ¿En qué tipo de casa vive usted?

☐ Casa simple de familia o condominio

☐ Edificio multifamiliar (por ejemplo, un apartamento, un dúplex, o un townhome)

☐ Unidad de vivienda accesoria (por ejemplo, unidad de suegra, estudio de jardín, o garaje convertido)

☐ Vivienda de Grupo (por ejemplo, un dormitorio, vivienda con literas, o edificio con ocupación de cuarto)

☐ Vehículo/RV

☐ Parque de Casas Móviles

☐ Vivienda para personas sin techo- Refugio

☐ En la actualidad sin techo (sin refugio)

☐ Otro: _____

9. Excepto cocina, baños, y garaje inhabitado, ¿cuántos cuartos tiene su casa?

Respuesta: _____

10. Aparte de usted, cuántas personas de las siguientes categorías viven con usted ahora:

☐ Su esposo/a compañero/a

☐ Niños de 17 años o menores

☐ Niños de 18 años o mayores

☐ Sus (o de su esposo/a /compañero/a) padres

☐ Otros parientes

☐ No-parientes

11. ¿Cuál es el número total de personas en su hogar con usted mismo contado?

Respuesta: _____

12. ¿El ingreso promedio anual de su hogar es menos de \$90,100 por año?

- ☐ Si
- ☐ No
- ☐ No sé
- ☐ Me rehúso a contestar

13. ¿Cuál es el ingreso promedio anual de su hogar?

- ☐ Menos de \$15,000
- ☐ \$15,000 - \$35,000
- ☐ \$35,000 - \$65,000
- ☐ \$65,000 - \$100,000
- ☐ \$100,000 - \$145,000
- ☐ \$145,000 y más
- ☐ Me rehúso a contestar

14. ¿Cuál es su pago mensual de alquiler o hipoteca?

Respuesta: _____

15. ¿Si alquila, recibe ayuda del gobierno para pagar por su vivienda?

- ☐ Si
- ☐ No
- ☐ No sé

16. ¿Cómo describe usted la condición general de su hogar?

- ☐ Excelente
- ☐ Muy buena
- ☐ Buena
- ☐ Necesita algunas reparaciones
- ☐ Necesita serias reparaciones
- ☐ Otro: _____

17. ¿En la actualidad usted tiene algunos de los siguientes peligros de salud en su hogar o propiedad?

- ☐ Plomería o calefacción pobre
- ☐ Moho u hongos
- ☐ Pérdidas de gas natural
- ☐ Radón
- ☐ Polvo excesivo
- ☐ Contaminación del aire
- ☐ Ruido excesivo
- ☐ Expuesto a pesticidas
- ☐ Expuesto a calor excesivo
- ☐ Otro: _____

DIGANOS SOBRE SU NECESIDADAS DE VIVIENDA:

18. ¿Desea usted mudarse a otro lugar en el condado de Santa Bárbara en los próximos 5 años?

- ☐ Si
- ☐ No
- ☐ No sé

[Si contestó que no, por favor vaya a la pregunta #26.]

19. ¿Si desea mudarse en los próximos 5 años, cuáles son sus razones principales para mudarse? (*Marque todas la que aplican.*)

- ☐ Desea vivir más cerca de trabajo o escuela (Trabajo/escuela actual o deseada)
- ☐ Desea comprar una casa
- ☐ Los precios actuales de las viviendas son muy altos
- ☐ La vivienda actual es muy pequeña o grande
- ☐ La vivienda actual no es adecuada para los miembros del hogar con necesidades especiales
- ☐ La vivienda actual o el barrio es inseguro o no sanitario
- ☐ En la actualidad está sufriendo discriminación por el propietario o por el gerente de la propiedad
- ☐ Otras razones por la mudanza: _____

20. Si usted ha sufrido discriminación por el propietario o por el gerente de la propiedad, por favor describa:

21. Si usted desea mudarse en los próximos 5 años, pero siente que no podrá hacerlo, ¿cuáles son las razones principales por no poder hacerlo? (Marque todas las que aplican.)

- ☐ Costos de la vivienda son muy altos
- ☐ No puedo pagar los costos de la mudanza, primer y último mes de renta, y/o el depósito de seguridad
- ☐ No puedo encontrar una vivienda en la ubicación preferida
- ☐ No puedo encontrar el tipo de vivienda preferido
- ☐ No puedo encontrar una casa en condición apropiada o en un barrio seguro
- ☐ No puedo encontrar vivienda para un(os) miembro(s) del hogar con necesidades especiales
- ☐ Sufriendo o con temor de sufrir discriminación
- ☐ Falta de transporte
- ☐ Otro: _____

22. Si usted cree que va a sufrir discriminación, por favor describa:

23. En cinco años, ¿qué tipo de vivienda usted cree que va a cumplir mejor con sus necesidades?

- ☐ Hogar familiar simple o condominio
- ☐ Edificio multi familiar (por ejemplo, un apartamento, un dúplex, o un townhome)
- ☐ Unidad de vivienda accesoria (por ejemplo, unidad de suegra, apartamento de abuelita, estudio de jardín, o garaje convertido)
- ☐ Vivienda en grupo (por ejemplo, un dormitorio, vivienda con literas, o edificio con cuarto de ocupación simple)
- ☐ Vehículo/RV
- ☐ Parque de Casas Móviles
- ☐ Otro: _____

24. ¿Usted preferiría comprar o alquilar su próxima casa?

- ☐ Comprar
- ☐ Alquilar

25. *[Si usted no desea comprar una casa, por favor vaya a la pregunta #26.]* Si usted desea comprar su próxima casa, pero no puede hacerlo, ¿cuáles con las principales razones para no poder comprar? *(Marque todas las que aplican.)*

- ☐ Costos de la vivienda son muy altos
- ☐ No puedo pagar el enganche y/o los costos de cierre de compra
- ☐ No puedo obtener una hipoteca
- ☐ Otros costos o deudas me previenen de ahorrar el suficiente dinero
- ☐ No puedo encontrar vivienda en una ubicación preferida
- ☐ No puedo encontrar el tipo de vivienda preferido
- ☐ No puedo encontrar casa en una condición apropiada o en un barrio seguro
- ☐ No puedo encontrar vivienda para los miembros del hogar con necesidades especiales.
- ☐ Sufriendo o con temor de discriminación
- ☐ Falta de transporte
- ☐ Otro: _____

DIGANOS SOBRE SU COMUNIDAD:

26. ¿Ha usted tenido algo de lo siguiente en su comunidad o vecindario? *(Marque todo lo que aplica.)*

- ☐ Pobre calidad de agua
- ☐ Agua contaminada
- ☐ Temas sanitarios (por ejemplo, infección de pestes o descargas de basura)
- ☐ Olores tóxicos o desagradables
- ☐ Problemas de salud causados por la contaminación
- ☐ Enfermedades por los pesticidas agrícolas
- ☐ Inundaciones
- ☐ Sentirse inseguro debido al crimen
- ☐ Otro: _____

27. Si su comunidad tiene temas sanitarios por favor descríbalos aquí:

28. ¿Tiene usted acceso a los siguientes servicios públicos en su comunidad? *(Marque todo lo que aplica.)*

- ☐ Bibliotecas
- ☐ Parques
- ☐ Hospitales y /o clínicas médicas
- ☐ Casas sanas y seguras
- ☐ Lugares para hacer ejercicios

- ☐ Lugares para conseguir comidas económicas y saludables
- ☐ Veredas o senderos para caminar o andar en bicicleta al trabajo o a la escuela

29. Además de las cosas en la lista de la pregunta #28 de arriba, ¿hay algunos otros servicios o amenidades que su comunidad necesita? Si así es, por favor descríbalas.

DIGANOS SOBRE SU PARTICIPACION PUBLICA:

30. Ha usted alguna vez hecho algo de lo siguiente:

- ☐ Participado en una reunión publica
- ☐ Escrito una carta a un representante electo
- ☐ Hablado con alguien sobre preocupaciones que usted tuviera sobre la salud o seguridad de su comunidad
- ☐ ¿Ha notado que su comunidad enfrenta desafíos que otras comunidades del Condado de Santa Bárbara no enfrentan?

31. *Si ha hablado con alguien sobre una preocupación que tenía sobre la salud o la seguridad de su comunidad, ¿con quién habló? Si no ha hablado con alguien sobre una preocupación que tenía sobre la salud y la seguridad de su comunidad, ¿por qué no?*

32. *Si ha notado que su comunidad enfrenta desafíos que otras comunidades en el condado de Santa Bárbara no enfrentan, ¿qué desafíos ha notado?*

33. ¿Qué tan interesado está usted en participar en temas políticos locales en el futuro?

- ☐ No interesado para nada
- ☐ Algo interesado
- ☐ Moderadamente interesado
- ☐ Muy interesado

34. ¿Tiene usted algunos comentarios adicionales con respecto a los temas de vivienda y de medio ambiente en su comunidad?

Gracias por completar esta encuesta. Si desea ser notificado por correo electrónico con respecto a los esfuerzos del Condado de Santa Bárbara para promover la vivienda y la justicia ambiental, proporcione su dirección de correo electrónico:

Appendix C



Appendix C. 2015-2023 Housing Element Analysis

C.1. Introduction /Purpose

The purpose of this appendix is to evaluate the accomplishments of the County of Santa Barbara (County) 2015-2023 Housing Element. The 2015-2023 Housing Element set forth a series of goals and policies to address the development, preservation, and accessibility of affordable housing. Those goals and policies were implemented through 37 specific programs. This appendix provides a detailed assessment of the progress made in implementing these programs, an evaluation of their effectiveness, and an analysis of their continued appropriateness for the 2023-2031 planning period.

C.2. Implementation Progress

Implementation of the 2015-2023 Housing Element has been effective in attaining its stated goals:

Goal 1: Enhance the affordability, diversity, quantity, and quality of the housing supply

Goal 2: Promote, encourage, and facilitate housing for special needs groups

Goal 3: Affirmatively further fair housing

Goal 4: Preserve the affordable housing stock and cultivate financial resources for the provision of affordable housing in Santa Barbara County

Goal 5: Foster cooperative relationships and efficient government

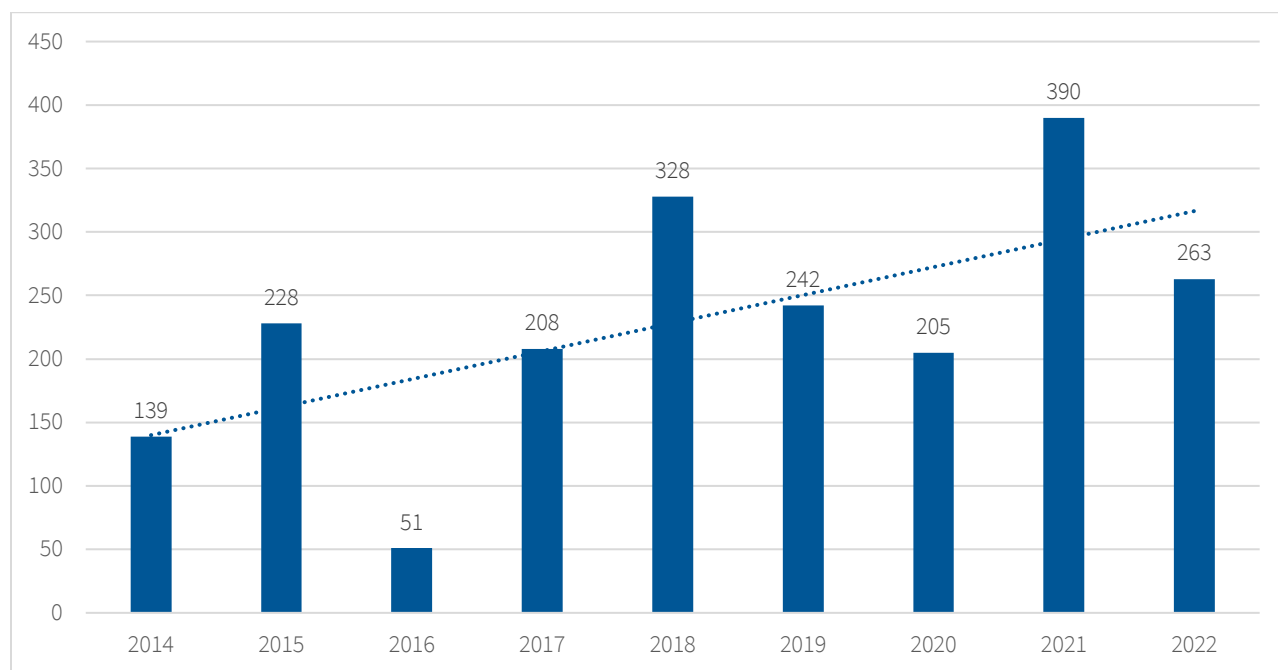
Goal 6: Promote homeownership and/or the continued availability of affordable housing units through programs and implementing ordinances for all economic segments of the population including extremely low, very low, low, moderate, and/or workforce income households to assure that existing and projected needs for affordable housing are accommodated in residential development

In combination with market forces and work by non-profit developers, the implementation of the 2015-2023 Housing Element facilitated the new construction, rehabilitation, and conservation of affordable housing in Santa Barbara County.

C.2.1 State Targets and County Housing Production

Despite annual variability, the overall number of County-issued building permits generally increased during the 2015-2023 planning period (Figure C-1). The County issued the largest number of building permits in 2021. The number of building permits issued was the lowest in 2016, which was attributable to slow national economic growth.

Figure C-1. Building Permits Issued during the 2015-2023 Planning Period



Sources: County of Santa Barbara Final 2021 Comprehensive Plan Annual Progress Report, County records

As discussed in *Chapter 2.B, Regional Housing Needs Allocation (RHNA)*, the California Department of Housing and Community Development (State HCD) estimates the total need for new housing for the entire county throughout the ensuing Housing Element planning period. The Santa Barbara County Association of Governments (SBCAG) then allocates a share of this need to its member jurisdictions, including the County. This target housing production is called the RHNA.

As a required component of Housing Element Updates, the County must complete an inventory identifying land that could be developed to meet the RHNA. *Appendix E, Housing Sites Inventory and Methodology*, provides additional detail on this process. Table C-1 compares the County's RHNA, the results of the land inventory, and actual development for the 2015-2023 Housing Element planning period. The land inventory identified sufficient sites to meet the RHNA overall. Although it may appear that there were insufficient low-income sites available, the very low-income sites can also accommodate this need. The actual development of low-, moderate-, and above-moderate-income residential units during the planning period exceeded the RHNA, while the actual production of very low-income residential units fell short of the RHNA by 91 residential units or 57 percent.

Table C-1. Residential Units Required, Possible, and Developed during the 2015-2023 Planning Period by Income Group

Income Groups	RHNA	Land Inventory	Actual Development*
Very Low	159	775	68
Low	106	78	231
Moderate	112	581	417
Above Moderate	284	3,719	1,187
TOTAL	661	5,153	1,903

Note: *Building permits issued between 1/1/14 and 6/30/22. Sources: County of Santa Barbara Final 2021 Comprehensive Plan Annual Progress Report, County records

C.2.2 Affordable Housing Program Funding

The County incentivizes affordable housing by using public funding programs to provide loans and grants for developers of affordable and supportive housing. The County also utilizes federal, state, and local funds to rehabilitate housing projects and to provide important services throughout the county. Some of these are County-generated funds, such as the Inclusionary Housing Trust Fund, and others are pass-through funding, including Community Development Block Grants (CDBG). A list of the funds used to support specific affordable housing projects during the planning period is included in Table C-2. Refer to *Chapter 5.C.1, Financial Resources*, for a description of the important ongoing sources of funding.

In addition to accessing disbursements from ongoing funds, the County made use of the following one-time or limited-term funds and competitive grant awards during the 2015-2023 planning period.

- **Community Development Block Grant Coronavirus (CDBG-CV):** Additional federal funding was allocated to State HCD for the CDBG Program in response to hardship caused by the COVID-19 Pandemic. These funds were used primarily for emergency rental assistance through a sub-recipient contract with the Housing Authority of the County of Santa Barbara (HASBARCO).
- **Community Development Block Grant Disaster Recovery (CDBG-DR):** The County was awarded a Disaster Recovery allocation under CDBG-DR Multifamily Housing Program (MHP) following the 2017 Thomas Fire. Many low-income households displaced by the Thomas Fire and/or subsequent debris flows relocated to North County. In response, the County pooled CDBG-DR funds with the City of Santa Barbara CDBG-DR funds to develop the Escalante Meadows affordable housing project in Guadalupe.
- **Coronavirus Aid, Relief, and Economic Security Act (CARES Act):** The County was awarded funds for COVID-19 Pandemic response effort costs incurred between March 1, 2020, and December 30, 2020. The funds were used, without limitation, for County Public Health Department response efforts, a disaster assistance payments program for qualifying individuals impacted by COVID-19, and local match to State Homekey grant awards for the acquisition and development of homeless housing units.

- **Emergency Solutions Grant Coronavirus (ESG-CV):** Additional federal funding was allocated to State HCD for the ESG Program in response to hardship caused by the COVID-19 Pandemic. These funds were used by the County for homeless services and rapid re-housing through sub-recipient agreements with providers throughout the county.
- **Federal Emergency Rental Assistance (ERA):** ERA is a program of the U.S. Department of the Treasury developed in response to the COVID-19 Pandemic to assist families in paying for rent or utilities. The County Community Services Department, Housing and Community Development Division (County HCD) is overseeing ERA Funds under ERA 1 (Consolidated Appropriations Act of 2021) and ERA 2 [American Rescue Plan Act (ARPA)], which are being administered by the United Way of Santa Barbara County. The focus of these funds is to provide rent and utility assistance to low-income residents at 80 percent area median income (AMI) and below.
- **Homeless Emergency Aid Program (HEAP):** HEAP is a one-time \$500 million block grant authorized by Senate Bill (SB) 850 in 2018 and was administered by the California Interagency Council on Homelessness (f/k/a The Homeless Coordinating and Financing Council). HEAP was established to provide funding to California's Continuum of Cares (CoC) and large cities to provide immediate emergency assistance to people experiencing homelessness or those at imminent risk of homelessness. These funds were awarded to CoCs through a formula based on Point in Time (PIT) count ranges and the percentage of the homeless population. Funding ended on June 30, 2021.
- **Homeless Housing, Assistance, and Prevention Program (HHAP):** The HHAP program was signed into law in 2019 and is administered by the California Interagency Council on Homelessness (f/k/a The Homeless Coordinating and Financing Council). Funding for the program is available to local jurisdictions in multiple rounds to support regional coordination and a unified regional response to homelessness, expand or develop local capacity to address homelessness challenges, and provide flexible funding to end and prevent homelessness. There are base allocations of funds to CoCs, cities, and counties based on PIT count ranges, as well as additional bonus funds that are allocated on a competitive basis.
- **Homekey:** Administered by State HCD, Homekey provides competitive funding for state, regional, and local public entities for the development of housing, including single-family and multifamily homes, adult residential facilities, and manufactured housing, and to convert commercial properties and other existing buildings to permanent or interim housing for persons experiencing or at risk of homelessness, along with operating costs for interim housing. HomeKey funds comprise California's ARPA allocation from the U.S. Treasury and State General Fund monies. A local funding match is also required for capital and operating costs to access these funds.
- **HOME American Rescue Plan (HOME-ARP):** In 2021, the Santa Maria/Santa Barbara County HOME Investment Partnership Program (HOME) Consortium, which comprises the County and the cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria, and Solvang, was allocated \$4,647,509.00 in HOME funds under the ARPA. These funds were made available in 2022 for award to projects and programs outlined in the County's HOME-ARP Plan, which include

1) \$697,126 for Administration and Planning; 2) \$2,430,383 for Development of Affordable Rental Housing; 3) \$840,000 for Tenant-Based Rental Assistance, and 4) \$680,000 for Supportive Services.

- **No Place Like Home (NPLH):** NPLH is a state program that funds the development of permanent supportive housing for people experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness and who need mental health services. Eligible applicants for funding are counties either solely or with a housing development sponsor. Funding is provided in a noncompetitive allocation and multiple competitive allocations and must prioritize vulnerable populations. To receive funds, counties must also commit to providing mental health services and coordinating access to other community-based supportive services. Both competitive and noncompetitive allocations were administered by the County Department of Behavioral Wellness (BWell) for the development of supportive housing and related services.
- **State Emergency Rental Assistance (State ERA):** This funding is a combination of the State General Fund and the U.S. Department of the Treasury pass-through funding to assist families in paying for rent or utilities. County HCD is overseeing State ERA 1 (Consolidated Appropriations Act of 2021) funds, which are being administered by the United Way of Santa Barbara County. The State is administering State ERA 2 (ARPA) funds. The funding is specifically for people that were falling behind on rent during the COVID-19 Pandemic as a result of a reduction in income.

C.2.3 Housing Projects with Direct County Support

Table C-2 provides a list of projects supported by the County and completed during the planning period that improve access to affordable housing.

C.2.4 Appropriateness of Goals, Policies, and Programs

Many of the 2015-2023 Housing Element's goals, policies, and programs continue to be appropriate for the 2023-2031 planning period. Of the 37 programs identified in the 2015-2023 Housing Element, the County implemented 31 during the planning period. 21 of the implemented programs are ongoing and another five have been completed. Six programs were not implemented during the planning period. Of the programs that were not implemented, some were determined to be redundant with other programs, others became irrelevant due to changes during the planning period, and some lacked funding for implementation. Programs that were completed, replaced, or are no longer relevant were not carried forward into the 2023-2031 Housing Element Update (Housing Element Update). The County modified other programs to expand or increase their effectiveness.

Table C-3 provides an analysis of the 37 programs included in the 2015-2023 Housing Element. *Chapter 5, Housing Plan and Resources*, includes a full description of the programs identified for implementation of the Housing Element Update.

C.2.5 Cumulative Impacts on Special Needs Housing

Multiple programs from the 2015-2032 Housing Element addressed the housing needs of special populations, including programs 2.1-2.8 as discussed in Table C-3. Projects including the rehabilitation, construction, and acquisition of housing for special needs populations are included in Table C-2.

Table C-1. County-Involved Affordable Housing Developed, Acquired, Rehabilitated, and/or Conserved during the Planning Period

Project Name	Project Type	Affordable Units	Affordability Level	Project Date	Special Needs Population Served	County Contributed Funding	Partners
Tri-County Regional Energy Network (3C-REN)Energy Improvements	Rehabilitation	194	Low	Completed mid-2021	Farmworkers	3C-REN Programmatic Funding: \$200,000 (not a direct County funding source, generated by ratepayer fees)	The Association for Energy Affordability implements the Low-Income Weatherization Program and the California Department of Community Services and Development (State CSD) administers it. People's Self-Help Housing (PSHH) owns and manages the project buildings and provided additional funding. The County provided local programmatic administration. The Community Action Partnership of San Luis Obispo managed installation and workforce development. Rheem provided installation training.
Bridge House Emergency Shelter	Shelter Rehabilitation	70	Extremely Low	6/16/2021 11/18/2019 6/6/2019	Homeless	CDBG: \$368,304 CDBG: \$25,000 CDBG: \$434,000	Good Samaritan Shelter operates. The County provided funding and owns the property.
Bridge House Pallet Shelters	Construction	20	Extremely Low	Fall 2021	Homeless	HEAP: \$415,148	Good Samaritan Shelter operates. The County and Dignity Health provided funding. The County owns the property.
Buena Tierra Apartments	Acquisition, Rehabilitation, Conversion to	59	Extremely Low	Anticipated 2023	Formerly Homeless	Homekey: \$15,357,501;	State HCD provided funding/finance facilitation. The City of Goleta contributed financial

Table C-2. County-Involved Affordable Housing Developed, Acquired, Rehabilitated, and/or Conserved during the Planning Period

Project Name	Project Type	Affordable Units	Affordability Level	Project Date	Special Needs Population Served	County Contributed Funding	Partners
	Housing, and New Construction				Families and Individuals	HOME-ARP: \$2,430,383	support/facilitation. HASBARCO is the owner, operator, developer, and project manager. County HCD contributed funding, finance, and project facilitation.
Casa de Familia	New Construction	15	Extremely Low	8/31/2015	Formerly Homeless Families	HOME: \$2,118,357	County HCD provided project financing and construction administration and management. Good Samaritan Shelter is the owner and operator.
Cypress & 7th	New Construction	16	Extremely Low	Anticipated 2023	Formerly Homeless	NPLH: \$632,696	HASBARCO will serve as Managing General Partner in a Limited Partnership ownership structure. County BWell provided financing.
Dignity Moves Santa Barbara	New Construction	33	Extremely Low	Summer 2022	Homeless	ARPA: \$600,000	Good Samaritan Shelter operates. The County provided funding and owns the property.
Domestic Violence Solutions Transitional Housing	Shelter Rehabilitation	4	Extremely Low	12/7/2018	Homeless	CDBG: \$28,498	Domestic Violence Solutions owns and operates. County HCD provided funding.
Domestic Violence Solutions Emergency Shelter	Shelter Rehabilitation	16	Extremely Low	8/9/2022 1/20/2020	Homeless	CDBG: \$40,000 CDBG: \$35,000	Domestic Violence Solutions owns and operates. County HCD provided funding.

Table C-2. County-Involved Affordable Housing Developed, Acquired, Rehabilitated, and/or Conserved during the Planning Period

Project Name	Project Type	Affordable Units	Affordability Level	Project Date	Special Needs Population Served	County Contributed Funding	Partners
Escalante Meadows	Rehabilitation and New Construction	77	Low	Anticipated 2024	Formerly Homeless Families	CDBG-DR: \$1,377,665	County HCD facilitated funding allocated in response to the 2017 Thomas Fire. The City of Santa Barbara relinquished CDBG-DR city funds to the project. HASBARCO will serve as General Partner in a Limited Partnership finance and ownership structure and will provide project management during construction.
Freedom House	Preservation, Acquisition, and Rehabilitation	6	Low	6/24/2016	Formerly Homeless Veterans	HOME: \$475,000	Good Samaritan Shelter owns and operates. The County provided funding. Life Steps Foundation owned the property previously and facilitated the purchase.
Gray Street Transitional Housing	Shelter Rehabilitation	9	Extremely Low	3/31/2016	Homeless	CDBG: \$200,000	Family Care Network owns and operates. County HCD provided funding.
Harry's House of Golden Inn and Village	New Construction	59	Low	TBD (Anticipated 2023)	Seniors	HOME: \$900,000	HASBARCO will serve as Managing General Partner in a Limited Partnership ownership structure. The U.S. Department of Housing and Community Development (HUD) provides project-based housing choice vouchers (HCV). County HCD provided financing.
Heath House	Preservation, Acquisition, and Rehabilitation	7	Very Low	3/24/2021	Formerly Homeless Women	HEAP: \$500,000	Owned and operated by PSHH. County HCD provided funding. The City of Santa Barbara contributed funding. Sarah House previously

Table C-2. County-Involved Affordable Housing Developed, Acquired, Rehabilitated, and/or Conserved during the Planning Period

Project Name	Project Type	Affordable Units	Affordability Level	Project Date	Special Needs Population Served	County Contributed Funding	Partners
							owned and operated the facility as a hospice and facilitated the purchase.
Hedges House of Hope	Acquisition and Rehabilitation	45	Extremely Low	8/17/21	Homeless	Homekey: \$6,995,093	County HCD partnered with Good Samaritan Shelter to apply for funding. Good Samaritan Shelter provides property management and support services. County General Services provided legal and acquisition technical assistance as well as project management for improvement work.
Homekey Studios	Acquisition and Conversion to Housing	14	Very Low	10/13/2020	Formerly Homeless	CARES: \$1.5M; Homekey: \$2.78M; Permanent Local Housing Allocation (PLHA) Consortium: \$80,000 (ongoing support services)	County HCD provided project planning, coordination, and funding facilitation. County BWell provided funding and project facilitation. County General Services Department facilitated site acquisition, permitting, and project management for property conversion, rehabilitation, and improvement work. State HCD provided funding facilitation. HASBARCO is the owner/operator and provided construction administration.
Home Preservation Program	Rehabilitation	5	Low	April 2021-Ongoing	Low-Income Homeowners	CDBG: \$132,742; PLHA: \$100,000	Implemented by Habitat for Humanity. County HCD provides

Table C-2. County-Involved Affordable Housing Developed, Acquired, Rehabilitated, and/or Conserved during the Planning Period

Project Name	Project Type	Affordable Units	Affordability Level	Project Date	Special Needs Population Served	County Contributed Funding	Partners
							administrative guidance, technical support, and funding.
Isla Vista Apartments	Preservation and Rehabilitation	56	Low	Underway, anticipated completion Summer 2023	Families and Farmworkers	Low- and Moderate-Income Housing Asset Fund (LMIHAF): \$1.17M	PSHH is the owner/operator and County HCD provided funding.
Los Adobes de Maria III	New Construction	33	Low	11/6/2018	Farmworker Families	HOME: \$949,000	PSHH serves as the Managing General Partner in a Limited Partnership ownership structure. County HCD provided funding. The City of Santa Maria provided CDBG funding.
Mark's House Bungalows	New Construction	2	Very Low	1/26/2021	Formerly Homeless Families	HEAP: \$496,148	Good Samaritan Shelter is the owner/operator. County HCD facilitated project HEAP funding and community engagement.
Mark's House Transitional Housing	Rehabilitation	20	Extremely Low	2/20/2020	Homeless Families	CDBG: \$103,125	Good Samaritan Shelter is the owner/operator and project manager. The County provided funding.
Oak Street	Preservation, Acquisition, and Rehabilitation	6	Very Low	5/20/2020	Formerly homeless families	CDBG: \$450,000	Good Samaritan Shelter owns and operates. County HCD was the lender for acquisition and rehabilitation. Domestic Violence Solutions owned the site previously and facilitated the purchase.

Table C-2. County-Involved Affordable Housing Developed, Acquired, Rehabilitated, and/or Conserved during the Planning Period

Project Name	Project Type	Affordable Units	Affordability Level	Project Date	Special Needs Population Served	County Contributed Funding	Partners
People Assisting the Homeless (PATH)	Shelter Rehabilitation	28	Extremely Low	Est. 2022 3/31/2022 9/30/2020 1/28/2019	Homeless	CDBG: \$290,448 CDBG: \$263,932 CDBG: \$57,033 CDBG: \$22,500	PATH Santa Barbara owns and operates. County HCD provided funding.
Pedregosa Street Houses	Acquisition and Rehabilitation	3	Very Low	12/15/2020	Formerly Homeless Families	County General Funds: \$1.1M	The County provided funding. HACSB is the owner/manager, finances rehabilitation, and provides HCVs.
Pescadero Lofts	New Construction	33	Very Low	9/30/2015	Formerly Homeless	HOME: \$1,664,739	HASBARCO serves as the developer and co-General Partner. Surf Development Corporation serves as the non-profit co-General Partner, property manager, and operations entity under a tax credit financing structure. The County was the land manager as the successor agency to the former Isla Vista Redevelopment Agency (IVRDA) and facilitated the property sale to HASBARCO.
Pine Street Bungalows	New Construction	1	Very Low	1/28/2020	Formerly Homeless Families	HOME: \$288,414	Good Samaritan Shelter is the owner/manager. The City of Santa Maria and the County contributed HOME funds.
Residences at Depot St.	New Construction	80	Low	9/2/2020	Formerly Homeless	HEAP: \$496,148	HASBARCO serves as the Managing General Partner to the Limited Partnership ownership structure under state tax credit financing. The County and City of Santa Maria both provided financing.

Table C-2. County-Involved Affordable Housing Developed, Acquired, Rehabilitated, and/or Conserved during the Planning Period

Project Name	Project Type	Affordable Units	Affordability Level	Project Date	Special Needs Population Served	County Contributed Funding	Partners
Santa Maria Emergency Shelter	Shelter Rehabilitation	50	Extremely Low	Est. 2023 4/14/2021	Homeless	CDBG: \$350,000 CDBG: \$57,750	Good Samaritan Shelter owns and operates. County HCD provided funding.
Sawyer Homes	New Construction	3	Low	1/1/2019	Low-Income Families	Inclusionary Housing Trust Funds: \$300,000	Habitat for Humanity of Southern Santa Barbara County constructed the homes, did project management, marketed the homes, and selected families. The County provided funding.
School Street	Preservation, Acquisition, and Rehabilitation	6	Low	10/6/2017	Women and Children	HOME: \$550,000	Good Samaritan Shelter owns and operates. Santa Barbara County provided funding for acquisition and rehabilitation. The City of Santa Maria contributed funding. Domestic Violence Solutions previously owned the facility and facilitated the sale.
Sierra Madre Cottages	New Construction	39	Low	9/21/2020	Seniors	HOME: \$1,114,988 Inclusionary Housing Trust Funds: \$285,012	PSHH is the owner/operator. Santa Barbara County provided funding. The City of Santa Maria contributed CDBG funds. Bethel Lutheran Church of Santa Maria provided the below-market-rate sale of the land.
Solvang Senior Apartments	New Construction	44	Low	12/30/2016	Formerly Homeless Families	HOME: \$180,000	Corporation for Better Housing is the owner/operator. The County provided funds. The City of Solvang contributed a Grant/Partnership Loan of \$394,404.

Table C-2. County-Involved Affordable Housing Developed, Acquired, Rehabilitated, and/or Conserved during the Planning Period

Project Name	Project Type	Affordable Units	Affordability Level	Project Date	Special Needs Population Served	County Contributed Funding	Partners
West Cox Cottages	New Construction	29	Very Low	4/21/2020	Formerly Homeless	HEAP: \$1.35M; Inclusionary Housing Trust Funds: \$450,000; NPLH: \$1.5M; PLHA: (ongoing support services)	Surf Development Corporation serves as General Partner and manages operations. Redstone Equity is the project tax-credit investor/Limited Partner. HASBARCO provides project-based HCV rental assistance. County HCD provided funding facilitation for State HEAP and NPLH funds and provided funding. State HCD served as a funding partner.

Table C-1. 2015-2023 Housing Element Accomplishments

Program	Accomplishments 2015-2022											
Program 1.1: Regional Planning. Promote housing opportunities adjacent to employment centers through regional and local planning efforts.	<p>Progress: In October 2015, the Board of Supervisors (Board) adopted the Eastern Goleta Valley Community Plan (EGVCP) that provides new housing opportunities by rezoning 5 sites to increase residential densities and rezoning a commercial corridor to Mixed Use (MU) (see Program 1.3 for additional details). The rezoned sites and the commercial corridor are located within an urban area and along or near a high-quality transit corridor included in the 2040 Regional Transportation Plan and Sustainable Communities Strategy (Santa Barbara County Association of Governments 2013).</p> <p>Evaluation: This program has been successful.</p> <p>Continued Appropriateness: This program will be replaced with other programs focused on providing adequate sites for affordable housing.</p>											
Program 1.2: Inclusionary Housing. The County shall prepare an annual report that monitors the effectiveness of the County Inclusionary Housing Ordinance (IHO), including tracking projects subject to the IHO, in-lieu fees collected, housing projects funded using in-lieu fees, and affordability-restricted units produced by the IHO and their contribution to meeting the County’s RHNA at each income level (e.g., very-low, low, and moderate).	<p>Progress: During the planning period, the IHO produced the following housing units:</p> <table><tr><th>Project</th><th>Date Completed</th><th>Units Produced</th></tr><tr><td>The Preserve at San Marcos</td><td>July 2015</td><td>2 three-bedroom for-sale low-income units</td></tr><tr><td>Cavaletto Tree Farm</td><td>July 2018</td><td>16 two-bedroom for-sale workforce units & 8 one-bedroom very low-income rental units</td></tr></table> <p>Projects that paid IHO fees: Bradley Village, Rice Ranch, TKLA, Villas at Oak Hills, and Vintage Ranch</p> <p>Total fees collected: \$2,683,240</p> <p>Projects supported by collected fees: Refer to Table C-2.</p> <p>Evaluation: County HCD monitored the effectiveness of the IHO, but annual reports were not completed.</p> <p>Continued Appropriateness: This program will be continued and modified in the Housing Element Update.</p>			Project	Date Completed	Units Produced	The Preserve at San Marcos	July 2015	2 three-bedroom for-sale low-income units	Cavaletto Tree Farm	July 2018	16 two-bedroom for-sale workforce units & 8 one-bedroom very low-income rental units
Project	Date Completed	Units Produced										
The Preserve at San Marcos	July 2015	2 three-bedroom for-sale low-income units										
Cavaletto Tree Farm	July 2018	16 two-bedroom for-sale workforce units & 8 one-bedroom very low-income rental units										
Program 1.3: Community Plan Rezones. Implement community enhancement and revitalization tools where warranted through the community planning process using	<p>Progress: The EGVCP went into effect in the inland area in November 2015 and the Coastal Zone in December 2017. It rezoned sites to allow an additional 2,375 primary residential units over 5 sites and a MU corridor. These rezones promote affordability by design, including potential live/work units, multifamily units, and MU development. The allowed density of 20 units per</p>											

Table C-3. 2015-2023 Housing Element Accomplishments

Program	Accomplishments 2015-2022
<p>strategies that promote affordability by design, such as MU, infill, and adaptive reuse.</p>	<p>acre may accommodate housing for very low- and low-income households [Government Code Section 65583.2(c)(3)(B)].</p> <p>Evaluation: The program was effective at promoting affordability by design.</p> <p>Continued Appropriateness: The County does not anticipate completing any additional community plans. This program is considered complete and future rezoning efforts will be incorporated into a new program.</p>
<p>Program 1.4: Tools to Incentivize High-Quality Affordable Housing. The County shall evaluate and adopt/apply as appropriate land-use tools through the community planning, development review, and/or zoning ordinance amendment processes to provide housing opportunities for all economic segments of the population, including extremely low-income households:</p> <p>These tools include policies to encourage the development of unit types that are affordable by design, permit streamlining, incentives, modifications to applicable zoning standards, and Board-approved discretionary reductions of development impact fees.</p>	<p>Progress: The County implemented Program 1.4 through two projects: 1) the Agricultural Employee Dwelling (AED) Ordinance Amendments (which went into effect in the inland area in January 2019 and the Coastal Zone in May 2021), and 2) the Accessory Dwelling Unit (ADU) Ordinance Amendments (which went into effect in the inland area in June 2021. As of summer 2022, the County is working with the California Coastal Commission (CCC) for implementation in the Coastal Zone).</p> <p>The AED Ordinance Amendments streamline the permit process for AEDs in the Agricultural I (AG-I) and Agricultural II (AG-II) zones in the unincorporated areas of Santa Barbara County.</p> <p>These amendments:</p> <ul style="list-style-type: none"> • allow certain AEDs with a Zoning Clearance in the inland area and a Coastal Development Permit (CDP) in the Coastal Zone, • increase the number of employees allowed to occupy AEDs at each permit level, • modify the AED employment/location requirements within certain zones and permit levels, and • clarify that AEDs may include mobile homes, manufactured homes, and park trailers that comply with state law. <p>The ADU Ordinance Amendments:</p> <ul style="list-style-type: none"> • allow ADUs and Junior ADUs to be built concurrently with single-family dwellings, • allow ADUs to be built in all zoning districts that allow single-family and multifamily uses, and • reduce parking requirements. <p>Evaluation: This program was successful at implementing some of the program components, while others were superseded by state law.</p> <p>Continued Appropriateness: Incentives remain an important tool to facilitate affordable housing development. This program will be carried forward into the Housing Element Update with modifications.</p>

Table C-3. 2015-2023 Housing Element Accomplishments

Program	Accomplishments 2015-2022
<p>Program 1.5: Infrastructure Constraints and Priorities for Disposal of County Land. Pursuant to Government Code section 54222(a), when disposing of surplus county land, the County shall give priority to any offer to purchase or lease the land for developing low- or moderate-income housing and any associated infrastructure (e.g., water, sewer). Priority shall be given to development of the land to provide affordable housing for lower-income elderly or disabled persons or households, and other lower-income households.</p>	<p>Progress: The County did not dispose of any “surplus land” as defined in GC Section 54221(b) during the 2015-2023 planning period. However, the County sold 1 non-surplus property to a non-profit affordable housing developer for an affordable and special needs housing project, as detailed in Table C-2. This project includes the 2020 sale of a County office building in Lompoc for Homekey Studios.</p> <p>Evaluation: Disposal of surplus County lands is uncommon, but the County prioritizes the development of affordable housing when it does sell land.</p> <p>Continued Appropriateness: The priorities for affordable housing should remain. This program will be carried forward into the Housing Element Update with modifications.</p>
<p>Program 1.6: Housing Design. Ensure quality housing design and neighborhood compatibility by continuing to require, where applicable, that projects undergo review by regional Boards of Architectural Review (BAR) for consistency with applicable design guidelines and findings for Design Review.</p>	<p>Progress: The County has 4 regional Boards of Architectural Review that cover the entire unincorporated area of Santa Barbara County. The County has adopted design guidelines for communities including Old Town Orcutt Design Guidelines (2006), Summerland Residential and Commercial Design Guidelines (2014), Los Alamos Bell Street Design Guidelines (2011), Mission Canyon Residential Design Guidelines (2014), Montecito Architectural Guidelines and Development Standards (1995) and Eastern Goleta Valley Residential Design Guidelines (2006). During the planning period, the County adopted the Gaviota Coast Plan Design Guidelines (2018) and updated the Eastern Goleta Valley Residential Design Guidelines (2017) and the Montecito Architectural Guidelines and Development Standards (2018).</p> <p>Evaluation: The development of and updates to design guidelines in conjunction with the utilization of the BARs are policies that the County implements with or without this program.</p> <p>Continued Appropriateness: Implementing County policies is not considered a specific housing program; this program will be removed from the Housing Element Update.</p>
<p>Program 1.7: Isla Vista Master Plan (IVMP). The County shall revise, readopt, and resubmit the IVMP to the CCC for certification. The IVMP will promote workforce housing and contribute to the diversity and affordability of the housing stock in the county, adjacent to the county’s largest employer, the University of California, Santa Barbara (UCSB).</p>	<p>Progress: County staff worked with community stakeholders and CCC staff to complete the revised IVMP in late 2015. In March 2016, the Board conducted a public hearing and passed a motion to take no action on the IVMP. No additional work has occurred on the IVMP, and new development in Isla Vista remains subject to existing County plans and zoning ordinances [e.g., Goleta Community Plan, Coastal Land Use Plan, and the Coastal Zone Ordinance (CZO)]. From 2015 through 2021, the County issued 6 building permits for new housing units in Isla Vista. This represents a significant drop in housing production compared to the production that occurred from January 1, 2011, to December 31, 2013. The dissolution of the IVRDA and associated funding for housing projects in 2012 likely contributed to this downturn in housing development.</p>

Table C-3. 2015-2023 Housing Element Accomplishments

Program	Accomplishments 2015-2022
	<p>Evaluation: The program was not effective in achieving its stated goal as little development occurred in Isla Vista between 2015 and 2021. Existing County plans and zoning ordinances remain in effect.</p> <p>Continued Appropriateness: This program will be removed from the Housing Element Update.</p>
<p>Program 1.8: Permit Streamlining for Energy Efficiency. Continue to support and expand the use of the County's Smart Build Santa Barbara Program (SB2) to streamline the permit process for projects meeting energy efficiency requirements. The existing SB2 is a free, voluntary program that provides incentives to applicants to incorporate energy-efficient and green building techniques in their building plans.</p>	<p>Progress: The County continued to support SB2 throughout the planning period. Projects completed during the planning period include a 155-unit multifamily condominium, a 1,610 square-foot (ft²) single-family residence, and 2 student residence halls with a combined size of 33,450 ft² and 70 bedrooms.</p> <p>Evaluation: The energy efficiency options promoted by the SB2 program have been surpassed by amendments to the California Building Energy Efficiency Standards (Title 24, Parts 6 and 11). Participation in the SB2 program has dropped off significantly since the 2016 Title 24 requirements went into effect. For these reasons, the SB2 program is no longer effective.</p> <p>Continued Appropriateness: Due to the robust energy efficiency requirements in Title 24 and subsequent reduced participation in SB 2, this program will be removed from the Housing Element Update.</p>
<p>Program 1.9: Energy Efficiency Policy and Financing. Seek opportunities to finance and support energy efficiency and renewable energy improvements. Examples include (1) adopting an Energy and Climate Action Plan (ECAP), (2) pursuing a feasibility study to establish a Community Choice Aggregation partnership with cities and counties in the region, and (3) prioritizing the expenditure of County affordable housing funds for projects that encourage energy efficiency improvements.</p> <p>Continue to support emPower.</p>	<p>Progress:</p> <ol style="list-style-type: none"> (1) In May 2015, the Board adopted and appropriated funds to implement the County's ECAP. (2) In 2019, the County joined Central Coast Community Energy (CCCE), a community choice energy program that has committed to sourcing 100% of its energy supply from renewable resources by 2030. (3) The counties of Santa Barbara, Ventura, and San Luis Obispo formed the 3C-REN. The County provided \$200,000 in funding under 3C-REN to leverage \$2 million in incentives for energy improvements and upgrades to 3 affordable multifamily housing developments with 197 apartment units for farmworkers and low-income residents. (4) The emPower program closed as of December 31st, 2018, due to a lack of funding and lower-than-expected uptake. <p>Evaluation: Although the County adopted the ECAP and joined the CCCE, these actions are not housing programs. Participation in 3C-REN is optional for residents and owners of multifamily residential buildings and focuses on energy improvements to existing housing developments. The emPower program did not meet its energy efficiency goals.</p>

Table C-3. 2015-2023 Housing Element Accomplishments

Program	Accomplishments 2015-2022
	<p>Continued Appropriateness: The County continues to update its ECAP and continues to participate in CCCE and 3C-REN, but as these are not housing programs, they will not be continued in the Housing Element Update. The emPower program was discontinued and will therefore be removed from the Housing Element Update.</p>
<p>Program 1.10: State Density Bonus Law (SDBL) Consistency Amendments. Amend applicable County regulations to comply with the provisions of SDBL, 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 (CZO) to allow up to a 35% density bonus for applicable projects. The current Article II regulations only allow a 25% density bonus.</p>	<p>Progress: In 2015, the County amended its zoning ordinances to increase the density bonus for qualifying housing projects from 25-35%. The amendments went into effect in the inland area and Coastal Zone in November 2015 and December 2016, respectively.</p> <p>The County expanded the scope of Program 1.10 to amend the County's zoning ordinances to comply with 4 bills passed in September 2016 [Assembly Bill (AB) 2442, 2556, 2501, and 1934]. In the Spring of 2019, the County initiated zoning ordinance amendments to comply with several state housing laws, including SDBL. State HCD awarded the County \$218,000 in SB 2 Planning Grants Program funds to help complete the project.</p> <p>Evaluation: This program was implemented effectively and achieved its purpose.</p> <p>Continued Appropriateness: This program remains appropriate and will be continued into the Housing Element Update. The program will be modified to include the implementation of all relevant state laws.</p>
<p>Program 1.11 Density Bonus Consultations. Provide consultations for project applicants who want to incorporate the use of the SDBL as part of their housing project. Staff will provide general knowledge on the use and applicability of the SDBL and assist project applicants in utilizing SDBL to enhance their housing project.</p>	<p>Progress: The County Planning and Development Department (P&D) encourages prospective applicants to meet with experienced planners before applying for permits. These early meetings, either a planner consultation or a more in-depth pre-application meeting, allow planners to provide general knowledge on the use and applicability of the SDBL. Since the beginning of the planning period (2/15/2015 – 5/18/2022), staff has provided 329 planner consultations.</p> <p>Evaluation: This program has been effective at generating consultations with planning staff with knowledge of SDBL.</p> <p>Continued Appropriateness: This program remains appropriate and will be continued into the Housing Element Update. The program will be combined with Program 1.10 above and other programs that implement relevant state laws.</p>
<p>Program 1.12: Affordable and Quality Housing Development Incentives. The County shall continue, and where feasible expand, its partnership with non-profit housing providers. These partnerships should be specifically leveraged to provide additional housing</p>	<p>Progress: The County continues to partner with non-profit housing organizations to provide affordable housing at low- and extremely low-income levels. A summary of housing projects implemented during the planning period and the partnerships leveraged in those projects are included in Table C-2. A description of key partners is included in <i>Chapter 5.C.2, Partnership and Administrative Capacity</i>.</p>

Table C-3. 2015-2023 Housing Element Accomplishments

Program	Accomplishments 2015-2022
<p>opportunities that are affordable at extremely low- to low-income levels. The County shall also evaluate and use as appropriate funds to increase affordable housing opportunities for very low and low-income households and individuals.</p>	<p>The County also increases affordable housing opportunities by administering funds for monthly rental payments or security/utility deposits for those looking for or living in affordable housing including 25 sub-recipient contracts for Tenant-Based Rental Assistance (TBRA) administered during the planning period. In response to the COVID-19 Pandemic, the County is also administering Treasury Emergency Rental Assistance Funds under ERA 1 (Consolidated Appropriations Act of 2021) and ERA 2 (ARPA).</p> <p>The County also contracts with non-profits that provide housing-related services, including PATH, Partners in Housing Solutions, Channel Islands YMCA My Home program, and Peoples' Self-Help Housing, among others.</p> <p>Evaluation: Implementation of this program has been very effective at leveraging partnerships to increase affordable housing opportunities for low- and extremely low-income individuals and families. Administering funds for monthly rental payments and deposits are an effective tool for increasing opportunities for affordable housing.</p> <p>Continued Appropriateness: The utilization of partnerships and funding to increase affordable housing opportunities will continue to be important in the new planning period. This program will be continued in the Housing Element Update and will be combined with other programs that incentivize affordable housing.</p>
<p>Program 1.13: Isla Vista Monitoring. The Board is expected to revise, readopt, and resubmit the proposed IVMP and zoning amendments to the CCC in Summer 2015.</p> <p>The County shall prepare the Annual Progress Report to monitor housing production in Isla Vista based on existing County Zoning Ordinances. After IVMP is in effect, the County shall monitor the effectiveness of the IVMP in producing varied housing types. If the Annual Progress Reports indicate that the IVMP is continually producing less housing than anticipated, the County shall evaluate and adopt as appropriate additional rezones, overlays, or similar actions.</p>	<p>Progress: Refer to Program 1.7 for a description of the IVMP progress. The County monitors housing production in Isla Vista based on existing zoning ordinances and reports on it annually as a component of the Comprehensive Plan Annual Progress Report.</p> <p>Evaluation: This program was not implemented to its full extent because it was contingent upon the adoption of the IVMP, Program 1.7, which was not implemented.</p> <p>Continued Appropriateness: This program is no longer relevant and will be removed from the Housing Element Update.</p>
<p>Program 1.14: Supplemental Density Bonus. The County shall evaluate and adopt as appropriate zoning ordinance amendments to create a supplemental density bonus</p>	<p>Progress: SDBL has gone through additional updates throughout the 2015-2023 planning period (see Program 1.10 for additional detail). The resulting increases in density bonus have fulfilled the intent of Program 1.14 and therefore no supplemental density bonus has been implemented.</p>

Table C-3. 2015-2023 Housing Element Accomplishments

Program	Accomplishments 2015-2022
program that would provide additional density bonuses in specific zones beyond that allowed by SDBL.	<p>Evaluation: The County is currently working on ordinance amendments and will reconsider a supplemental density bonus once those amendments are complete.</p> <p>Continued Appropriateness: This program will be combined with Program 1.10, carried forward, and modified in the Housing Element Update.</p>
<p>Program 1.15: Mixed Use Zone. The County shall evaluate and adopt as appropriate zoning ordinance amendments to create a MU zone that allows a mix of residential, commercial retail, services, and office uses within a designated urban area to facilitate affordable, special needs, senior, and workforce housing near job centers.</p>	<p>Progress: The Board adopted the EGVCP in 2015 and as part of the process also adopted a new countywide MU zone. The County applied the zone to 56 parcels within the EGVCP plan area (see Program 1.3 for additional details). The County could apply the MU zone to other plan areas in the future.</p> <p>Evaluation: This program was effectively implemented and attained its stated goal.</p> <p>Continued Appropriateness: This program is complete and will not be carried forward into the Housing Element Update.</p>
<p>Program 1.16: Design Residential (DR) Zone Modifications. The County shall evaluate and adopt as appropriate zoning ordinance amendments to increase the maximum site coverage (i.e., percent) for structures, and/or reduce the minimum net site area (i.e., percent) reserved for common and/or public open space in the DR zone for affordable, special needs, and senior housing development consistent with the surrounding setting and Comprehensive Plan.</p>	<p>Progress: On September 20, 2016, the Board adopted zoning ordinance amendments that provide the following incentives for new affordable, special needs, and senior housing projects:</p> <ul style="list-style-type: none"> • increase the height limit for qualifying projects from 35 feet (ft) to 40 ft, • reduce the minimum open space requirement for qualifying projects from 40%- to 30%, • reduce the parking requirements for qualifying projects, and • increase the maximum site coverage requirement for qualifying projects from 30%- to 40%. <p>The amendments went into effect in the inland area upon adoption and in the Coastal Zone following certification by the CCC in November 2017.</p> <p>Evaluation: The implementation of this program successfully achieved its intended purpose.</p> <p>Continued Appropriateness: This program is complete and will be removed from the Housing Element Update.</p>
<p>Program 1.17: Minimum Density Residential Zone. Develop a countywide minimum density residential zone that allows “by right” development of housing at minimum densities deemed affordable by State Housing Element law.</p>	<p>Progress: Resources were not allocated to implement this program during the planning period.</p> <p>Evaluation: The County has not completed this program.</p> <p>Continued Appropriateness: The County does not currently have sufficient land zoned to accommodate its RHNA; therefore, rezoning for “by right” minimum densities will be completed during the 2023-2031 planning period. This program will be combined with other programs that address establishing adequate sites for RHNA and carried forward into the Housing Element Update.</p>

Table C-3. 2015-2023 Housing Element Accomplishments

Program	Accomplishments 2015-2022
<p>Program 1.18: Water and Sewer Service Priority for Affordable Housing. Pursuant to Government Code section 65589.7, the County shall immediately deliver the adopted Housing Element and any subsequent amendments to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential within the unincorporated county. The County shall work with each public agency or private entity providing water or sewer services to verify that it grants priority for the provision of these services to proposed developments that include housing units affordable to lower-income households.</p>	<p>Progress: In May 2015, the County mailed a cover letter and the adopted 2015-2023 Housing Element Update to 10 water districts and 11 sanitation districts. P&D does not verify that water and sewer providers prioritize service to affordable housing.</p> <p>Evaluation: The County does not have jurisdiction over water and sewer providers. According to Government Code section 65589.7, it is the responsibility of public agencies or private entities providing water or sewer services to grant priority for the provision of these services to affordable developments. The County does not have the jurisdiction to enforce conformance with this program.</p> <p>Continued Appropriateness: The County will continue to comply with this requirement and this program will be carried forward into the Housing Element Update.</p>
<p>Program 2.1: Applicant Consultations. Provide housing consultation services to help applicants understand the regulatory environment, applicable State laws and incentives, and local policies and incentives affecting the development of special needs housing.</p>	<p>Progress: P&D staff provides general over-the-counter information to property owners and developers regarding County and state regulations, laws, and incentives for new special needs housing. In addition, property owners and developers may apply for a planner consultation or pre-application assessment. In these cases, a planner answers detailed questions about the planning process and applicable regulations (planner consultation) or provides an initial review of a proposed project before the applicant submits a formal application (pre-application assessment).</p> <p>Since the beginning of the planning period (2/15/2015 – 5/18/2022), staff has provided 329 planner consultations to prospective applicants.</p> <p>Evaluation: Planner consults occur frequently and provide a valuable opportunity to discuss the regulatory environment with applicants.</p> <p>Continued Appropriateness: Though the County will continue to offer pre-application assessments to applicants, this program will not be carried forward into the Housing Element Update.</p>
<p>Program 2.2: Special Needs Housing Regulations. The County shall evaluate and adopt as appropriate zoning ordinance amendments to allow combined emergency shelters, single-room occupancy projects (SRO), treatment facilities, and temporary housing with a ministerial permit in certain zones. This program would remove regulatory barriers to development and ensure compliance with the</p>	<p>Progress: The County did not have sufficient resources to implement this program.</p> <p>Evaluation: This program is necessary to comply with state law.</p> <p>Continued Appropriateness: This program continues to be valuable and will be combined with other special needs housing-focused programs and carried forward into the Housing Element Update.</p>

Table C-3. 2015-2023 Housing Element Accomplishments

Program	Accomplishments 2015-2022
provisions and definitions included in Government Code sections 65582, 65583, and 65589.5, SB 2 (Chapter 633, Statutes of 2007), and AB 745 (Chapter 183, Statutes of 2013).	
Program 2.3: Farmworker Employee Housing Law Consistency Amendments. The County shall amend the LUDC, MLUDC, and CZO to be consistent with Health and Safety Code Sections 17021.5 and 17021.6 regarding farmworker housing developed by state-licensed agricultural operators.	<p>Progress: In November 2015, the Board approved amendments to the County Land Use and Development Code (LUDC), Montecito LUDC, and CZO, making them consistent with the California Health and Safety Code regarding the permitting of farmworker housing. The amendments to the County LUDC and MLUDC went into effect in December 2015. The CZO amendment went into effect after it was certified by the CCC in December 2016.</p> <p>Evaluation: This program was successfully implemented and effectively attained its goals.</p> <p>Continued Appropriateness: There continue to be code amendments needed to keep up with changes to state law. This program will be combined with other programs to implement code amendments for special needs housing and carried forward into the Housing Element Update.</p>
Program 2.4: Farmworker Housing. The County shall continue to evaluate and approve as appropriate applications from agricultural operators, housing authorities, non-profit organizations, and other housing developers for funds to supplement funds from federal, state, and local funding sources for farmworker housing projects. In addition, the County shall continue to evaluate and revise as appropriate permit process procedures which streamline the permit process for farmworker housing. The County shall also provide opportunities for stakeholder input from growers, ranch owners, and other agricultural operators regarding the need and opportunities for additional farmworker housing.	<p>Progress: County HCD evaluates applications and awards Inclusionary Housing Trust Funds, HOME, and other funds for affordable housing opportunities on an ongoing basis, including those projects intended for farmworkers and their families. Refer to Table C-2 for details on projects completed during the planning period.</p> <p>In 2015, the Board approved amendments related to farmworker housing (refer to Program 2.3 above for a description). In December 2018, the Board adopted zoning ordinance amendments to streamline the permit process for AEDs (refer to Program 1.4 for specific changes). As a component of the development of the AED amendments, the County held public hearings and conducted stakeholder outreach through the Agricultural Advisory Committee (AAC) to solicit input from agricultural operators. The LUDC amendment went into effect in the inland area in January 2019, and Coastal Zone in May 2021.</p> <p>Evaluation: The program was successful in streamlining the permit process for farmworker housing, providing opportunities for stakeholder input, and funding the development of farmworker housing. Despite progress, there remains a significant need for new farmworker housing throughout the County.</p> <p>Continued Appropriateness: This program will be combined with other programs that streamline the permit process and implement code amendments for special needs housing and will be carried forward into the Housing Element Update.</p>
Program 2.5: Fair and Safe Special Needs Housing. The County shall evaluate and revise as appropriate its existing	<p>Progress: In November 2015, the Board amended the County LUDC, MLUDC, and CZO to implement Program 2.5. In compliance with state law, the County replaced the Reasonable</p>

Table C-3. 2015-2023 Housing Element Accomplishments

Program	Accomplishments 2015-2022
<p>“Reasonable Accommodation Policy” to ensure the policy is fully consistent with Chapter 671, Statutes of 2001 (SB 520), which amended Government Code section 65583(c)(3). To increase the effectiveness of the policy, the County shall incorporate the revised Reasonable Accommodations Policy into the Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Coastal Zoning Ordinance (CZO).</p>	<p>Accommodation Policy with a new process that allows the County to reduce zoning regulations (e.g., setbacks, lot coverage, floor area, fences) to provide individuals with disabilities an equal opportunity to housing. The amendments added this process to each zoning ordinance. The amendments to the LUDC and MLUDC went into effect in the inland area in December 2015 and after CCC certification, in the Coastal Zone in December 2016.</p> <p>Evaluation: This program was effective at attaining its intended result.</p> <p>Continued Appropriateness: This program is complete and will be removed from the Housing Element Update.</p>
<p>Program 2.6: Senior Housing and Support Uses. The County shall evaluate and adopt as appropriate zoning ordinance amendments to allow multi-level care senior housing facilities (e.g., independent living, assisted living, skilled nursing) in residential and other appropriate zones primarily near existing retail uses, personal and medical services, and public transit.</p>	<p>Progress: The County did not have sufficient resources to implement this program during the planning period.</p> <p>Evaluation: This program remains necessary.</p> <p>Continued Appropriateness: This program will be combined with other programs that implement code amendments for special needs housing and will be carried forward into the Housing Element Update.</p>
<p>Program 2.7: Definition of Family. The County shall evaluate and clarify as appropriate the definition of “family” included in the zoning ordinances. The current definition of “family” may exclude “group use” of a single-family dwelling (SFD) for boarding or lodging. The amended definition in the zoning ordinances would clarify that the County does not exclude “group use” of an SFD as allowed by State housing laws regarding supportive housing, transitional housing, and farm employee housing.</p>	<p>Progress: In November 2015, the Board amended the LUDC, MLUDC, and CZO to implement Program 2.7. The amendments revised the definition of “family” to clarify that the use of an SFD by people living in group homes is an allowed use. The LUDC and MLUDC amendments went into effect for the inland area in December 2015. The CCC certified the amendment in December 2016, thereby effectuating the change in the CZO for the Coastal Zone.</p> <p>Evaluation: This program was effective at attaining its intended result.</p> <p>Continued Appropriateness: This program is complete and will be removed from the Housing Element Update.</p>
<p>Program 2.8: Transitional and Supportive Housing. The County shall evaluate and amend as appropriate the LUDC, MLUDC, and CZO to be consistent with Government Code sections 65582 and 65583(a)(5), SB 745, and SB 2 regarding transitional and supportive housing. In particular, the County will amend the zoning ordinances to include definitions of transitional and supportive housing, consider transitional and supportive housing to be a residential use, and explicitly permit transitional and supportive housing</p>	<p>Progress: P&D staff initiated Program 2.8 in 2016 and proposed ordinance amendments to the Board in June 2017. The Board voted unanimously to adopt the proposed amendments and they went into effect in the inland area immediately. The CCC approved the CZO amendments in December 2017, thereby effectuating the amendments in the Coastal Zone.</p> <p>Evaluation: This program was effective at attaining its intended result. However, additional laws have been passed that add new relevant requirements. This will need to be addressed in the new planning period.</p>

Table C-3. 2015-2023 Housing Element Accomplishments

Program	Accomplishments 2015-2022
subject only to those zoning regulations that apply to other residential dwellings of the same type in the same zone.	Continued Appropriateness: This program will be combined with other programs that implement code amendments for special needs housing and will be carried forward into the Housing Element Update.
Program 3.1: Fair Housing Legal Services. Continue implementing existing programs that provide a referral process and/or contracts with public services and legal services for fair housing issues. The County currently contributes General Fund resources to the City of Santa Barbara for its Rental Housing Mediation Task Force (RHMTF) public service program. Additionally, the County will evaluate and contribute as appropriate, additional funding to appropriate private legal service agencies.	<p>Progress: The County continued to provide funding to RHMTF throughout the planning period. In addition, the County contracts with the Legal Aid Foundation of Santa Barbara (LAFSB) to disseminate fair housing information through education and counseling for tenants and landlords, the mitigation and prevention of fair housing abuses through regular testing activities, and the resolution of residential rental housing disputes by offering consultation and information on landlord-tenant rights and responsibilities. LAFSB has also been instrumental in providing services related to tenant protections during the State's COVID-19 tenant eviction protections.</p> <p>Evaluation: The County successfully implements this program through its partnerships with RHMTF and LAFSB, providing fair housing legal services countywide.</p> <p>Continued Appropriateness: This program will be carried forward and combined with other programs to create a robust Affirmatively Furthering Fair Housing (AFFH) program in the Housing Element Update.</p>
Program 3.2: Fair and Safe Housing. Promote support for fair housing choice and fair housing public outreach programs by providing increased information via County websites, public pamphlets, informational handouts, and other means. In addition to public outreach conducted by or on behalf of 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>Progress: The County HCD website provides information to residents on a range of housing topics, including contacts to handle tenant/landlord disputes and housing discrimination information, emergency housing and shelters, affordable homeownership opportunities, foreclosure assistance, and support for youth transitioning from foster care. The County provides funding to the RHMTF, which provides fair housing materials to the public. The County also contracts with LAFSB, which provides program information on its website in both English and Spanish and provides bilingual staff support.</p> <p>Evaluation: This program is effectively implemented by County HCD and through partnerships with RHMTF and LAFSB.</p> <p>Continued Appropriateness: This program will be carried forward in the Housing Element Update to create a robust AFFH program.</p>
Program 4.1: Government Funding Continuum. Continue to access HOME Investment Partnerships (HOME), Community Development Block Grant Program (CDBG), and other resources provided by federal, state, or regional entities to increase the efficiency of locally-generated IHO in-lieu fees	Progress: Throughout the planning period, the County has continued to access funding to support affordable housing. The County receives an annual allocation of federal HOME, CDBG, and CoC funds, and State PLHA funds and awards those funds through Notices of Funding Availability (NOFA) and the Santa Maria/Santa Barbara CoC. Table C-4 below includes total allocations of funds accessed by the County during the planning period and Table C-2 includes information on projects funded by these sources. In addition to these ongoing sources of

Table C-3. 2015-2023 Housing Element Accomplishments

Program	Accomplishments 2015-2022																																													
collected to construct new and conserve and improve existing affordable housing stock.	<p>funding, the County accessed a variety of one-time or limited-term funds, many of which were allocated in response to the COVID-19 Pandemic. These are described in more detail earlier in this Appendix.</p> <p>Table C-2. Annual Federal and State Allocations Accessed by the County During the Planning Period</p> <table><tr><th>Year</th><th>HOME</th><th>CDBG</th><th>CoC</th><th>PLHA</th></tr><tr><td>2015</td><td>\$701,873</td><td>\$1,584,252</td><td>\$1,607,635</td><td>N/A</td></tr><tr><td>2016</td><td>\$410,771</td><td>\$1,074,934</td><td>\$1,667,801</td><td>N/A</td></tr><tr><td>2017</td><td>\$408,812</td><td>\$1,073,897</td><td>\$1,733,165</td><td>N/A</td></tr><tr><td>2018</td><td>\$1,038,021</td><td>\$1,190,279</td><td>\$1,995,819</td><td>N/A</td></tr><tr><td>2019</td><td>\$1,166,260</td><td>\$1,206,226</td><td>\$2,014,213</td><td>\$1,397,273</td></tr><tr><td>2020</td><td>\$1,265,645</td><td>\$1,259,696</td><td>\$2,284,893</td><td>\$2,171,796</td></tr><tr><td>2021</td><td>\$1,282,323</td><td>\$1,336,161</td><td>\$2,345,893</td><td>\$1,397,273</td></tr><tr><td>2022</td><td>\$1,356,247</td><td>\$1,270,313</td><td>Pending</td><td>\$2,171,796</td></tr></table> <p>Evaluation: The County has been very effective at accessing government funding to support affordable housing opportunities.</p> <p>Continued Appropriateness: This program describes how the County funds other housing programs and is not a housing program in and of itself. The County will continue to access funding to support affordable housing goals, but this program will be removed from the Housing Element Update.</p>	Year	HOME	CDBG	CoC	PLHA	2015	\$701,873	\$1,584,252	\$1,607,635	N/A	2016	\$410,771	\$1,074,934	\$1,667,801	N/A	2017	\$408,812	\$1,073,897	\$1,733,165	N/A	2018	\$1,038,021	\$1,190,279	\$1,995,819	N/A	2019	\$1,166,260	\$1,206,226	\$2,014,213	\$1,397,273	2020	\$1,265,645	\$1,259,696	\$2,284,893	\$2,171,796	2021	\$1,282,323	\$1,336,161	\$2,345,893	\$1,397,273	2022	\$1,356,247	\$1,270,313	Pending	\$2,171,796
Year	HOME	CDBG	CoC	PLHA																																										
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Program 4.2: Avoid Conversion of Affordable Housing to Market Rate. The County will monitor affordable rental developments with expiring use restrictions for properties that received funding from County HCD and work with owners to ensure maintained affordability. County HCD will continue to manage a database that tracks the expiration dates of affordable housing covenants and restrictions. Prior to the expiration of these affordability restrictions,	Progress: County HCD monitors the terms of affordability restrictions for properties on which the County has an existing deed restriction, covenant, or other regulatory agreement. The County also utilizes the California Housing Partnerships statewide database of expiring tax-credit properties to ensure that the County is apprised of local tax credit-funded projects at-risk of conversion, and exercises step-in rights or other means of acquisition. The County monitors tax credit projects nearing the expiration of the 15-year tax credit compliance period to ensure that terms and conditions of rights of first refusal to maintain ownership and affordability are implemented.																																													

Table C-3. 2015-2023 Housing Element Accomplishments

Program	Accomplishments 2015-2022
<p>County HCD shall explore all opportunities to maintain this affordability.</p>	<p>The County works with local jurisdictions to provide financing and/or financial restructuring support for affordable developments at risk of expiring through its annual NOFA process and targeted outreach. The County also provides technical assistance to address regulatory and financial issues with currently affordable developments.</p> <p>For information on specific County affordable housing projects avoiding conversion to market rate, refer to Table C-2.</p> <p>Evaluation: This program has been effective at maintaining affordable housing and preventing conversion to market rate as is evidenced by the conserved projects listed in Table C-2.</p> <p>Continued Appropriateness: This program is required by state law and will be updated to include the projects that may be at risk during the next planning period and carried forward into the Housing Element Update.</p>
<p>Program 4.3: Improve and Rehabilitate Existing Housing Stock. The County shall continue to provide technical, administrative, and governmental support to affordable housing providers to conserve, improve, and rehabilitate existing affordable housing stock through the approval of revenue bonds and other federal and state funding programs.</p> <p>The County shall also take proactive steps that encourage affordable housing providers to apply for grants to rehabilitate affordable housing stock.</p>	<p>Progress: The County receives and distributes funds and provides technical, administrative, and governmental support to maintain, upgrade, and/or rehabilitate the existing low-income affordable housing stock. This includes providing funding for the improvement and rehabilitation of shelters. The County also assists applicants for private activity bonds.</p> <p>For information on specific County supported affordable housing rehabilitation projects, refer to Table C-2.</p> <p>Evaluation: This program has been successful in providing funding and administrative assistance to improve and rehabilitate the existing affordable housing stock.</p> <p>Continued Appropriateness: This program remains important and will be continued in the Housing Element Update.</p>
<p>Program 4.4: Soft Second Mortgages. Explore opportunities to support and secure funding for County, public, and non-government organization programs that provide “soft second” mortgage loans or other financial tools to assist first-time moderate and low-income homebuyers who cannot afford to buy a home without financial assistance.</p>	<p>Progress: The non-profit Housing Trust Fund (HTF) of the County of Santa Barbara, a Community Development Financial Institution, offers soft second mortgages for income-qualified homebuyers. In 2021, HTF introduced a North County Workforce Homebuyer Program to provide deferred payment second mortgages to assist lower-income households in purchasing homes within their communities. In 2022, the County contracted with HTF to provide \$444,960 in PLHA funds to assist homebuyers with down payments and closing costs. On August 16, 2022, the County increased the contracted amount to \$652,356 to expand the area of the Workforce Homebuyer Program to include the City of Goleta and the unincorporated Southern Santa Barbara County area. To date, 10 first-time homebuyer households within the county have been assisted with a closing cost grant of \$5,000 each.</p> <p>Evaluation: The Workforce Homebuyer Program has been successful in providing financial assistance to lower-income first-time homebuyers. However, limited funds make this program</p>

Table C-3. 2015-2023 Housing Element Accomplishments

Program	Accomplishments 2015-2022
	<p>difficult to implement on the South Coast. Despite this constraint, County HCD continues to explore opportunities with groups such as Habitat for Humanity, institutional employers, and other housing stakeholders to support homeownership opportunities on the South Coast.</p> <p>Continued Appropriateness: Due to the success of the program to date and current funding availability, this program will be carried forward into the Housing Element Update.</p>
<p>Program 4.5: Code Enforcement. The County shall continue to administer a building code enforcement program that responds to complaints regarding dangerous buildings and building code violations. This program helps ensure property owners maintain existing housing stock. The County shall continue to annually process and consider applications for CDBG Urban County Partnership and the HOME Consortium grant funds for code enforcement activities.</p>	<p>Progress: The County Building and Safety Division administers a building code enforcement program. County HCD also administers an extensive affordable housing monitoring program and reviews affordable units under covenant with the County based on risk factors to determine their compliance with Housing Quality Standards. Code enforcement has led to building upgrades, including the rehabilitation of the Isla Vista Apartments, which was initiated in response to a need for seismic upgrades. Additional details on this project can be found in Table C-2.</p> <p>The County invites and supports applications that improve, enhance, and upgrade existing housing inventory and public facilities serving at-risk populations.</p> <p>The County also provides enforcement oversight of County Ordinance 4444, which requires notice and payment of relocation benefits to evicted tenants in buildings of 4 or more units due to the demolition, alteration, or substantial rehabilitation of the units.</p> <p>Evaluation: Code enforcement has been effectively implemented by the County and has provided an opportunity to improve existing affordable housing stock. It is, however, a regular County activity and not a housing-specific program.</p> <p>Continued Appropriateness: The County will continue to conduct code enforcement, but it will not be included as a specific program in the Housing Element Update. Enforcement oversight of Ordinance 4444 will be included in a new AFFH program.</p>
<p>Program 5.1: Cooperative Partnerships. 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>Progress: The County works with community partners, including homeless service providers, affordable housing developers, and local jurisdictions, to apply for funding to address affordable housing needs. Refer to Table C-2 for a description of projects completed during the planning period, including key partners and funding sources. Refer to <i>Chapter 5.C.2, Partnership and Administrative Capacity</i> for a description of key partners.</p> <p>Evaluation: The County has been effective at working cooperatively and forming partnerships that address affordable housing.</p>

Table C-3. 2015-2023 Housing Element Accomplishments

Program	Accomplishments 2015-2022
	<p>Continued Appropriateness: The County will continue to work cooperatively and form partnerships with affordable housing stakeholders. However, this program will not be carried forward into the Housing Element Update.</p>
<p>Program 5.2: Regional Housing Programs Participation. Participate in regional planning and housing programs with the incorporated cities; public and private housing agencies such as the Housing Authority of Santa Barbara County, Housing Authority of the City of Santa Barbara, Habitat for Humanity; and other stakeholders as appropriate. As part of this effort, the County shall pursue collaborative partnerships, such as the Central Coast Collaborative on Homelessness.</p>	<p>Progress: The County continues to participate in regional planning and housing programs. A description of the County’s key partners and partnerships is included in <i>Chapter 5.C.2, Partnership and Administrative Capacity</i>.</p> <p>Evaluation: This program is redundant to other programs in the Housing Element including Program 5.1.</p> <p>Continued Appropriateness: This program will be combined with other programs related to developing partnerships and regional collaboration and carried forward into the Housing Element Update.</p>
<p>Program 5.3: Housing Programs Outreach. Facilitate public outreach regarding the County’s housing programs and housing opportunities. In addition, the County shall provide information on its website and provide literature detailing the opportunities to develop housing that is affordable by design or with price restrictions.</p>	<p>Progress: Throughout the planning period, County HCD conducted public outreach regarding the County’s housing programs and housing opportunities:</p> <ul style="list-style-type: none"> • Facilitation of annual Affordable Homeownership seminars and workshops in Santa Barbara, Santa Maria, Lompoc, and Goleta by the Local Inclusionary Housing Program to educate County employees on available affordable units under County-restrictive covenants. • Participation in the Coastal Housing Partnership programs, including promoting discounted real estate transaction services with local businesses and down payment assistance to increase homeownership opportunities for the local workforce. • Participation in quarterly Affordable Housing Working Group meetings where elected leaders, non-profit developers, and interested community groups discuss affordable housing policies, developments, and financing. • Issuance of annual NOFA to affordable housing stakeholders and developers regarding local, state, and federal funding for affordable housing development. • Initiation (in 2018) of the annual Housing Santa Barbara Day event bringing non-profit and public sector agencies together to provide information on housing-related programs, services, and resources available throughout the community. Beginning in 2021, Housing Santa Barbara Day has been held in both North County and South Coast.

Table C-3. 2015-2023 Housing Element Accomplishments

Program	Accomplishments 2015-2022
	<ul style="list-style-type: none"> Facilitation of community meetings as part of the update process for Consolidated Plans, Analysis of Impediments to Fair Housing, and soliciting project proposals for funding. <p>Evaluation: This program is effective but overlaps with existing programs managed by County HCD.</p> <p>Continued Appropriateness: This program will be incorporated into programs managed by County HCD and will be removed from the Housing Element Update.</p>
<p>Program 5.4: Use Technology to Monitor Programs.</p> <p>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.</p> <p>The County will also provide support to federal, state, and regional authorities to successfully implement the 2020 U.S. Census, which will provide valuable information regarding population and housing for the 2024-2032 Housing Element.</p>	<p>Progress: County HCD implements the Homeless Management Information System (HMIS) to collect data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.</p> <p>County HCD uses the Integrated Disbursement and Information System (IDIS) nationwide monitoring software platform to provide HUD with information regarding current program activities in the county.</p> <p>In 2018, in compliance with a HUD mandate for all CoC grant recipient communities, County HCD implemented a regional Coordinated Entry System to prioritize scarce homeless housing resources to the most vulnerable community members experiencing homelessness.</p> <p>In 2021, County HCD transitioned its affordable housing, CDBG capital, public services, and human services grants applications to a Neighborly Software (NS) platform. The new platform allows for online submissions of funding applications and associated documents, renders contracts, and collects required documents for payment and reporting.</p> <p>P&D uses a permit database called Accela to track development progress in the county.</p> <p>The County participated in the Santa Barbara County Complete Count Committee to conduct outreach to an estimated 17% of the population that was identified as “hard to count”, including children aged 0-5 years, seniors, people experiencing homelessness, persons with disabilities, Latinxs, and others. The stay-at-home order issued early in 2020 due to the COVID-19 Pandemic hampered outreach efforts. Outreach then pivoted to phone banking, social media, Census caravan, setting up outdoor booths, employing indigenous language speakers, and outreach to farmworkers; refer to <i>Appendix A, Public Participation Materials</i> for information about public outreach.</p> <p>Evaluation: The County has effectively used technology to monitor and assess housing development. The County also provided support to Census implementation, although this would have occurred regardless of this program.</p>

Table C-3. 2015-2023 Housing Element Accomplishments

Program	Accomplishments 2015-2022
	<p>Continued Appropriateness: This program will be modified to use technology to monitor affordable housing and ensure “no net loss” following Government Code section 65863 and carried forward into the Housing Element Update. The program will ensure that development opportunities in the housing sites inventory remain available throughout the planning period to accommodate the County’s RHNA, especially for low- and moderate-income households; see <i>Appendix E, Housing Sites Inventory and Methodology</i>. The aspect of this program related to Census support will not be carried forward into the Housing Element Update.</p>

Appendix D



Appendix D. AFFH Data - Assessment of Fair Housing

D.1. Outreach Process

As an essential part of the 2023-2031 Housing Element Update (Housing Element Update), the County of Santa Barbara (County) made an intentional effort to approach and engage historically under-represented unincorporated communities and community members through a variety of means and methods. The outreach process ran two parallel courses to both (1) broadly notify all interested stakeholders and provide opportunities for input, and (2) connect with individual stakeholders and community groups regarding potential actions.

County staff collaborated with the Santa Barbara Promotores Network (Promotores Network) and consultants to develop a community engagement plan that facilitated public engagement and outreach among diverse stakeholders, including hard-to-reach and historically under-represented populations. The County partnered with the Promotores Network to conduct on-the-ground outreach in under-represented Spanish-speaking communities throughout the unincorporated county. The Promotores Network is a grassroots network of community members (Promotores) who are actively involved in promoting healthy communities through education, policy change, and linking Santa Barbara County resources to health services. The Promotores attended training led by County staff to learn about key housing issues and processes to productively engage community members in both English and Spanish. The Promotores worked in unincorporated communities identified as disadvantaged, under-resourced, or historically under-represented.

Within the identified communities, the Promotores solicited engagement in the Housing Element Update at community events and by going door-to-door. Promotores assisted community members with completing a housing needs and conditions survey, encouraged them to provide additional feedback on their housing issues, and encouraged participation in public workshops. The County provided “One Climate” branded reusable water bottles for the Promotores to give during in-person outreach, to both promote the survey effort and honor community members’ time in completing the survey. County staff chose reusable water bottles specifically because of Promotores members’ suggestions (instead of other options for incentives). In addition to survey outreach, in November 2022, several Promotores Network members also attended the Housing Element Update workshops in person and virtually and provided oral and written comments in English and Spanish.

With regard to broad notifications and outreach during the preparation of the Housing Element Update, County staff used all online and virtual tools available to them. County staff developed a stakeholder list, a public survey, a project webpage, an interactive project webpage, informational videos, press releases, social media posts via Facebook, Instagram, and Twitter, and emails via the County’s EMMA notification system. All webpage updates, surveys, videos, and social media posts were released in English and Spanish.

From December 2021 through December 2022, County staff held and participated in a total of three (3) community workshops and forums, eleven (11) stakeholder meetings, two (2) “pop-up” tables at community events, and four public hearings, in addition to community events attended by the Promotores. All community events and stakeholder meetings informed the public about the Housing Element Update process and gathered input on housing needs, issues, and goals.

The three community workshops and forums include the South Coast Housing Workshop – Local Housing Elements (a joint forum with Santa Barbara County and the cities of Carpinteria, Santa Barbara, and Goleta) on June 22, 2022, the North County Housing Element workshop on November 16, 2022, and the South Coast Housing Element workshop on November 17, 2022. All workshops had options for people to attend in-person or remotely via Zoom to encourage optimal participation for people of all abilities, and all had live Spanish-language interpretation for in-person and remote attendees. Over 100 people attended the North County workshop (over Zoom and in-person) and over 200 people attended the South Coast workshop (over Zoom and in-person). Attendees who provided oral comments in Spanish were provided real-time interpretation into English so all workshop participants could hear and understand all attendees’ comments. Both workshops were also broadcast live on the County’s CSBTv 20 cable access channel and over the County’s YouTube page. Since then, the recorded videos have been viewed on YouTube over 150 times each.

The 11 stakeholder meetings include:

- Citizens Planning Association, 5/3/2021
- Equity Advisory & Outreach Committee, 12/8/2021
- Local Developer Focus Group, 3/2/2022
- Frank Thompson Housing Consultants, 4/21/2022
- Blue Sky Center, 5/3/2022
- Cuyama Valley Family Resource Center, 5/3/2022
- Adult & Aging Network, 5/20/2022
- Homeless Activists Focus Group, 08/26/2022
- Affordable Housing Task Group, 10/27/2022
- Elected Leaders Forum, 11/04/2022
- City of Carpinteria Residents, 12/5/2022

The two pop-up events included informational tables at the Santa Barbara Earth Day event in the City of Santa Barbara on April 23, 2022, and at a community housing forum facilitated by UCSB Advanced Environmental Planning students, UCSB Environmental Affairs Board (EAB), and the Campus Housing Alternatives to Munger Hall Please coalition (CHAMP!) on UCSB’s campus on June 1, 2022. The Earth Day event is typically attended by thousands of community members and visitors each year, and the forum on UCSB’s campus was well attended by UCSB and Santa Barbara City College students and residents.

In addition to these community events, County staff presented at four public hearings to provide the County and Montecito Planning Commissioners information on the Housing Element Update and RHNA requirements and process. The public hearings were on February 16 and 23, 2022, and on June 8 and 29, 2022. The public hearings were open and available to all interested parties. The hearings were simultaneously broadcast on the County's CSBTv 20 cable access channel and YouTube page, and remote attendees could comment at the hearing via Zoom. County staff made recordings of the hearings available on the project website.

The County distributed notifications for workshops, hearings, and surveys through the on-the-ground Promotores Network fieldwork, social media posts, newspaper publications, press releases, and email notifications. County staff sent email notifications to the 49 organizations and 10,064 stakeholder contacts enrolled in the County's EMMA email notification system.

The 49 organizations solicited feedback and notified of public events, including non-profit organizations related to housing advocacy, property management, affordable housing development, homeless services, environmental advocacy, agricultural preservation, crime prevention, disability programs, elderly services, and veteran assistance programs. The organizations listed in alphabetical order are:

- A Different Point of View
- Alpha Resource Center
- Area Agency on Aging
- Assistance League of Santa Barbara
- Carpinteria Sanitary District
- CAUSE
- CHANCE Housing
- Channel Island Restoration
- Citizens Planning Association
- CLUE SB
- COAST
- Community Environmental Council
- El Latino Central Coast
- Environmental Defense Center
- Family Service Agency
- Friendship Center
- Goleta Sanitary District
- Goleta Water District
- Good Samaritan Shelter
- Habitat for Humanity
- House Farmworkers
- Housing Santa Barbara

- Independent Living Resource Center
- La Casa de la Raza
- Land Trust for Santa Barbara County
- League of Women Voters of Santa Barbara
- Lideres Campesinas
- Mi Vida Mi Voz
- NAMI Santa Barbara
- NCEAS
- PathPoint
- Salvation Army
- Santa Barbara Association of Realtors
- Santa Barbara County Housing Authority
- Santa Barbara Meals on Wheels
- Santa Barbara Promotores Network
- Santa Barbara Rescue
- SBCAN
- Summerland Sanitary District
- United Way of Santa Barbara County
- Ystrive for Youth, Inc.

In 2023, the County plans to continue public outreach and engagement during the California Department of Housing and Community Development’s (State HCD’s) review of the draft document and through the finalization and adoption of the Housing Element Update. County staff will continue collaborating with the Promotores Network and local advocacy groups to continue conversations begun in 2022 regarding the Housing Element Update goals and programs.

D.2. Introduction and Overview of AB 686

Assembly Bill 686 passed in 2017 requires that the Housing Element include an analysis of barriers that restrict access to opportunity¹ and a commitment to specific meaningful actions to Affirmatively Further Fair Housing (AFFH) consistent with the Federal Fair Housing Act.² AB 686 mandates that local governments identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or

¹ While the California Department of Housing and Community Development (State HCD) does not provide a definition of opportunity, opportunity is usually related to the access to resources and improve quality of life. State HCD and the California Tax Credit Allocation Committee (TCAC) have created Opportunity Maps to visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility.

² “Affirmatively further fair housing” is defined to mean taking meaningful actions that “overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for communities of color, persons with disabilities, and others protected by State law.

employment opportunities to the extent these issues create and/or perpetuate discrimination against protected classes.³ In addition, AB 686:

- Requires the State, cities, counties, and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing;
- Prohibits the State, cities, counties, and public housing authorities from taking actions materially inconsistent with their AFFH obligation;
- Requires that the AFFH obligation be interpreted consistent with HUD's 2015 regulation, regardless of federal action regarding the regulation;
- Adds an AFFH analysis to the Housing Element (an existing planning process that California cities and counties must complete) for plans that are due beginning in 2021; and
- Requires that the Housing Element's AFFH analysis include an examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals.

The bill also added an assessment of fair housing to the Housing Element, which includes the following components:

- A summary of fair housing issues and assessment of the County's fair housing enforcement and outreach capacity;
- An analysis of segregation patterns and disparities in access to opportunities;
- An assessment of contributing factors to these patterns and disparities; and
- An identification of fair housing goals and actions.

D.3. Analysis Requirements

An assessment of fair housing must consider the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs.⁴ The analysis must address patterns at a regional and local level, as well as trends in patterns over time. This analysis should compare the locality at a county level or even broader regional level such as a Council of Government, where appropriate, to promote more inclusive communities.

³ A protected class is a group of people sharing a common trait who are legally protected from being discriminated against on the basis of that trait.

⁴ Gov. Code, §§ 65583, subds. (c)(10)(A), (c)(10)(B), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42274, 42282-42283, 42322, 42323, 42336, 42339, 42353-42360, esp. 42355-42356 (July 16, 2015). See also 24 C.F.R. §§ 5.150, 5.154(b)(2) (2016).

“Regional Trends,” below, describes trends countywide and in the adjacent jurisdictions of San Luis Obispo County, Kern County, and Ventura County. “Local Trends,” below, describes trends specific to the unincorporated County. Maps are included to provide further information and data. Under “Local Trends,” maps of Santa Barbara County are provided as well as detail maps of three areas within the County: Isla Vista, Santa Maria, and Lompoc areas. These detail maps are provided for easier viewing of the census tract and block group data within these areas due to their varying fair housing issues.

Regional Trends describe trends countywide and in the adjacent jurisdictions of San Luis Obispo County, Kern County, and Ventura County.

Local Trends describes trends specific to the unincorporated areas of Santa Barbara County.

D.3.1 Sources of Information

The County used a variety of data sources for the assessment of fair housing at the regional and local levels. Sources include:

- State HCD AFFH Data Viewer (State HCD 2022c);
- U.S. Census Bureau’s Decennial Census (Census) and American Community Survey (ACS) (US Census Bureau 2010, 2019);
- U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data (HUD 2017b, 2018);
- County of Santa Barbara 2020 Analysis of Impediments to Fair Housing (AI) (County AI 2020); and
- Local knowledge.

Some of these sources provide data on the same topic, but due to various methodologies, results may differ. For example, the decennial census and ACS report slightly different estimates for the total population, number of households, number of housing units, and household size. This is, in part, because ACS provides estimates based on a small survey of the population taken over the whole year.⁵ Because of the survey size and seasonal population shifts, some information provided by the ACS is less reliable. Nevertheless, this appendix relies upon US Census Bureau ACS 2014-2019 ACS 5-year estimates and 2013-2017 for CHAS data (US Census Bureau 2019, HUD 2018).

⁵ The ACS is sent to approximately 250,000 addresses in the U.S. monthly (or 3 million per year). It regularly gathers information previously contained only in the long form of the decennial census. This information is then averaged to create an estimate reflecting a 1- or 5-year reporting period (referred to as a “5-year estimate”). 5-year estimates have a smaller margin of error due to the longer reporting period and are used throughout this Appendix.

For clarity, this analysis will refer to various sections of the county as the Santa Maria Housing Market Area (HMA), Lompoc HMA, Santa Ynez HMA, Cuyama HMA, and South Coast HMA. These designations are shown in Figure D-1.

D.3.2 Local Knowledge

In addition to using federal or state data sources, local jurisdictions are also expected to use local data and knowledge to analyze local fair housing issues. Using point-in-time federal- and state-level data sets alone to identify areas may misrepresent areas that are experiencing more current and rapid changes or may be primed to do so in the near future. For these reasons, an additional screen of local data and knowledge is necessary.

D.4. Assessment of Fair Housing Issues

D.4.1 Fair Housing Enforcement and Outreach

Enforcement capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. The two primary State fair housing laws are the Fair Employment and Housing Act (FEHA) and the Unruh Civil Rights Act. These laws incorporate the same protected classes of persons as federal law and also prohibit discrimination based on marital status, sexual orientation, source of income, ancestry, immigration status, citizenship, primary language, and arbitrary factors such as age or occupation. Fair housing outreach capacity relates to the ability of the County and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are well aware of fair housing laws and rights.

Fair Housing Enforcement

Regional Trends

Table D-1, below, shows fair housing cases in the four-county region in 2010 and 2020. The total number of cases decreased from 47 in 2010 to 23 in 2020. While the number of cases in San Luis Obispo County was the same in 2010 and 2020, the number decreased in the other three counties. Racial bias was the most common complaint basis in Kern County, while disability bias was more common in Ventura and San Luis Obispo Counties. In 2020, Santa Barbara County had two disability bias cases and two familial bias cases.

Table D-1. Regional Fair Housing Cases in 2010 and 2020

County	2010				2020			
	Total Cases	# Disability Bias	# Familial Bias	# Racial Bias	Total Cases	# Disability Bias	# Familial Bias	# Racial Bias
Santa Barbara	10	8	--	--	5	2	2	1
Kern	17	6	3	9	9	2	--	4
San Luis Obispo	4	3	--	1	4	3	--	1
Ventura	16	7	3	2	5	4	--	--
Total	47	24	6	12	23	11	2	6

Source: (State HCD AFFH Data Viewer, 2022)

Note: Cases can involve more than one bias category and may involve other reasons not categorized in the AFFH Data Viewer.

Fair Housing Education and Outreach

Regional Trends

According to the 2020 State AI, research indicates that persons with disabilities are more likely to request differential treatment to ensure equal access to housing, making them more likely to identify discrimination. The 2020 State AI highlighted the need for continued fair housing outreach, fair housing testing, and training to communities across California to ensure the fair housing rights of residents are protected under federal and state law. The 2020 State AI recommended that the State support the increase of fair housing testing to identify housing discrimination.

The 2020 State AI also reported findings from the 2020 Community Needs Assessment Survey. Respondents felt that the primary bases for housing discrimination were the source of income, followed by discriminatory landlord practices, gender identity, and familial status. These results differ from the most commonly cited reason for discrimination in complaints filed with the California Department of Fair Employment and Housing (DFEH) and Fair Housing Advocates of Northern California (FHANC). The State's survey also found that most respondents (72 percent) who had felt discriminated against did "nothing" in response. According to the 2020 State AI, "fair housing education and enforcement through the complaint process are areas of opportunity to help ensure that those experiencing discrimination know when and how to seek help."

Effective January 1, 2020, SB 329 requires all landlords to accept Section 8 vouchers and other forms of rental assistance and consider them as part of the applicant's income. This source of income protection includes removing any advertising such as "No Section 8" or "We do not participate in Section 8."

Local Trends

As outlined in the County's AI 2020, the County contracts with the Legal Aid Foundation of Santa Barbara (LAFSB) to address fair housing concerns. LAFSB provides the following services (County of Santa Barbara 2020):

- Training presentations to property managers, tenant groups, and others;
- Legal advice and information on landlord/tenant rights and responsibilities;
- Monitoring of rental housing advertisements to search for evidence of fair housing discrimination;
- Makes reports, as warranted, to DFEH and/or HUD for further investigation; and
- Provides a dedicated section on its website on fair housing information and how to file a claim.

Several other organizations that serve the County contribute to the fair housing environment through education, advocacy, and/or legal services. Those include (County of Santa Barbara 2020):

- California Rural Legal Assistance (CRLA)—CRLA provides legal representation for low-income residents on a range of civil issues, including housing discrimination. CRLA has offices in both Santa Maria and Santa Barbara. <https://www.crla.org/>
- Conflict Solutions Center Community Mediation Program—The Conflict Solutions Center is committed to community-based conflict resolution and provides mediation and training in conflict resolution and restorative justice. The Community Mediation Program provides an assortment of mediation services including landlord-tenant mediation. <http://www.cscsb.org/>
- Santa Barbara Rental Property Association—A membership organization for rental property owners, the SBRPA provides fair housing training and produces a monthly magazine on significant housing issues. <https://www.sbrpa.org/>

The LAFSB and Santa Barbara County partnered on the “Fair Housing Resource Guide for Santa Barbara County” (LAFSB 2021). This website has a variety of information about fair housing issues, including fair housing laws, local offices, resources, and online guides for renters, landlords, and property managers.

D.4.2 Integration and Segregation

Integration generally is when there is not a high concentration of a demographic group in a geographic space when compared to a broader geographic area. Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. Per Government Code Section 65583, the AFFH analysis must look at historic integration and segregation patterns and practices in a community to identify factors related to fair housing (State HCD 2021).

Race/Ethnicity

The ethnic and racial composition of a region is useful in analyzing housing demand and any

related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. For example, prior studies have identified socioeconomic status, generational care needs, and cultural preferences as factors associated with “doubling up”- households with extended family members and non-kin (Harvey, H., Dunifon & Pilkauskas, 2021). These factors have also been associated with ethnicity and race. Other studies have also found minorities tend to congregate in metropolitan areas though their mobility trend predictions are complicated by economic status (e.g., minorities moving to the suburbs when they achieve middle class) or immigration status (e.g., recent immigrants tend to stay in metro areas/ports of entry) (Sandefur et al., 2001).

To measure segregation in a given jurisdiction, HUD provides racial or ethnic dissimilarity trends. Dissimilarity indices are used to measure the evenness with which two groups (frequently defined by racial or ethnic characteristics) are distributed across geographic units, such as block groups within a community. The index ranges from zero to 100, with zero denoting no segregation and 100 indicating complete segregation between the two groups. The index score can be understood as the percentage of one of the two groups that would need to move to produce an even distribution of racial/ethnic groups within the specified area. For example, for an index score above 60, 60 percent of people in the specified area would need to move to eliminate segregation (Massey & Denton, 1993). The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

Regional Trends

Table D-2 shows the racial and ethnic composition of Santa Barbara County and neighboring jurisdictions. In Santa Barbara County, Hispanic residents comprise the largest population (45.4 percent), followed by White residents (44.5 percent) and Asian residents (5.4 percent). This composition is similar to Ventura County. San Luis Obispo County has the largest percentage of White residents (68.9 percent) while Kern County has the highest percentage of Hispanic residents (53.3 percent). Other racial and ethnic groups in the four counties account for less than 12 percent of the total population. Kern has the largest Black population (5.2 percent) and Ventura has the highest percentage of Asian residents (7.2 percent).

Table D-2. Regional Racial/Ethnic Composition (2019)

Race/Ethnicity	Santa Barbara County	Kern County	San Luis Obispo County	Ventura County
White, non-Hispanic	44.5%	34.2%	68.9%	45.4%
Black/African American, non-Hispanic	1.9%	5.2%	1.7%	1.7%
American Indian and Alaska Native, non-Hispanic	0.4%	0.5%	0.5%	0.2%
Asian, non-Hispanic	5.4%	4.6%	3.5%	7.2%
Native Hawaiian and Other Pacific Islander, non-Hispanic	0.1%	0.1%	0.1%	0.2%
Some other race, non-Hispanic	0.1%	0.1%	0.1%	0.1%
Two or more races, non-Hispanic	2.3%	2.1%	2.6%	2.5%
Hispanic or Latino	45.4%	53.3%	22.5%	42.7%
Total	444,829	887,641	282,165	847,263

Source: (U.S. Census Bureau, 2019).

Segregation trends statewide show an increase in segregation between non-White and White populations between 1990 and 2017 (State HCD, 2020). The 2020 State AI found that California's segregation levels have consistently been most severe between the Black and White populations. Similar to Santa Barbara County, State trends show Asian or Pacific Islander and White residents are the least segregated when compared to other racial and ethnic groups, but levels are still increasing. Areas that appear to have the greatest increases in minority populations include:

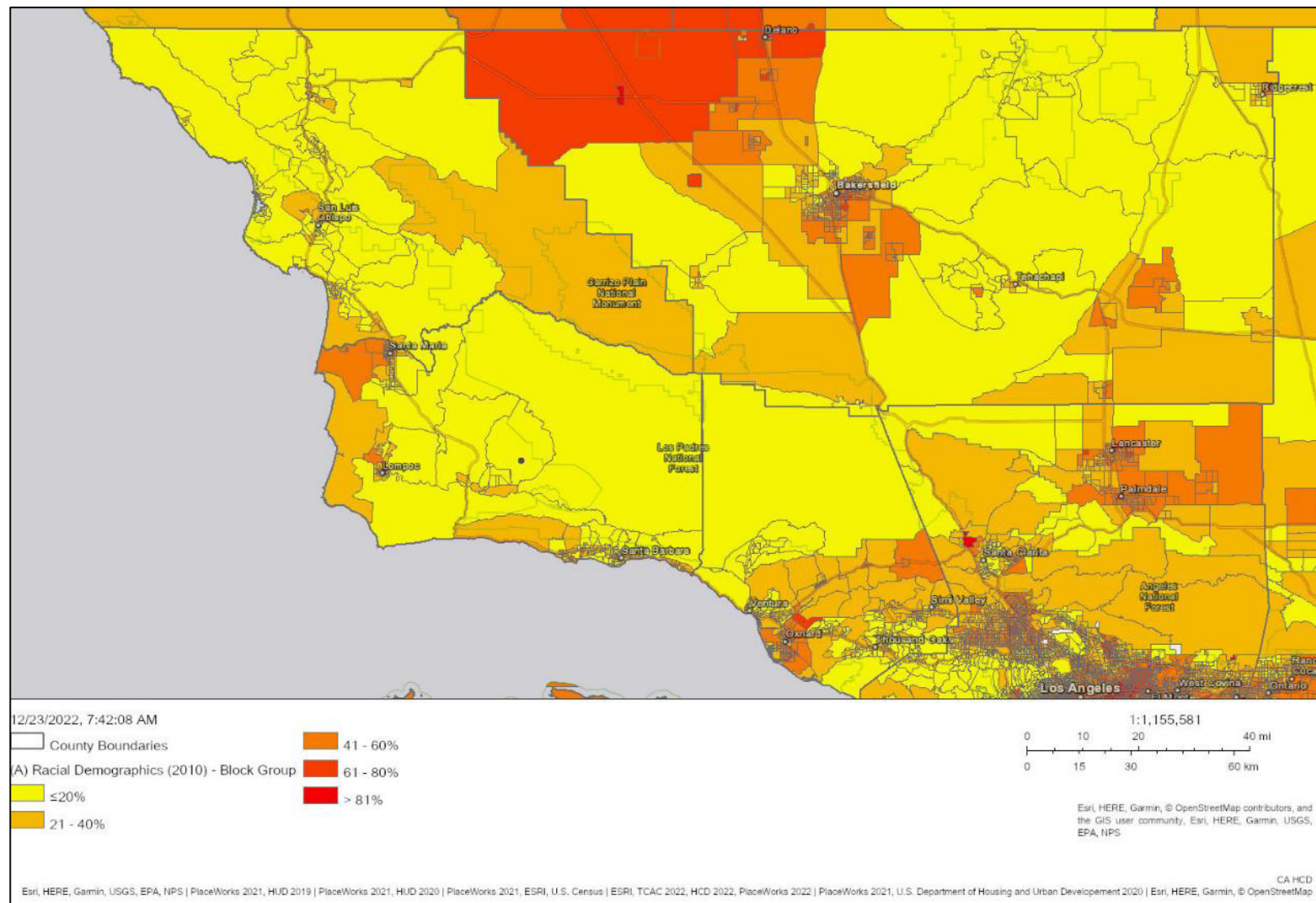
- **San Luis Obispo County:** communities along Route 46, unincorporated areas north of the City of San Luis Obispo, and near Nipomo and Grover Beach in the south;
- **Kern County:** areas east and southwest of Bakersfield and the unincorporated area between California City and Ridgecrest along the eastern edge of the county; and
- **Ventura County:** the cities of Ventura, Oxnard, and Port Hueneme, as well as communities along Highway 126.

Figure D-2 and Figure D-3. below, compare the concentration of minority populations in Santa Barbara County and the adjacent region by census block group in 2010 and 2018.⁶ Since 2010, concentrations of racial/ethnic minority groups have increased in most block groups regionwide.

⁶ Block groups are the next level above census blocks in the geographic hierarchy (census blocks are the smallest geographic area for which the Bureau of the Census collects and tabulates decennial census data). A BG is a combination of census blocks that is a subdivision of a census tract or block numbering area (BNA). A county or its statistically equivalent entity contains either census tracts or BNAs; it cannot contain both. The Block Group is the smallest geographic entity for which the decennial census tabulates and publishes sample data.

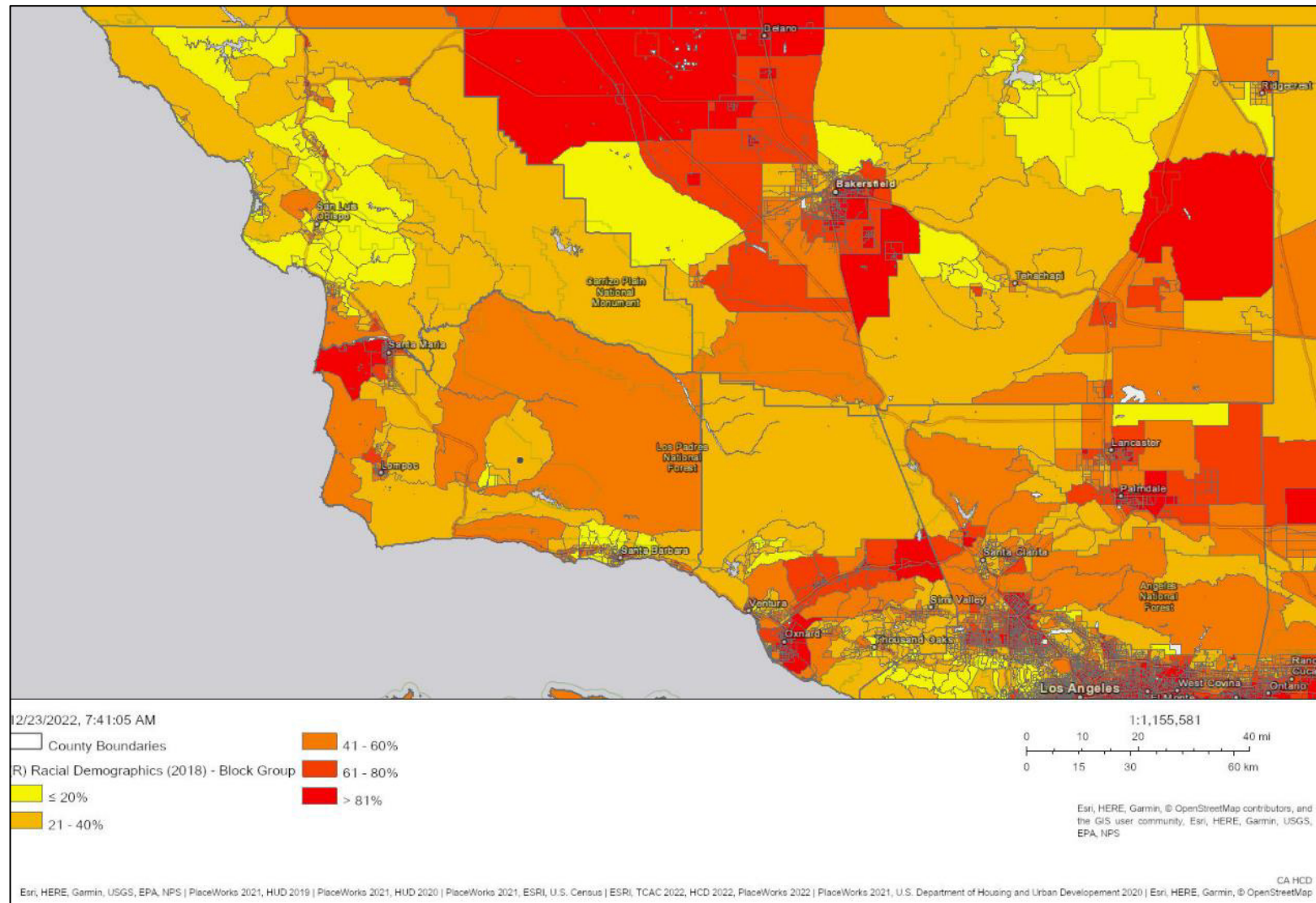
This is also the case in Santa Barbara County, with certain areas in the South Coast HMA and the area near Ballard in the Santa Ynez HMA the only areas where racial/ethnic minority groups did not see increases since 2010.

Figure D-2. Regional Racial/Ethnic Minority Populations by Block Group (2010)



Source: (State HCD AFFH Data Viewer, 2022)

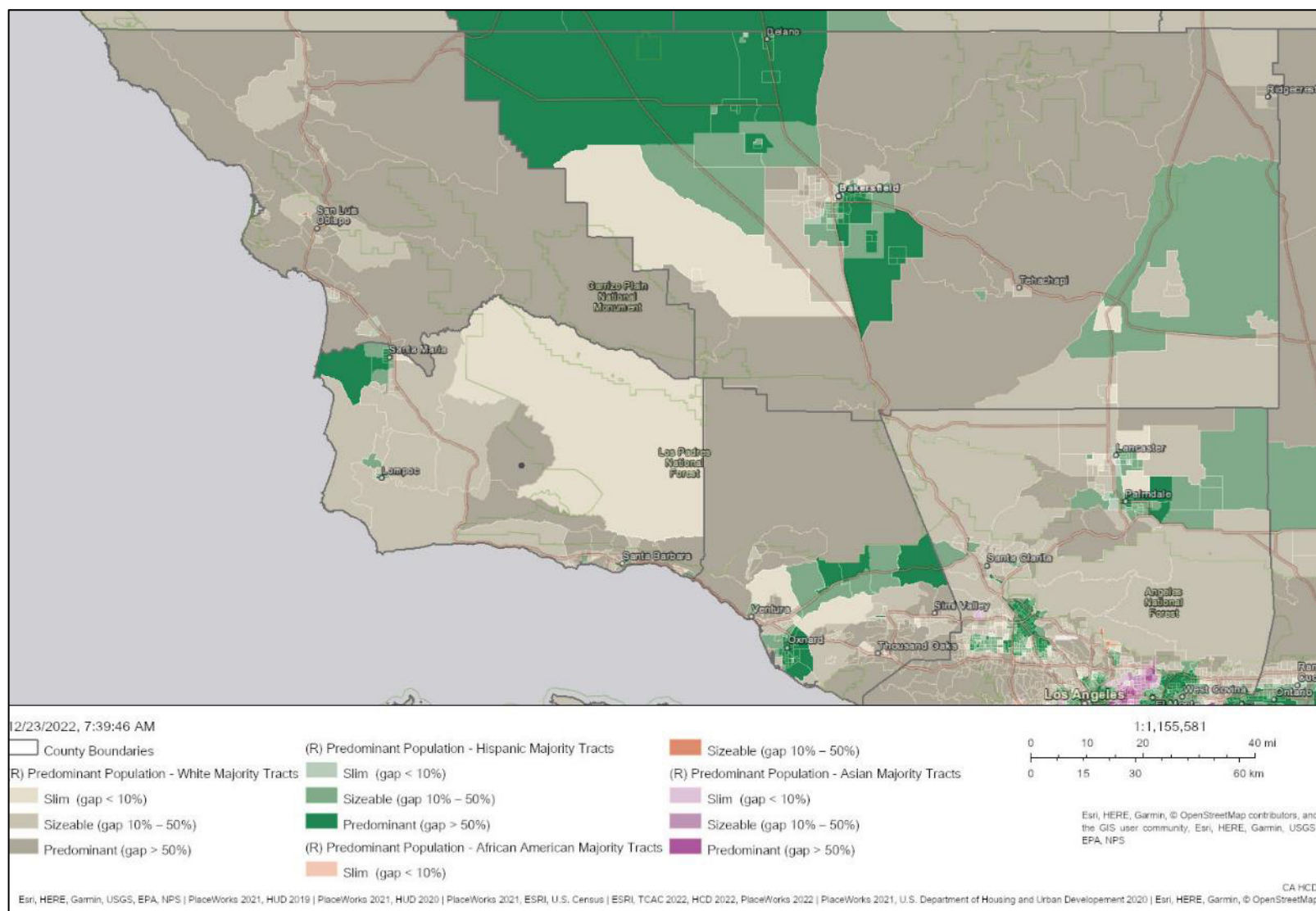
Figure D-3. Regional Racial/Ethnic Minority Populations by Block Group (2018)



Source: (State HCD AFFH Data Viewer, 2022)

Figure D-4, below, shows census tracts in Santa Barbara County and the neighboring region by predominant racial or ethnic groups. The intensity of the color indicates the population percentage gap between the majority racial/ethnic group and the next largest racial/ethnic group. The higher the intensity of the color, the higher the percentage gap between the predominant racial/ethnic group and the next largest racial/ethnic group. The darkest color indicator for each race indicates that over 50 percent of the population in that tract is of a particular race/ethnicity. Gray indicates a White predominant tract, green indicates a Hispanic predominant tract, purple indicates an Asian predominant tract, and red indicates a Black predominant tract. As shown in Figure D-4, a majority of the tracts in the four-county region area have predominantly White populations. Predominantly Hispanic/Latino populations are located in several of the city tracts in Santa Barbara County and the area between Santa Maria and the coastline; around Oxnard and along Highway 126 in Ventura County and Bakersfield; and the northern and eastern portions of Kern County.

Figure D-4. Regional Racial/Ethnic Majority Population by Tract (2018)



Source: (State HCD AFFH Data Viewer, 2022)

Local Trends

Within Santa Barbara County overall (please refer to Table D-3), the City of Guadalupe has the most concentrated Hispanic population and the smallest White population, where 90 percent of residents are Hispanic or Latino. Solvang has the smallest Hispanic population of 26 percent and inversely the largest White population of 68 percent. In the cities listed in Table D-3, below, Hispanic and White residents account for a large portion of the population, while all other races and ethnicities account for approximately 16 percent or less.

In the unincorporated areas of Santa Barbara County, all five of the HMAs have White populations of at least 50 percent, with Santa Ynez having the largest percentage of White residents at 68 percent (please refer to Table D-4). The Cuyama HMA has the highest percentage of Hispanic/Latino residents at 45 percent.

Figure D-5 shows the racial/ethnic minority populations in Santa Barbara overall, while Figure D-6 and Figure D-7 show details of Isla Vista, Santa Maria, and Lompoc. Greater minority populations are located in the unincorporated communities of Cuyama, New Cuyama, Mission Hills, Vandenberg Village, Santa Ynez, Isla Vista, and the area located between the cities of Goleta and Santa Barbara.

Table D-3. Racial/Ethnic Composition in Santa Barbara County Cities (2019)

Race/Ethnicity	Buellton	Carpinteria	Goleta	Guadalupe	Lompoc	Santa Barbara	Santa Maria	Solvang
White, non-Hispanic	65.8%	49.4%	51.5%	5.9%	31.7%	55.6%	16.4%	68.1%
Black/African American, non-Hispanic	0.9%	0.5%	3.1%	0.4%	4.4%	1.4%	1.2%	1.2%
American Indian and Alaska Native, non-Hispanic	0.2%	0.0%	0.1%	0.0%	0.7%	0.2%	0.1%	0.0%
Asian, non-Hispanic	1.2%	2.4%	9.8%	3.1%	3.5%	3.8%	5.0%	2.5%
Native Hawaiian and Other Pacific Islander, non-Hispanic	0.0%	0.0%	0.2%	0.0%	0.3%	0.0%	0.0%	0.0%
Some other race, non-Hispanic	0.0%	0.0%	0.3%	0.0%	0.0%	0.1%	0.1%	0.0%
Two or more races, non-Hispanic	2.6%	2.1%	2.6%	0.2%	2.8%	1.8%	1.2%	2.2%
Hispanic or Latino	29.3%	45.6%	32.5%	90.4%	56.6%	37.1%	76.0%	26.1%
Total	5,082	13,505	30,975	7,451	43,232	91,376	106,224	5,804

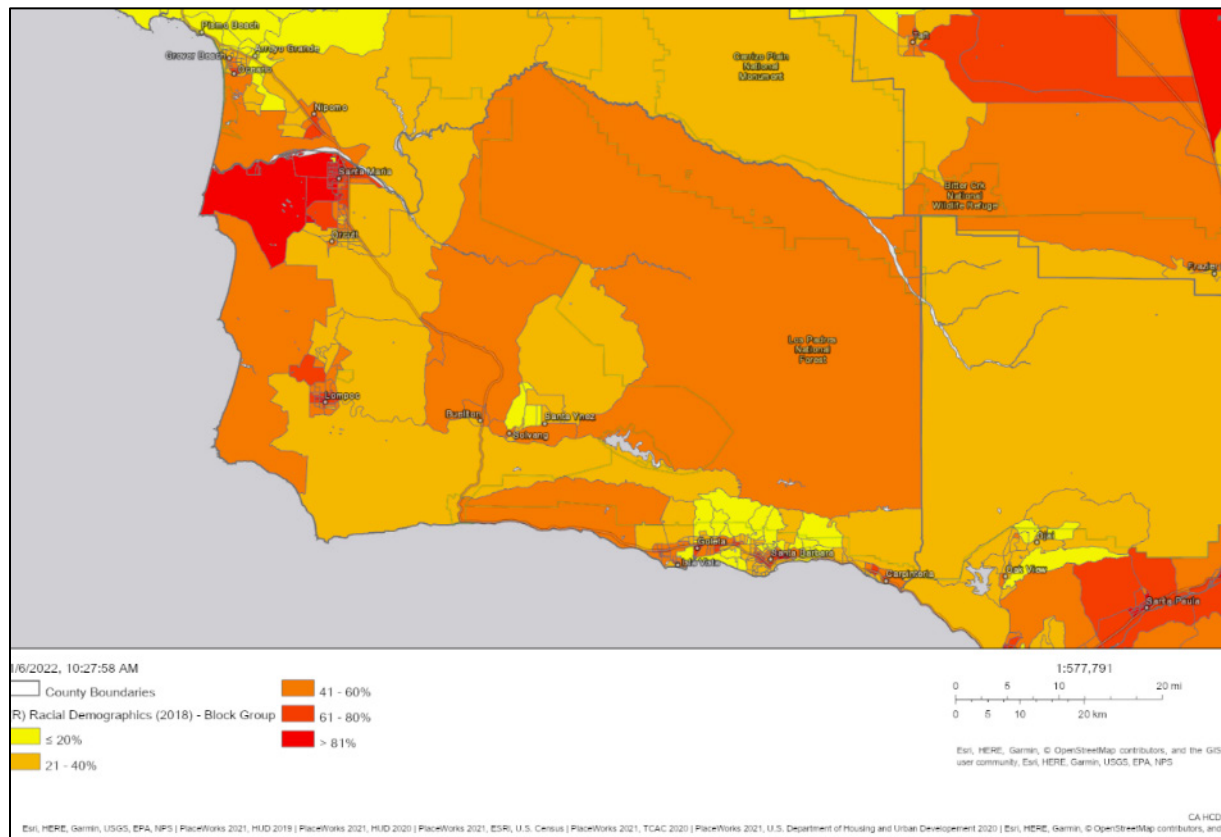
Source: (U.S. Census Bureau, 2019).

Table D-4. Racial/Ethnic Composition of the Unincorporated County by HMA (2019)

Race/Ethnicity	Cuyama	Lompoc	Santa Maria	Santa Ynez	South Coast
White, non-Hispanic	50.1%	55.2%	56.8%	68.2%	64.0%
Black/African American, non-Hispanic	0.6%	4.8%	1.3%	0.7%	1.8%
American Indian and Alaska Native, non-Hispanic	0.8%	0.5%	0.7%	2.1%	0.3%
Asian, non-Hispanic	1.4%	3.5%	3.8%	2.1%	7.5%
Native Hawaiian and Other Pacific Islander, non-Hispanic	0.0%	0.2%	0.1%	0.5%	0.0%
Some other race, non-Hispanic	0.0%	0.4%	0.1%	0.2%	0.2%
Two or more races, non-Hispanic	1.5%	5.9%	3.2%	2.8%	2.5%
Hispanic or Latino	45.6%	29.4%	34.0%	23.4%	23.8%
Total	1,050	18,617	38,069	20,475	78,956

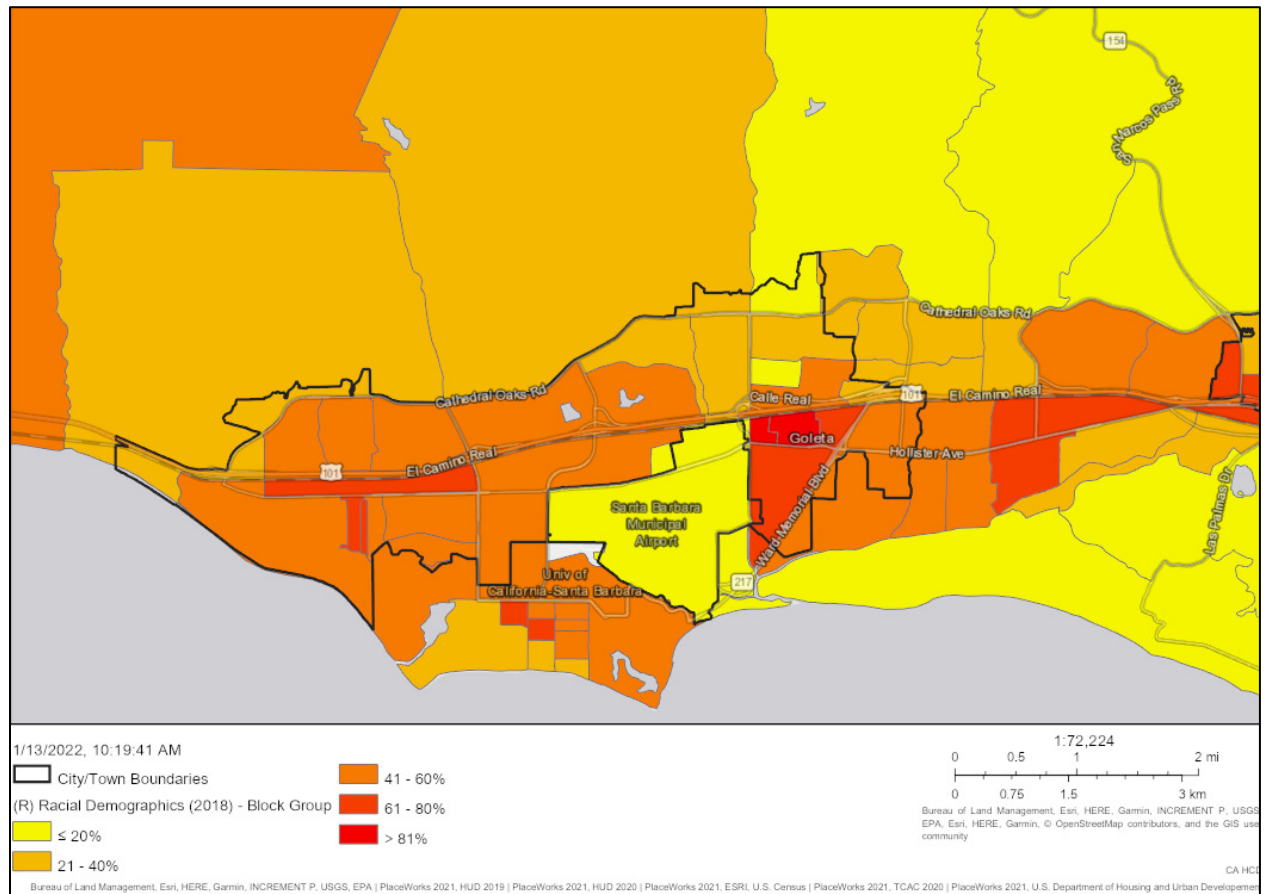
Source: (U.S. Census Bureau, 2019)

Figure D-5.: Santa Barbara County: Racial/Ethnic Minority Populations by Block Group (2018)



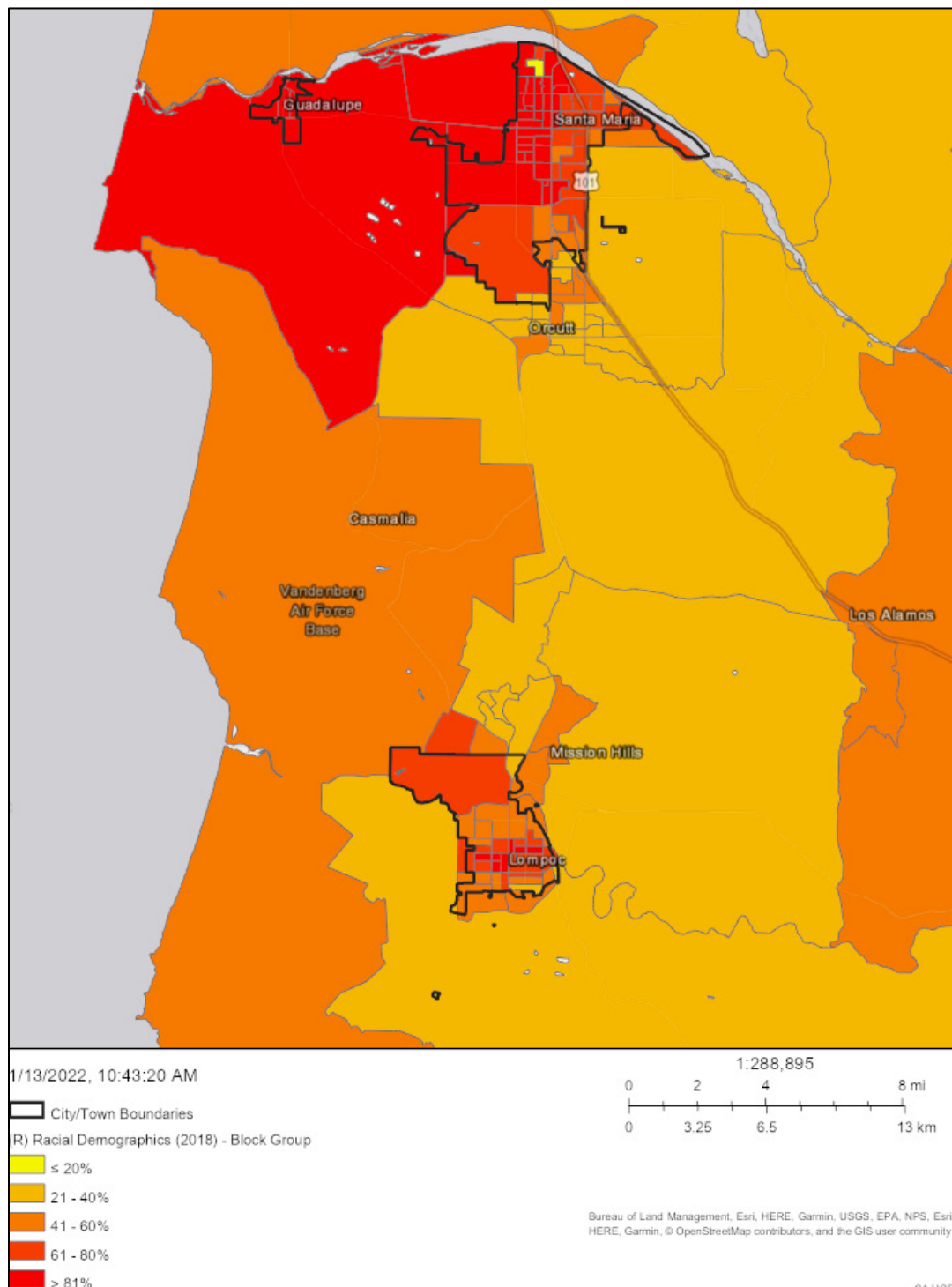
Source: (State HCD AFFH Data Viewer, 2022).

Figure D-6. Racial/Ethnic Minority Populations by Block Group – Isla Vista (2018)



Source: (State HCD AFFH Data Viewer, 2022).

Figure D-7. Racial/Ethnic Minority Populations by Block Group – Santa Maria and Lompoc (2018)



Source: (State HCD AFFH Data Viewer, 2022).

As explained above, dissimilarity indices measure segregation, with higher indices signifying higher segregation. The dissimilarity index at the County level can be interpreted as the share of one group that would have to move to a different tract to create perfect integration for these two groups.

In Santa Barbara County, all minority (non-White) residents combined are considered moderately segregated from White residents, with an index score of 44.6 in 2020 (Table D-5). Since 1990, segregation between non-White (all non-white residents combined) and White residents has increased. Dissimilarity indices between Hispanic and White residents have increased the most with a change in index score from 41.32 in 1990 to 48.69 in 2020. The indices between Black, Asian or Pacific Islander, and White residents decreased between 1990 and 2010 but then increased in 2020. Based on HUD's definition of the index, Black and White residents and Hispanic and White residents are moderately segregated, while segregation between Asian/Pacific Islander and White residents is considered low.

Table D-5. Dissimilarity Indices – Santa Barbara County (1990-2020)

	1990	2000	2010	Current (2020)
Non-White/White	35.48	40.28	39.75	44.68
Black/White	41.64	40.43	37.50	45.08
Hispanic/White	41.32	45.85	45.26	48.69
Asian or Pacific Islander/White	31.92	28.74	28.59	35.50

Source: (HUD, 2020).

Persons with Disabilities

Persons with disabilities⁷ have special housing needs because of the lack of accessible and affordable housing, and the higher health costs associated with their disability. In addition, many may be on fixed incomes which further limits their housing options. Persons with disabilities also tend to be more susceptible to housing discrimination due to their disability status and the required accommodations associated with their disability.

Regional Trends

The county's population with a disability is slightly lower than the other counties in the region. As presented in Table D-6, 9.9 percent of Santa Barbara's population has a disability compared to 10.9 percent in Ventura County, 11.1 percent in Kern County, and 11.6 percent in San Luis Obispo County. Black or African American, American Indian and Alaska Native, and White residents experience disabilities at the highest rates in the region. Native Hawaiian and Other Pacific Islander

⁷ The ACS asks about six disability types: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Respondents who report any one of the six disability types are considered to have a disability. For more information visit: <https://www.census.gov/topics/health/disability/guidance/data-collection-acs.html#:~:text=Physical%20Disability%20Conditions%20that%20substantially,reach%20lifting%20or%20carrying>

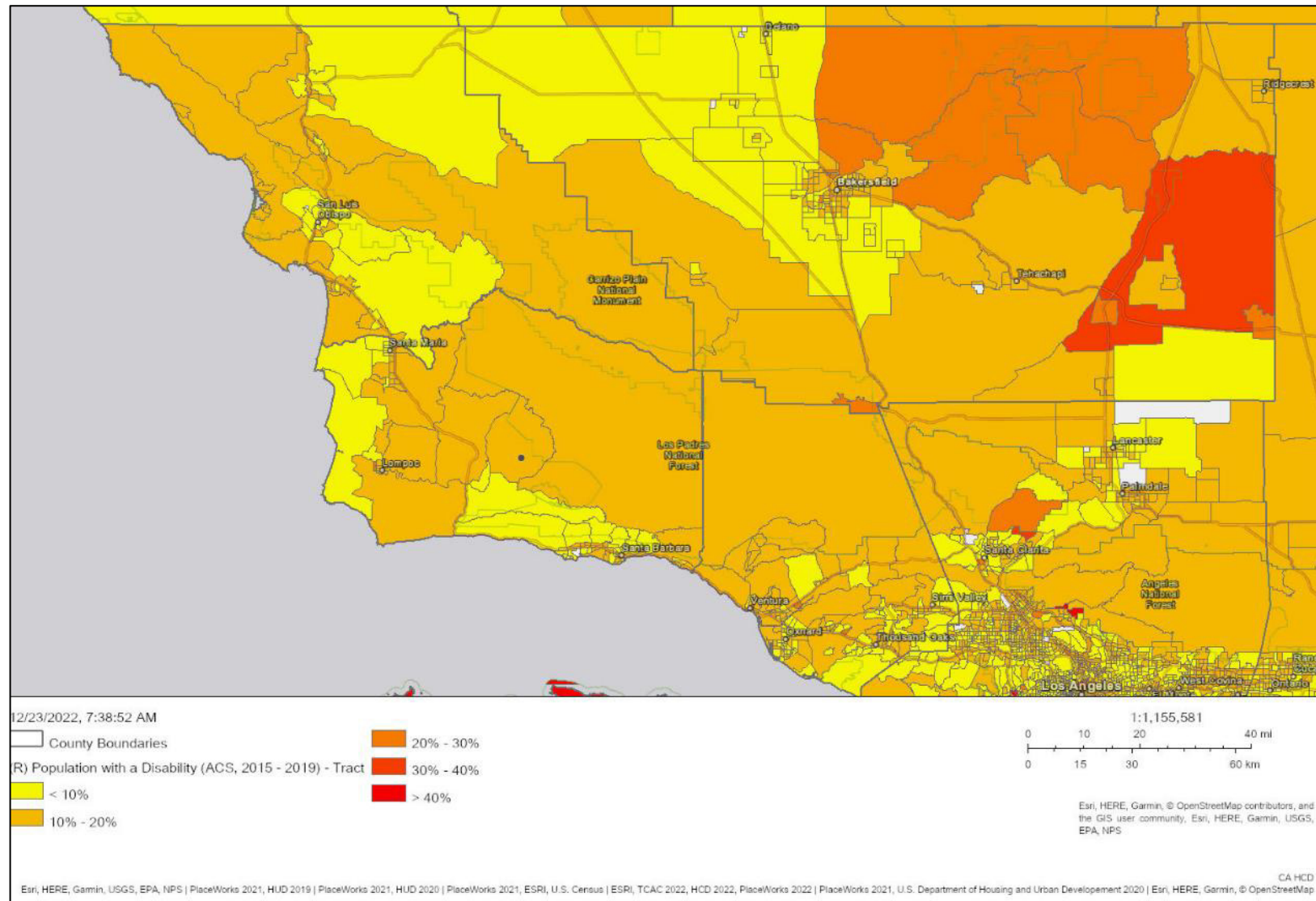
populations experience disabilities at a greater rate in Santa Barbara and San Luis Obispo Counties. Across the region, persons aged 75 or older have the highest percentage of disabilities compared to other age groups and ranges from 44 percent in San Luis Obispo County to 51 percent in Ventura County. Of the disability types asked by the ACS, residents in the region experienced ambulatory and independent living difficulties at the greatest rates.

Table D-6. Regional Population of Persons with Disabilities (2019)

	Santa Barbara County	Kern County	San Luis Obispo County	Ventura County
<i>Civilian non-institutionalized population</i>	9.9%	11.1%	11.6%	10.9%
Race/Ethnicity				
Black or African American alone	16.2%	15.6%	10.2%	13.6%
American Indian and Alaska Native alone	15.3%	15.6%	15.9%	13.2%
Asian alone	6.5%	7.9%	8.5%	8.7%
Native Hawaiian and Other Pacific Islander alone	14.9%	8.1%	15.7%	7.2%
Some other race alone	7.8%	11.3%	11.9%	8.4%
Two or more races	11.3%	12.1%	9.7%	9.1%
White alone, not Hispanic or Latino	12.5%	17.1%	12.8%	13.1%
Hispanic or Latino (of any race)	7.4%	6.9%	8.5%	8.9%
Age				
Under 5 years	0.4%	1.2%	1.1%	0.9%
5 to 17 years	3.9%	4.2%	5.1%	5.0%
18 to 34 years	4.9%	5.9%	5.0%	5.4%
35 to 64 years	9.6%	13.2%	10.2%	9.3%
65 to 74 years	19.8%	29.9%	20.6%	22.2%
75 years and over	45.1%	50.8%	44.0%	51.3%
Type				
Hearing difficulty	3.2%	2.8%	4.2%	3.4%
Vision difficulty	1.6%	2.3%	2.0%	2.1%
Cognitive difficulty	4.0%	4.5%	4.3%	4.5%
Ambulatory difficulty	4.7%	6.4%	5.3%	6.0%
Self-care difficulty	1.9%	2.6%	2.1%	2.7%
Independent living difficulty	4.3%	5.8%	4.4%	5.6%

Source: (U.S. Census Bureau, 2019).

Figure D-8. Regional Population of Persons with Disabilities by Tract (2019)



Source: (State HCD AFFH Data Viewer, 2022))

Local Trends

Among cities in Santa Barbara County, approximately 13 percent of Lompoc residents have one or more disabilities (Table D-7). The city with the next highest percentage is Buellton (11 percent) while Guadalupe has the smallest number (7.7 percent). For all the cities, cognitive, ambulatory, and independent living difficulties are the most common disabilities found among residents.

In the unincorporated areas of Santa Barbara County, at least 20 percent of the residents in the Cuyama, Lompoc, and Santa Maria HMAs experience a disability (Table D-8). This percentage is higher than the unincorporated county overall (17 percent). Similar to the region and cities in Santa Barbara County, residents within the unincorporated areas tend to experience cognitive difficulties at a higher rate than other disabilities. However, hearing difficulties impacted more residents in these areas versus the cities and the region.

Figure D-9 shows the population of persons with disabilities in Santa Barbara overall, while Figure D-10 and Figure D-11 show details of Isla Vista, Santa Maria, and Lompoc.

Persons with developmental disabilities⁸ also have specific housing needs. As of January 2022, the Department of Developmental Services (DDS) estimates that there are 4,143 persons with developmental disabilities residing in zip codes within the unincorporated county. Since data is provided by zip codes and some HMAs share the same zip code, it is difficult to distinguish where the highest concentration of persons with developmental disabilities is located within the county. However, the concentration of persons with developmental disabilities was lowest in areas where the zip codes were only in the Cuyama and Santa Ynez HMAs. The DDS Consumer Count by California ZIP Code and Residence Type also reported that about 79 percent of persons (3,308) with disabilities lived with a parent or guardian or with a foster parent, while about 21 percent lived in care facilities.

⁸ Senate Bill 812, which took effect January 2011, requires housing elements to include an analysis of the special housing needs of the developmentally disabled in accordance with Government Code Section 65583(e). Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old.

Table D-7. Population of Persons with Disabilities in Santa Barbara County Cities (2019)

Disability Type	Buellton	Carpinteria	Goleta	Guadalupe	Lompoc	Santa Barbara	Santa Maria	Solvang
Hearing difficulty	3.7%	3.9%	2.6%	1.6%	3.0%	3.0%	2.8%	2.3%
Vision difficulty	1.6%	1.4%	1.4%	0.7%	2.3%	1.8%	1.4%	1.0%
Cognitive difficulty	2.2%	4.4%	2.2%	2.1%	6.6%	4.3%	3.7%	3.8%
Ambulatory difficulty	4.4%	4.7%	4.9%	4.5%	6.5%	4.3%	4.8%	5.5%
Self-care difficulty	1.0%	1.7%	1.4%	1.5%	2.8%	1.9%	1.9%	2.2%
Independent living difficulty	4.9%	4.1%	4.0%	3.7%	6.6%	4.6%	4.1%	4.8%
Civilian non-institutionalized population	11.0%	10.8%	8.6%	7.7%	13.4%	10.0%	8.7%	9.0%

Source: (U.S. Census Bureau, 2019).

Table D-8. Disability by Type – Unincorporated County by HMA (2019)

Disability Type	Cuyama	Lompoc	Santa Maria	Santa Ynez	South Coast	Unincorporated County
Hearing difficulty	6.4%	5.3%	4.3%	3.7%	3.2%	3.8%
Vision difficulty	2.0%	1.8%	2.0%	1.3%	1.3%	1.5%
Cognitive difficulty ¹	6.4%	4.5%	4.3%	2.3%	3.5%	3.7%
Ambulatory difficulty ¹	4.6%	5.9%	5.6%	4.2%	3.6%	4.5%
Self-care difficulty ¹	1.3%	2.4%	2.2%	1.7%	1.4%	1.8%
Independent living difficulty ²	2.8%	2.4%	2.4%	1.7%	1.4%	1.8%
Total with Disability	23.4%	22.2%	20.8%	14.8%	14.5%	17.0%

1. Population 5 years and older.

2. Population 18 years and older.

Source: (U.S. Census Bureau, 2019)

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County Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

- < 10%
- 10% - 20%
- 20% - 30%

0 5 10 20 mi

0 5 10 20 km

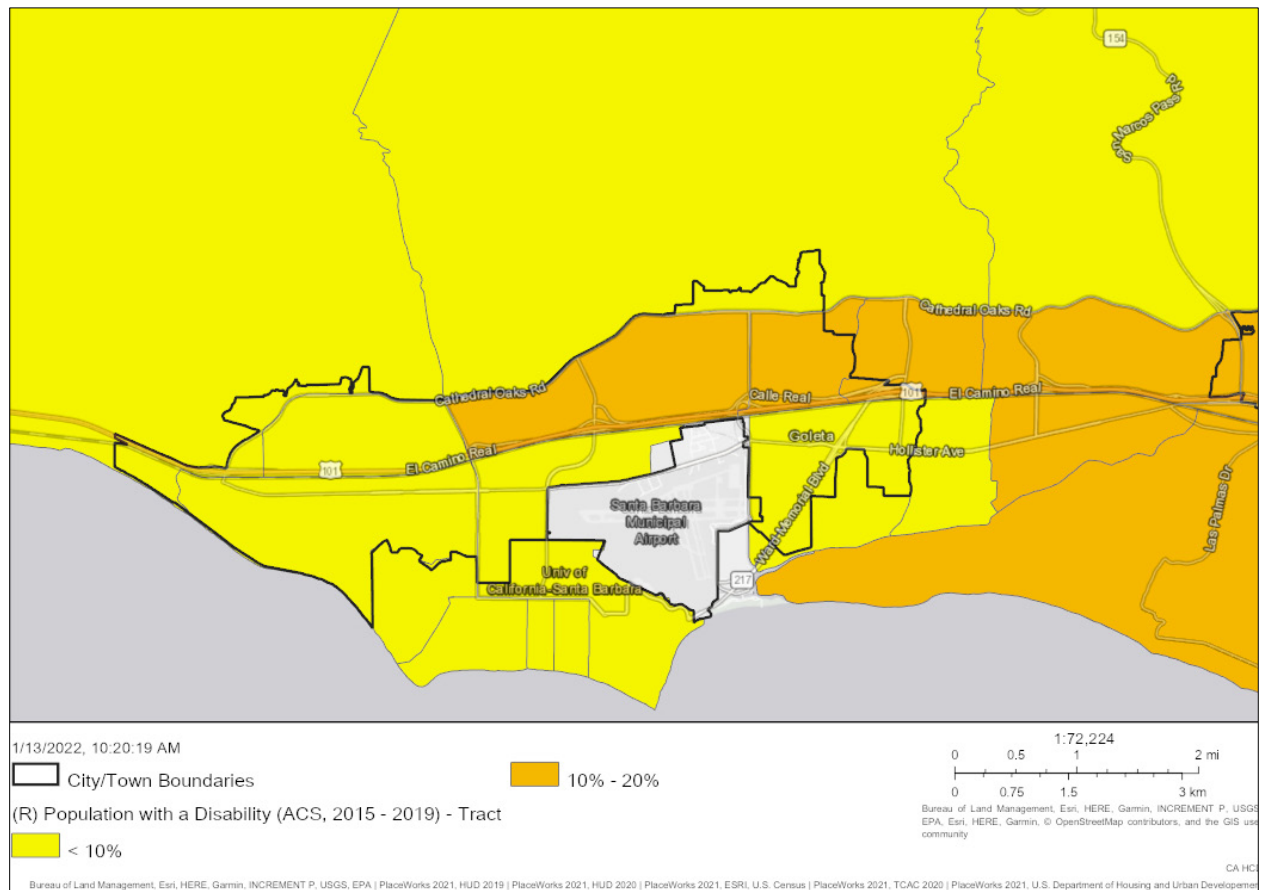
1:577,791

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CA HCD

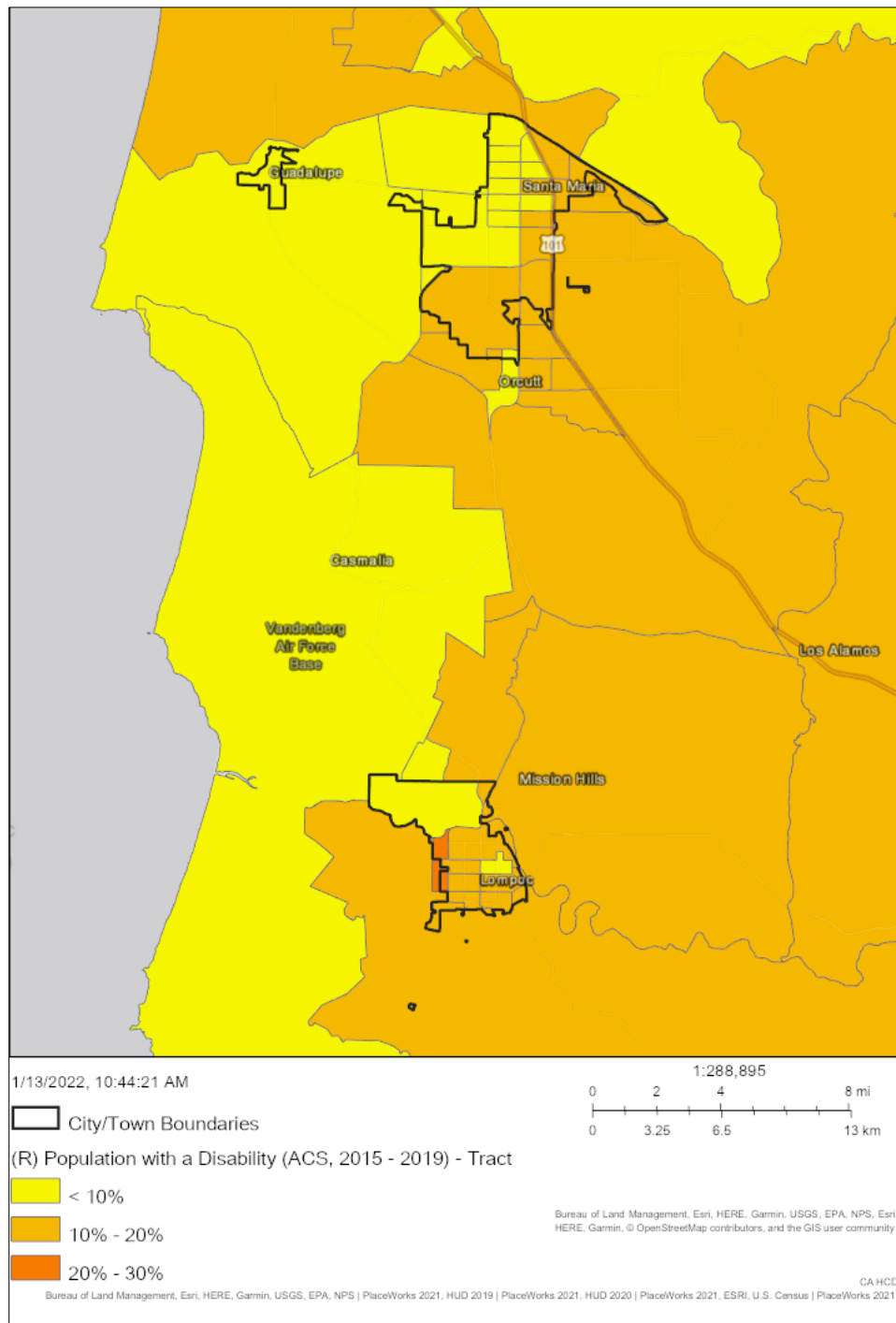
County of Santa Barbara
2023 – 2031 Housing Element

Figure D-10. Population of Persons with Disabilities by Tract – Isla Vista



Source: (State HCD AFFH Data Viewer, 2022).

Figure D-11. Population of Persons with Disabilities by Tract – Santa Maria and Lompoc



Source: (State HCD AFFH Data Viewer, 2022)

Familial Status

Under the Fair Housing Act, housing providers may not discriminate because of familial status. Familial status covers the presence of children under the age of 18, pregnant persons, and any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting families once a child joins the family through means such as birth, adoption, or custody, or requiring families with children to live on specific floors or in specific buildings or areas. Single-parent households are also protected by fair housing law.

Regional Trends

According to the 2019 ACS (Table D-9), Kern County has the highest percentage of family households in the region (74 percent) while San Luis Obispo County has the lowest (63 percent). Ventura County has the greatest percentage of married family households (55 percent) while Santa Barbara County has the lowest percentage (49 percent).

In terms of single householders in the region, Kern has the greatest percentage of both male and female householders (7 percent and 16 percent, respectively).

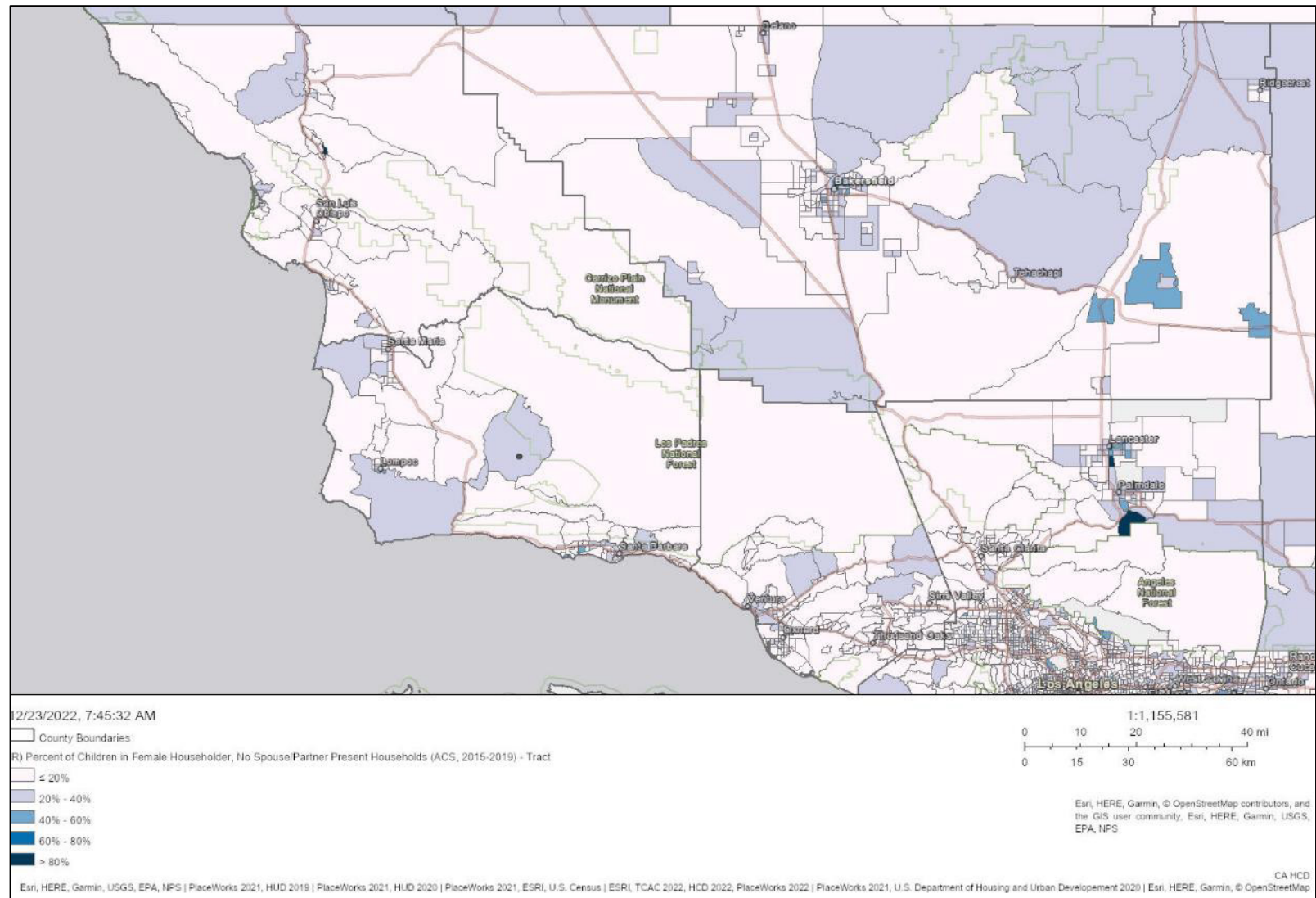
Table D-9. Regional Household Types (2019)

Household Type	Santa Barbara County	Kern County	San Luis Obispo County	Ventura County
Total Households	145,856	270,282	105,981	271,040
Family Households	66%	74%	63%	73%
Married Couple Family	49%	51%	51%	55%
Male householder, no spouse present	5%	7%	4%	5%
Female householder, no spouse present	11%	16%	9%	12%
Non-family Households	34%	26%	37%	28%
Householder living alone	24%	21%	26%	22%

Source: (U.S. Census Bureau, 2019).

Figure D-12 shows the percentage of female-headed households in the four-county region. A large portion of census tracts shows less than 10 percent of female-headed households. However, areas with higher percentages (20 percent and higher) are scattered throughout the region.

Figure D-12. Regional Percent of Children in Female-Headed Households by Tract



Source: (State HCD AFFH Data Viewer, 2022)

Local Trends

Among cities in Santa Barbara County (Table D-10), Guadalupe and Santa Maria have the highest percentages of family households (82 percent and 80 percent, respectively) while Santa Barbara has the lowest (53 percent). Guadalupe and Santa Maria also have the highest percentage of female-headed households (21 percent and 18 percent, respectively).

Table D-11 shows the household types for the unincorporated county. Overall, 66 percent of households in the unincorporated county are family households. Compared to this percentage, the Lompoc, Santa Maria, and Santa Ynez HMAs all have greater percentages of family households, the Cuyama HMA is the same as the unincorporated county and the South Coast has a lower percentage of family households. The Cuyama HMA has the highest percentage of male householders with no spouse present (10 percent) while the Santa Maria HMA has the highest percentage of female householders with no spouse present (11 percent).

Figure D-13 through Figure D-18 show the percent of children in married-couple households and female-headed households in the county. A majority of county census tracts have a high percentage (60 percent or greater) of children living in married-couple households. Lower percentages are found in the cities of Goleta, Santa Barbara, Santa Maria, Guadalupe, and Lompoc. The unincorporated area of Isla Vista has lower percentages of children living in married-couple households. This is most likely due to the number of students living in Isla Vista. Unincorporated areas located south of Lompoc, near Los Olivos and between the cities of Santa Barbara and Goleta, also have lower percentages of children living in married-couple households. These same areas also have tracts with 20 and 40 percent of children living in female-headed households.

Table D-10. Household Types in Santa Barbara County Cities* (2019)

Household Type	Buellton	Carpinteria	Guadalupe	Lompoc	Santa Barbara	Santa Maria	Solvang
Total Households	1,941	5,089	2,030	13,027	37,333	27,868	2,380
Family Households	73%	64%	82%	69%	53%	80%	69%
Married Couple Family	52%	52%	51%	47%	40%	52%	54%
Male Householder, no spouse present	8%	4%	11%	9%	4%	9%	1%
Female Householder, no spouse present	13%	7%	21%	14%	9%	18%	14%
Non-family Households	27%	36%	18%	31%	47%	20%	31%
Householder living alone	19%	27%	16%	25%	32%	16%	19%

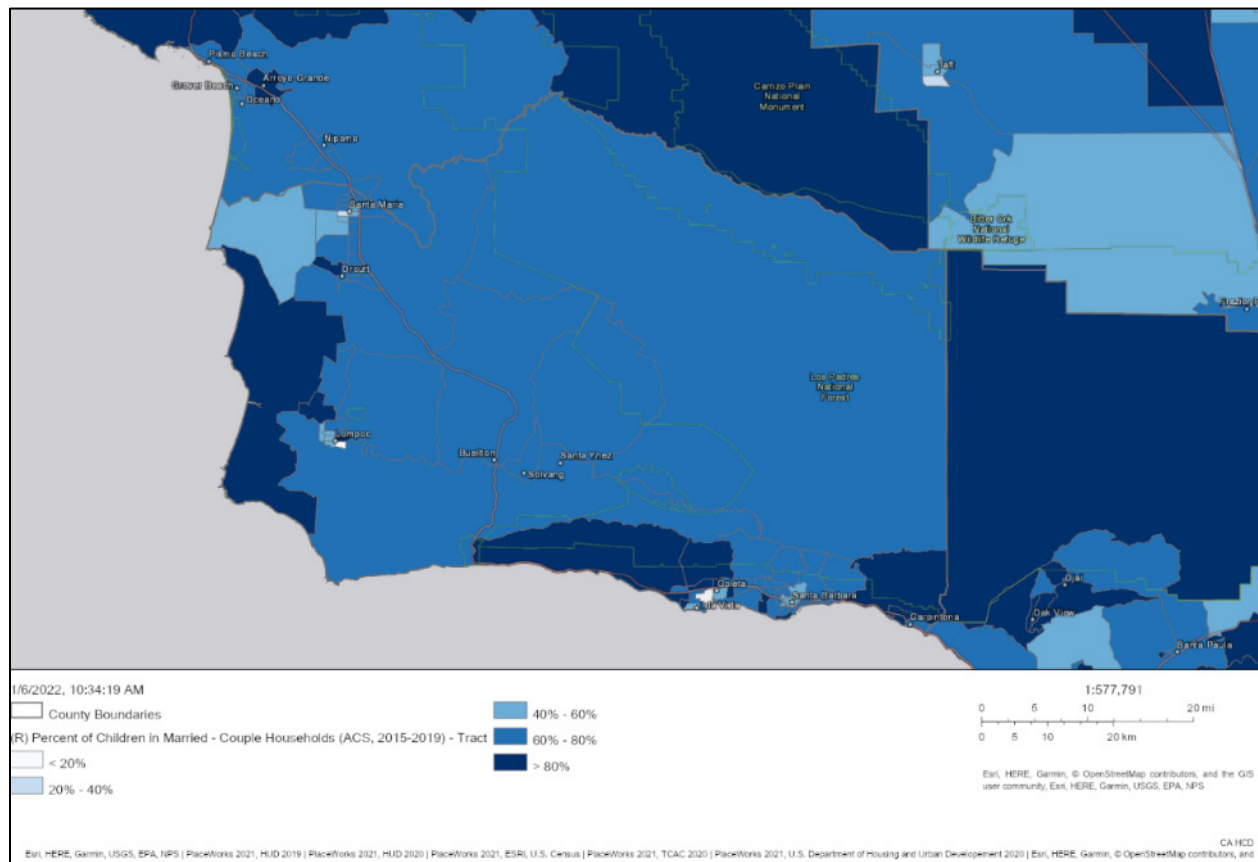
Note: *The ACS 2015-2019 household type data was not available for the City of Goleta
Source: (U.S. Census Bureau, 2019).

Table D-11. Household Type - Unincorporated County by HMA (2019)

Household Type	Cuyama	Lompoc	Santa Maria	Santa Ynez	South Coast	Unincorporated County
Total Households	421	6,154	12,815	8,013	27,069	54,473
Family Households	66%	80%	76%	72%	56%	66%
Married Couple Family	52%	67%	59%	58%	47%	54%
Male householder, no spouse present	10%	4%	6%	4%	3%	4%
Female householder, no spouse present	4%	9%	11%	10%	6%	8%
Non-family Households	34%	20%	24%	28%	44%	34%
Householder living alone	29%	15%	19%	22%	25%	22%

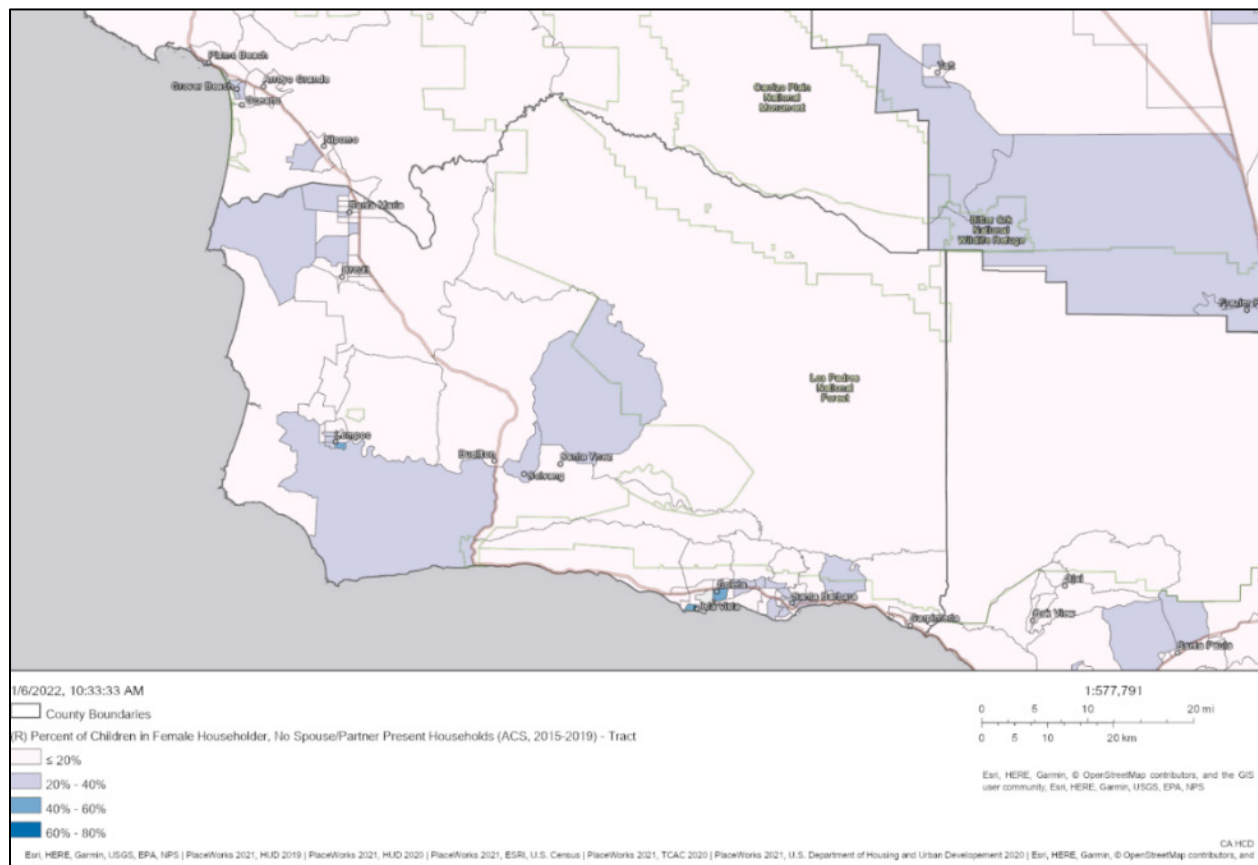
Source: (U.S. Census Bureau, 2019).

Figure D-13. Santa Barbara County: Percent of Children in Married Couple Households by Tract (2019)



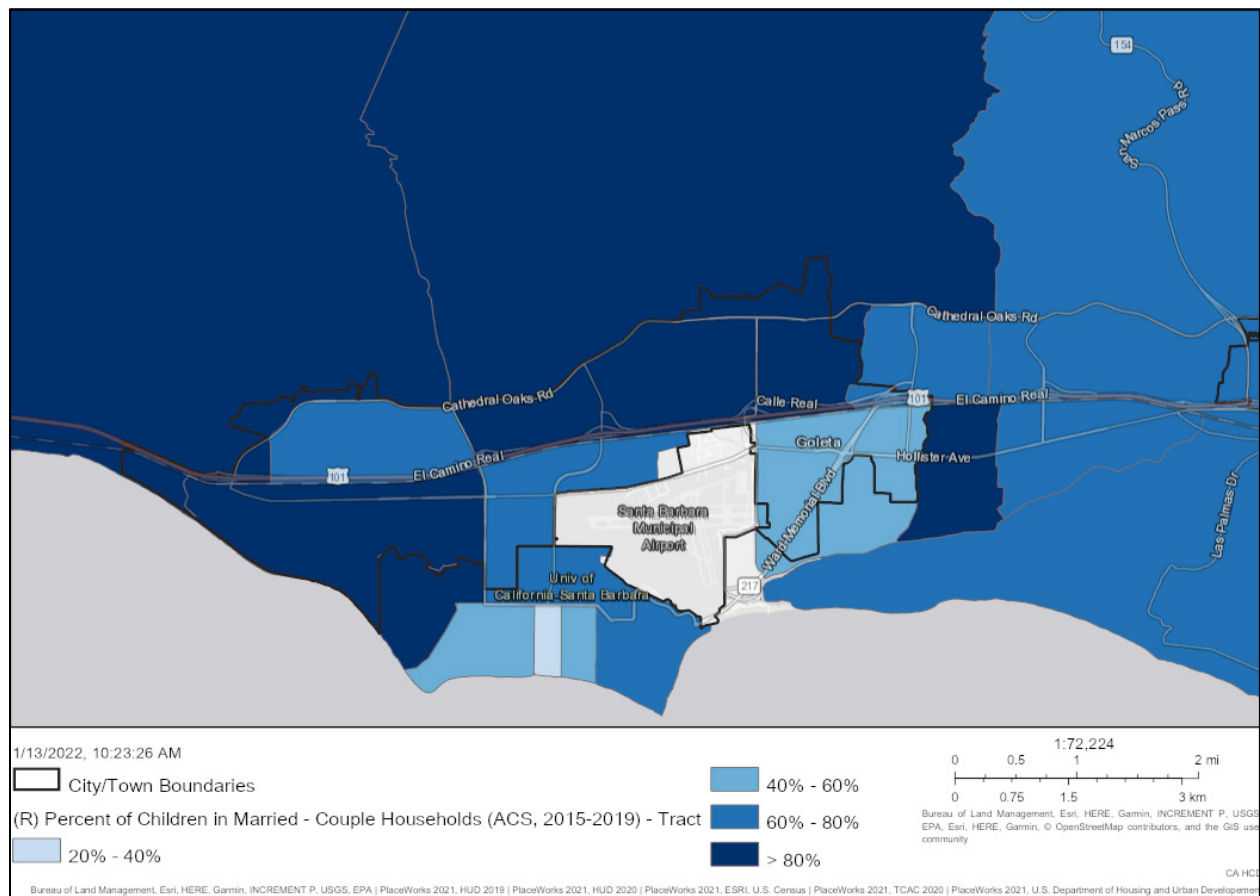
Source: (State HCD AFFH Data Viewer, 2022).

Figure D-14. Santa Barbara County: Percent of Children in Female-Headed Households by Tract (2019)



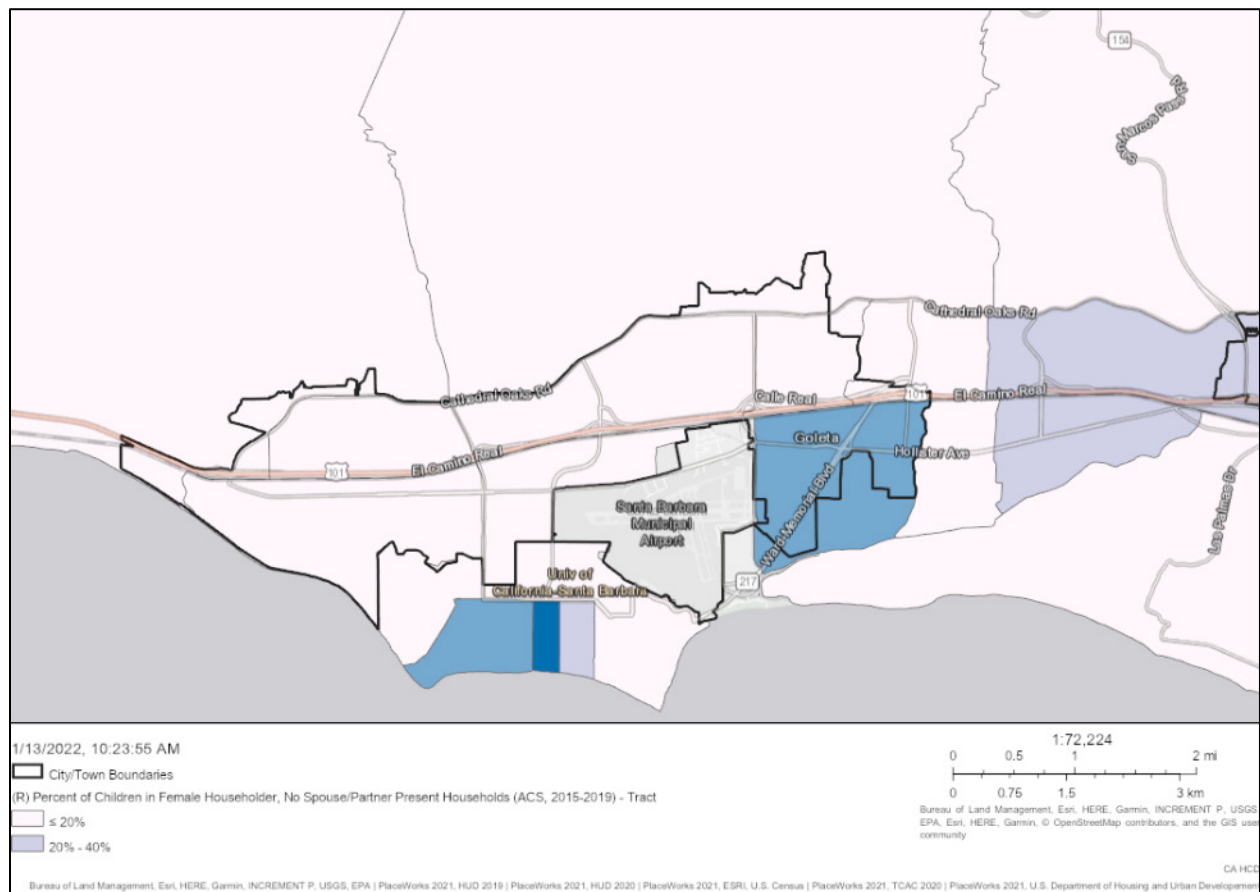
Source: (State HCD AFFH Data Viewer, 2022).

Figure D-15. Percent of Children in Married Couple Households by Tract – Isla Vista (2019)



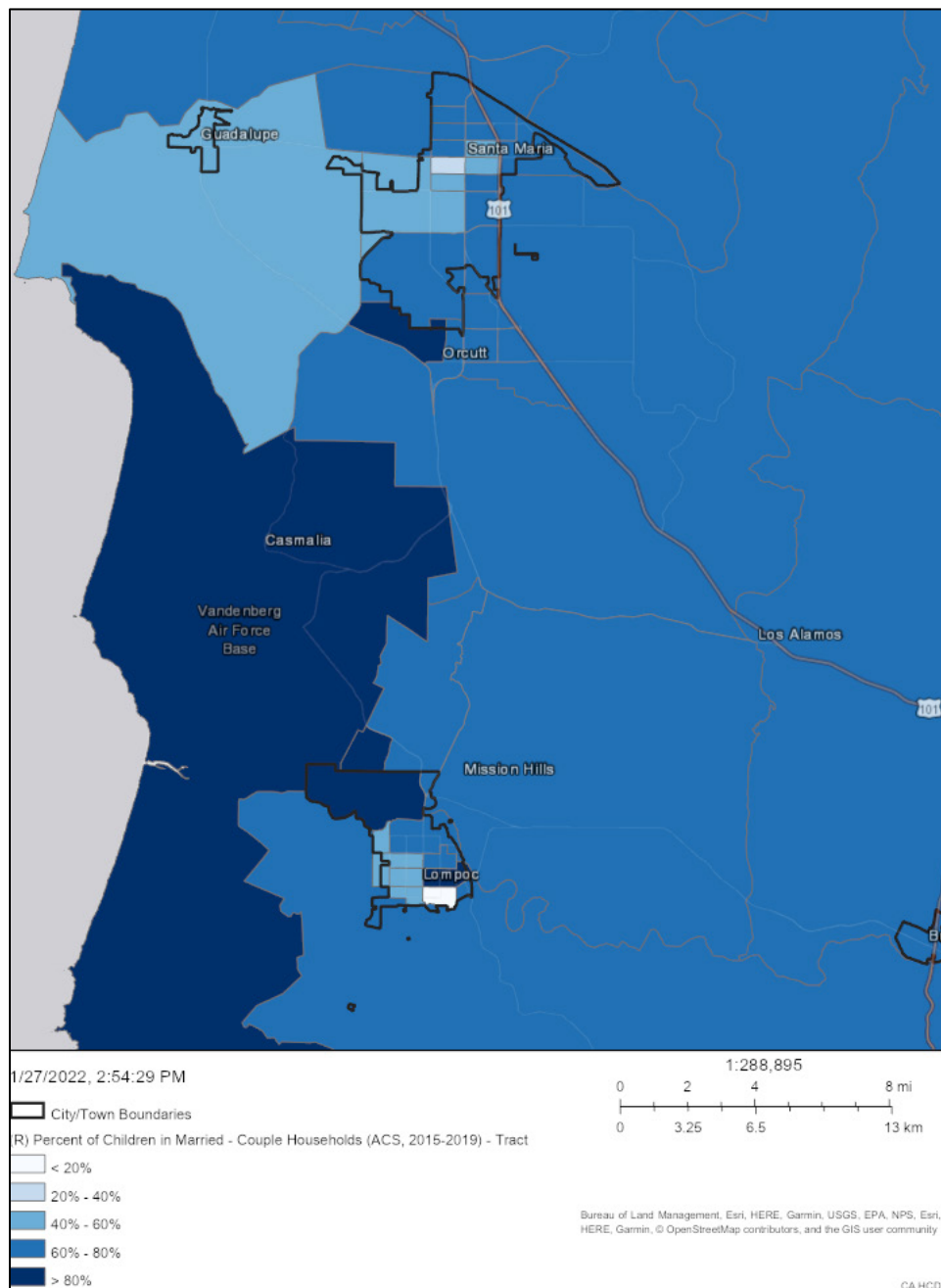
Source: (State HCD AFFH Data Viewer, 2022)

Figure D-16. Percent of Children in Female-Headed Households by Tract – Isla Vista (2019)



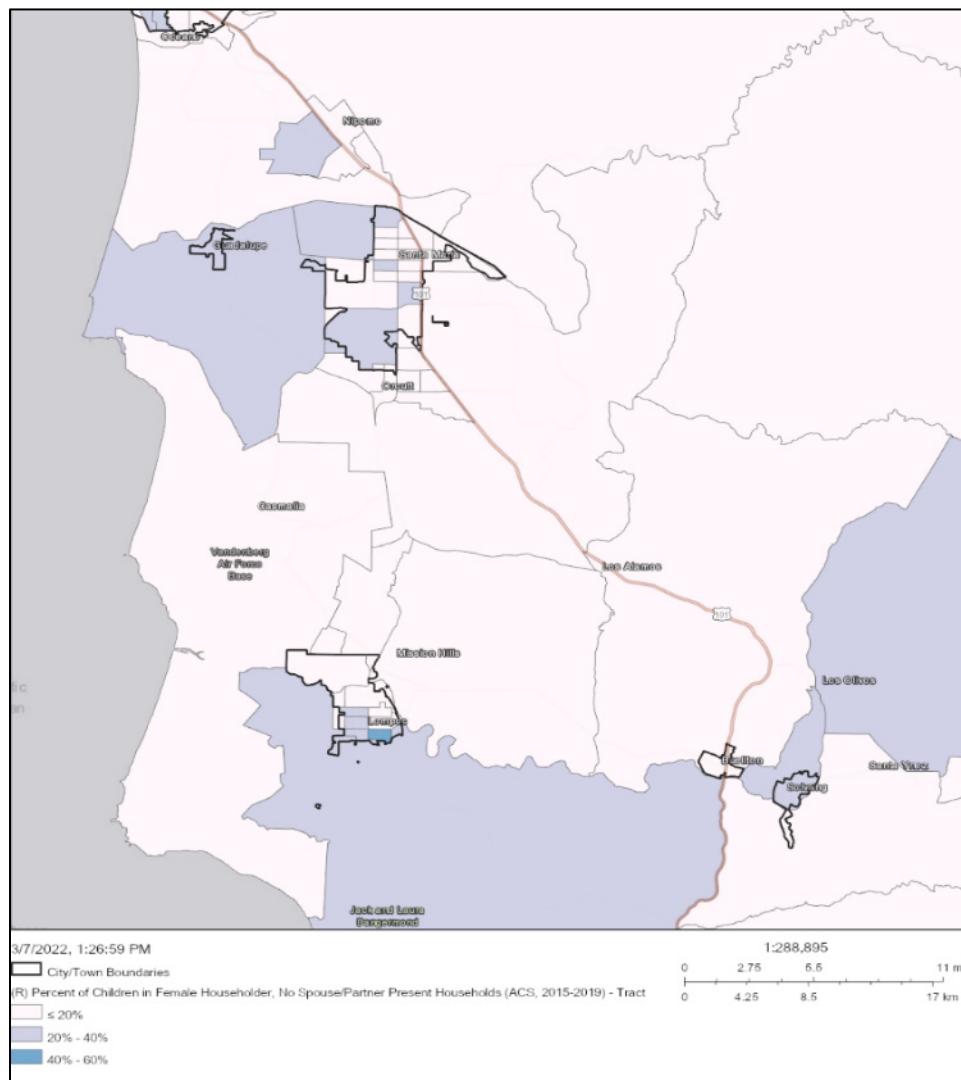
Source: (State HCD AFFH Data Viewer, 2022).

Figure D-17. Percent of Children in Married Couple Households by Tract – Santa Maria and Lompoc (2019)



Source: (State HCD AFFH Data Viewer, 2022).

Figure D-18. Percent of Children in Female-Headed Households by Tract – Santa Maria and Lompoc (2019)



Source: (State HCD AFFH Data Viewer, 2022).

Income Level

Identifying income geographies and individuals is important to overcome patterns of segregation. Examining the economic trends of an area can help to determine fair housing challenges and issues for residents, particularly those living in lower or moderate-income households.

Regional Trends

Table D-12 shows income data for the four-county region. Ventura County has the highest median income at \$88,131, followed by Santa Barbara County at \$74,624, San Luis Obispo County at

\$73,518, and Kern County at \$53,350. Kern County has 21 percent of the population living below the federal poverty line, which was \$26,172 for a family of four in 2019 according to the U.S. Census Bureau. Santa Barbara County has 13.5 percent of the population living below the poverty line, followed by San Luis Obispo at 12.5 percent and Ventura at 8.9 percent.

Table D-12. Regional Income Data

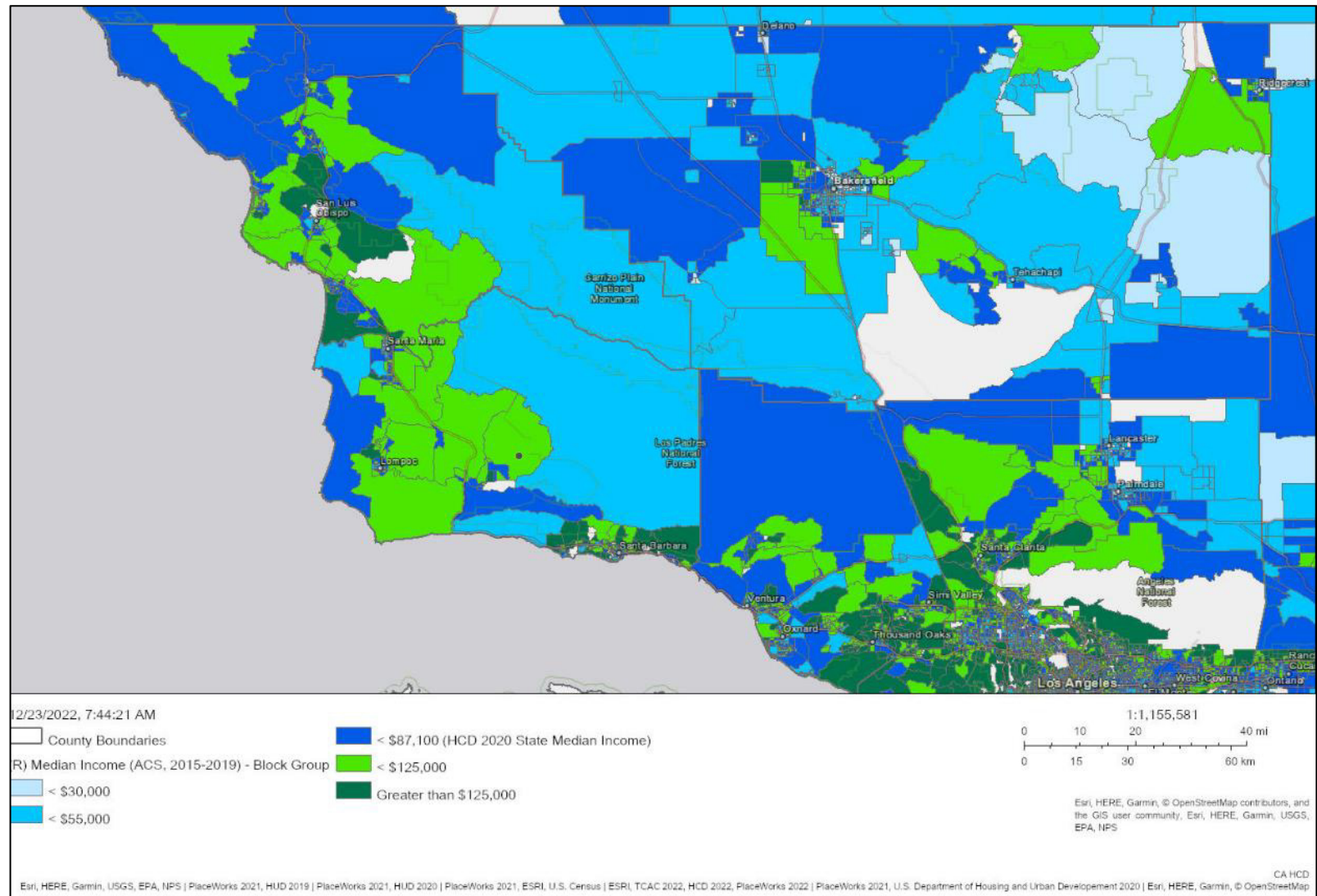
	Santa Barbara County	Kern County	San Luis Obispo County	Ventura County
Median Income	\$74,624	\$53,350	\$73,518	\$88,131
Percent of the Population Below the Poverty Level	13.5%	21%	12.5%	8.9%

Source: (U.S. Census Bureau, 2019).

Figure D-19, Figure D-20, and Figure D-21 illustrate income data for the region. The following is a summary of the information:

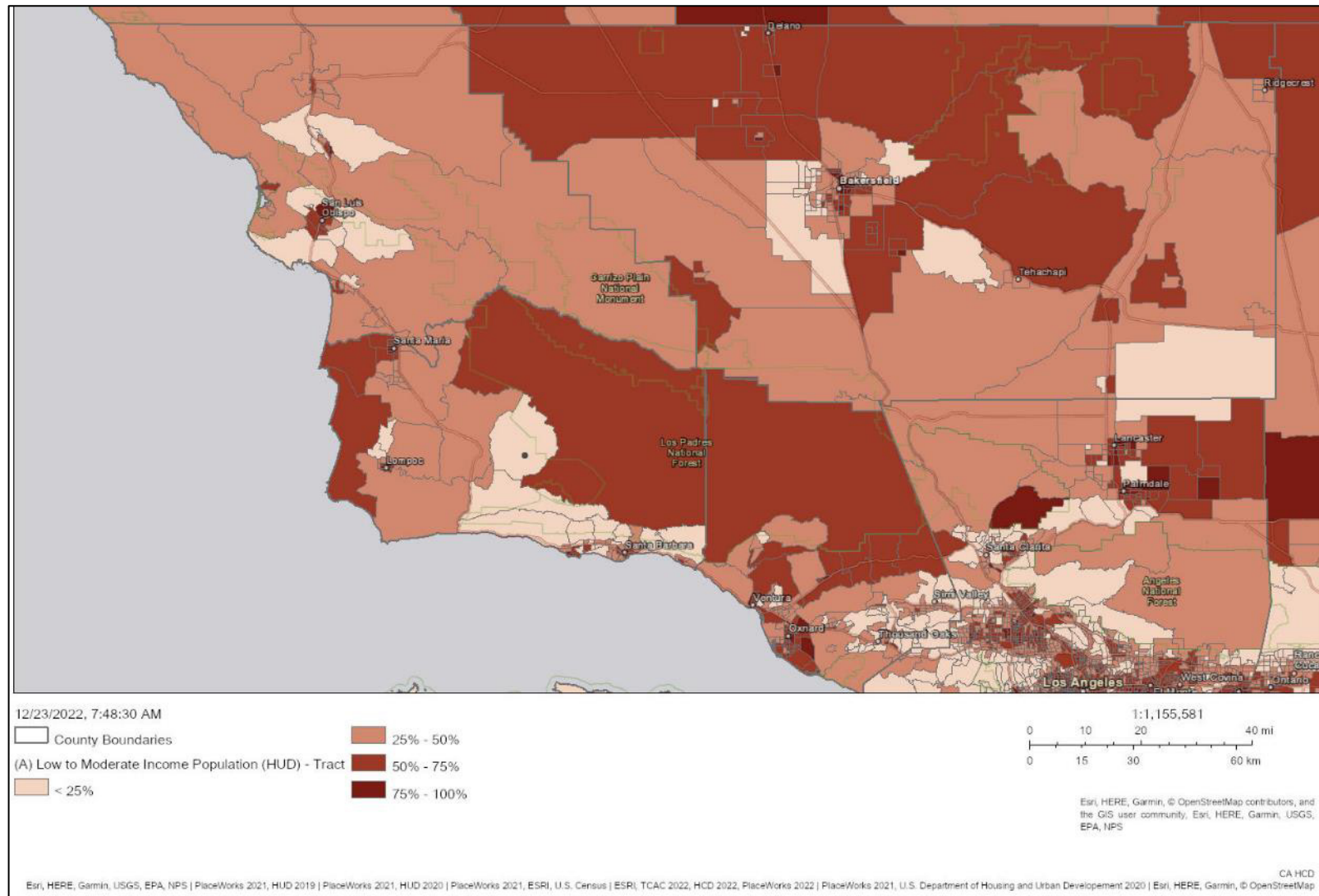
- **San Luis Obispo County:** Median income levels are highest around the City of San Luis Obispo as well as the southern portion of the county. Low- and moderate-income households are located throughout the county including the northwest coastline, near the City of San Luis Obispo, and the southeastern portion of the county. The greatest concentrations of households living in poverty are located in portions of the City of San Luis Obispo along with unincorporated areas north and west of the city and tracts on the eastern side of Atascadero.
- **Kern County:** A substantial portion of Kern County has households earning less than the State median income (\$87,100) as well as a high percentage of low and moderate-income households and households living in poverty. Higher-income households are located in and around the City of Bakersfield, northeast of Tehachapi, west and south of Ridgecrest, and north of Lake Isabella.
- **Ventura County:** Higher-income households are generally found in and around the cities in Ventura County. Low- and moderate-income residents are found in block groups in the central and northern areas of the county. Higher percentages of residents living in poverty are located in the cities of Oxnard, Ventura, Port Hueneme, and the unincorporated area of Piru.
- **Santa Barbara County:** A large percentage of residents in Santa Barbara County earn between \$87,100 and \$125,000. Residents earning the highest incomes are located in and around Lompoc, south of Orcutt, northeast of Solvang, and throughout the South Coast. 94 percent of residents are low- and moderate-income households in the block group in the northern part of the county in and around Guadalupe. A vast majority of the county has a poverty rate of less than 10 percent.

Figure D-19: Regional Median Income by Block Group (2019)



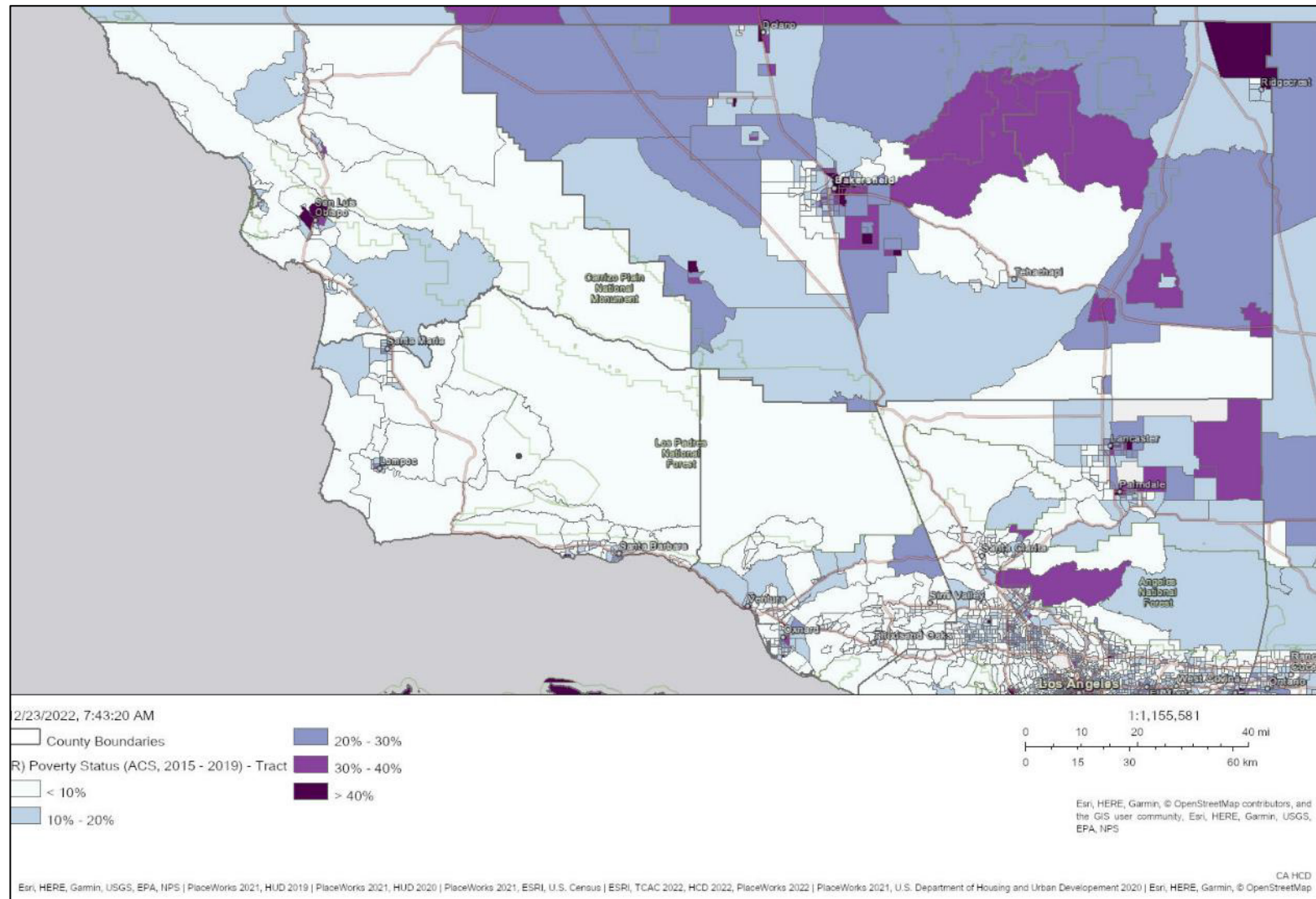
Source: (State HCD AFFH Data Viewer, 2022)

Figure D-20. Regional Low to Moderate Income (LMI) Households by Block Group



Source: (State HCD AFFH Data Viewer, 2022)

Figure D-21: Regional Poverty Status by Tract (2019)



Source: (State HCD AFFH Data Viewer, 2022)

Local Trends

The ACS provides household income data as shown in Table D-13. The 2021 State HCD income limit for Santa Barbara County was \$90,100 based on a median income for a four-person household. Based on this limit, a majority of households earning \$75,000 or less would be considered lower income. Therefore, it can be estimated that about 55 percent of unincorporated county households may be defined as lower income. The unincorporated areas of the Santa Maria, Santa Ynez, and South Coast HMAs had similar numbers of lower-income households. However, based on this method of estimation, lower-income households were more common in the Cuyama and Lompoc HMAs (76 percent and 62 percent, respectively).

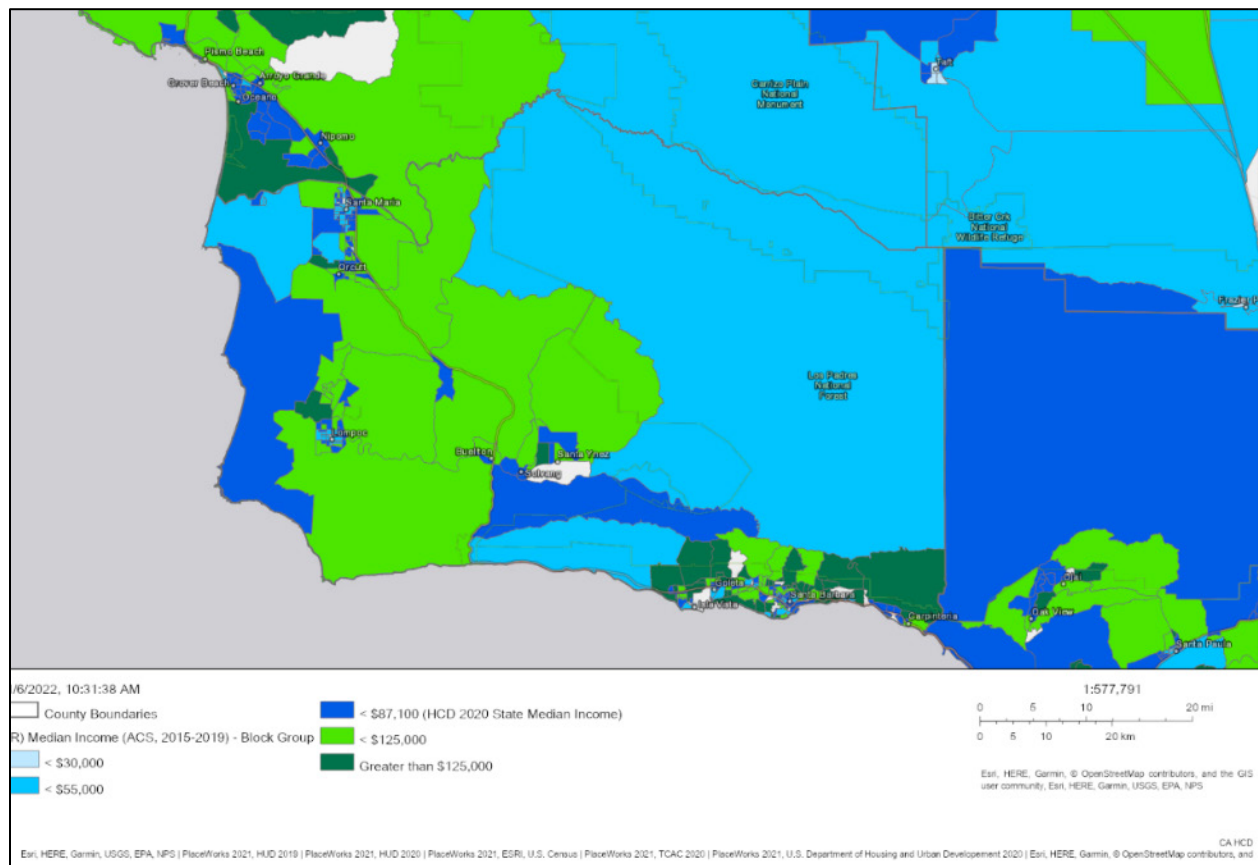
Table D-13. Household Income Levels – Unincorporated County by HMAs (2019)

Household Income	Cuyama	Lompoc	Santa Maria	Santa Ynez	South Coast	Unincorp. County
<\$24,999	16.2%	6.6%	8.3%	11.2%	18.9%	13.9%
\$25,000-\$49,999	31.8%	16.6%	16.6%	16.6%	14.2%	15.5%
\$50,000-\$74,999	27.6%	38.5%	30.7%	26.0%	20.9%	26.0%
Total Households earning <\$75,000	75.5%	61.8%	55.6%	53.8%	54.0%	55.4%
\$75,000-\$99,999	10.0%	16.4%	14.8%	10.8%	9.7%	11.8%
\$100,000-\$124,999	5.7%	11.0%	13.7%	10.5%	8.7%	10.4%
\$125,000-\$149,999	12.1%	6.7%	9.4%	7.6%	8.0%	8.2%
>\$150,000	6.7%	20.5%	21.3%	28.1%	29.3%	26.1%

Source: (U.S. Census Bureau, 2019).

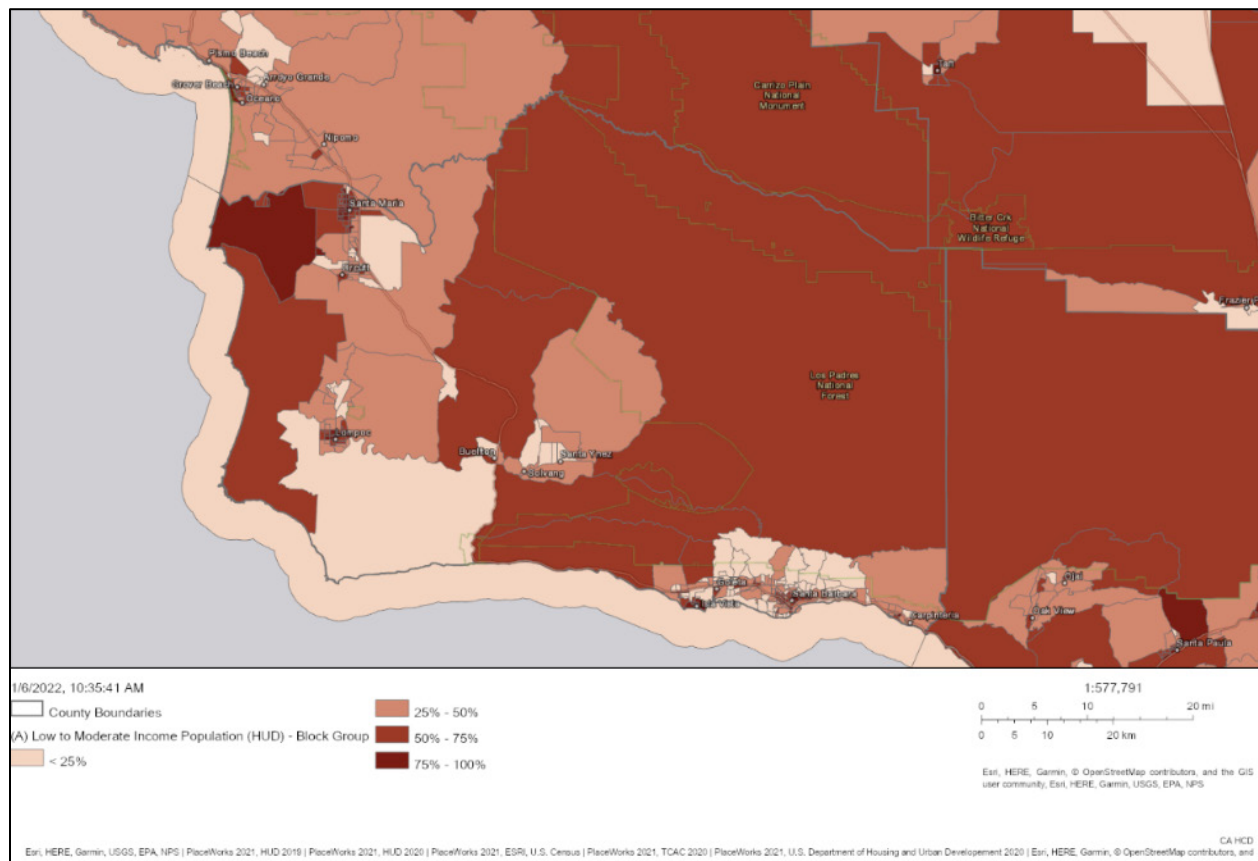
Figure D-22 through Figure D-30 show median income, low- and moderate –income, and poverty information for Santa Barbara County as well as details of the Isla Vista, Santa Maria, and Lompoc areas. As discussed in the Regional Trends section above, a large percentage of residents in Santa Barbara County earn between \$87,100 and \$125,000. Residents earning the highest incomes are located in and around Lompoc, south of Orcutt, northeast of Solvang, and throughout the South Coast. A vast majority of the county has a poverty rate of less than 10 percent. The block group that includes the City of Guadalupe (Santa Maria HMA) has 94 percent of residents that are part of low- and moderate-income households. Isla Vista has lower median incomes, higher percentages of low- and moderate-income households, and a poverty rate of more than 40 percent.

Figure D-22. Santa Barbara County Median Income by Block Group (2019)



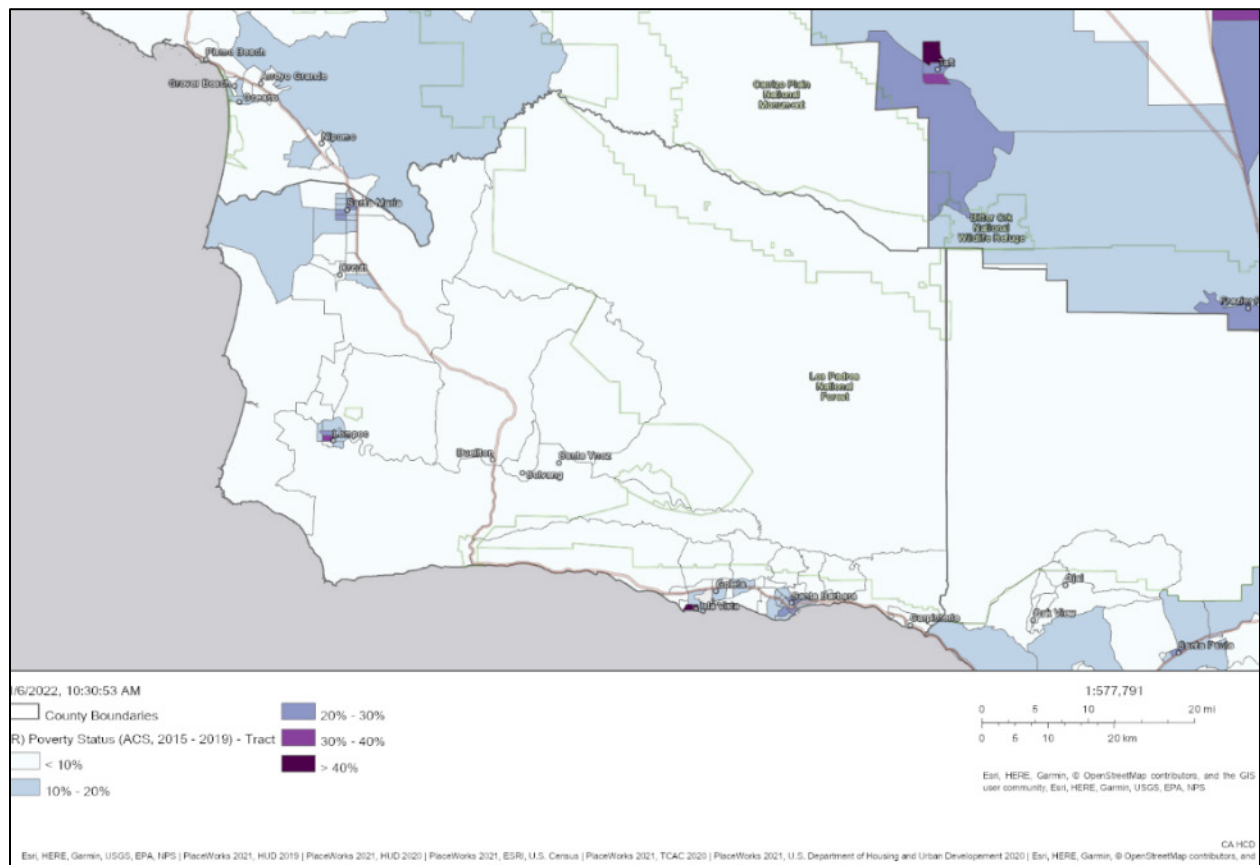
Source: (State HCD AFFH Data Viewer, 2022)

Figure D-23. Santa Barbara County Low to Moderate Income (LMI) Households by Block Group



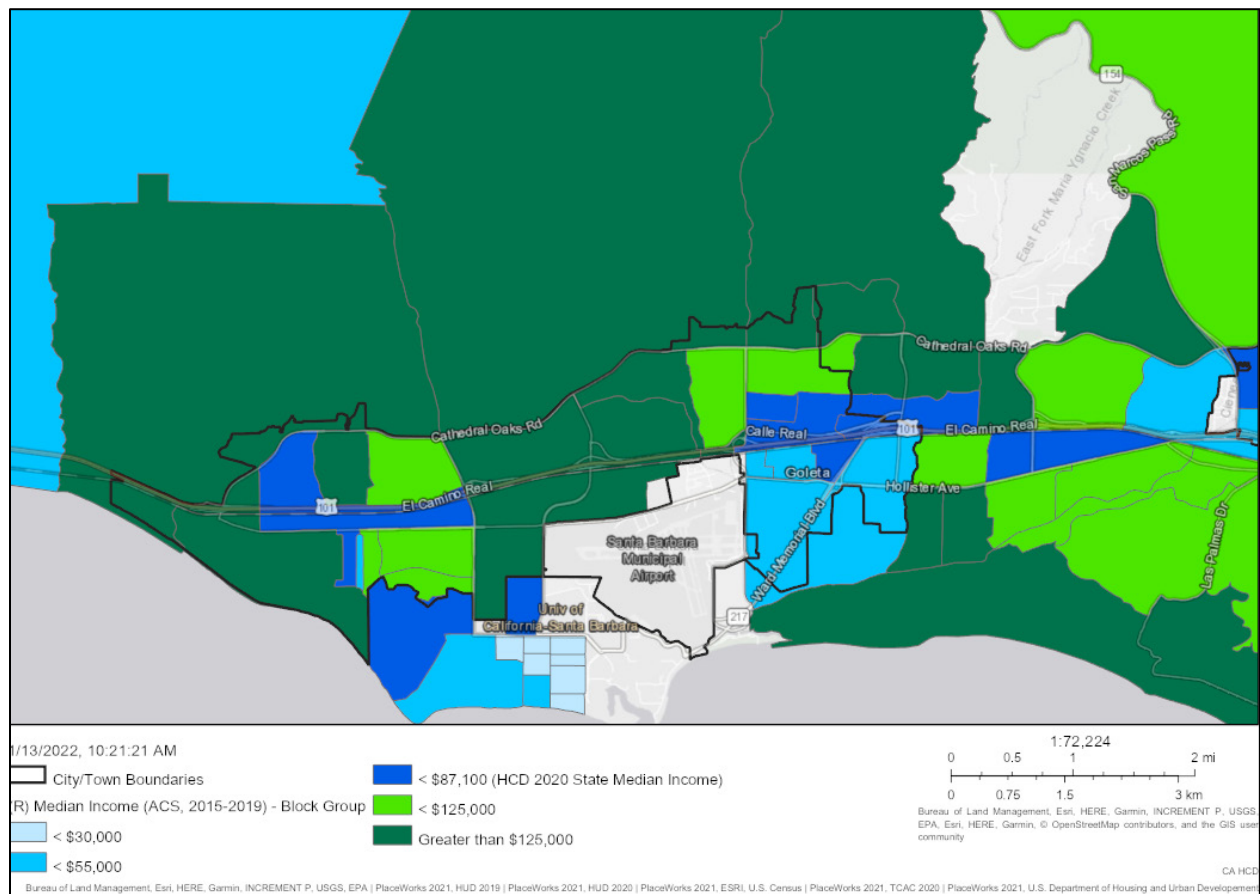
Source: (State HCD AFFH Data Viewer, 2022)

Figure D-24. Santa Barbara County Poverty Status by Tract (2019)



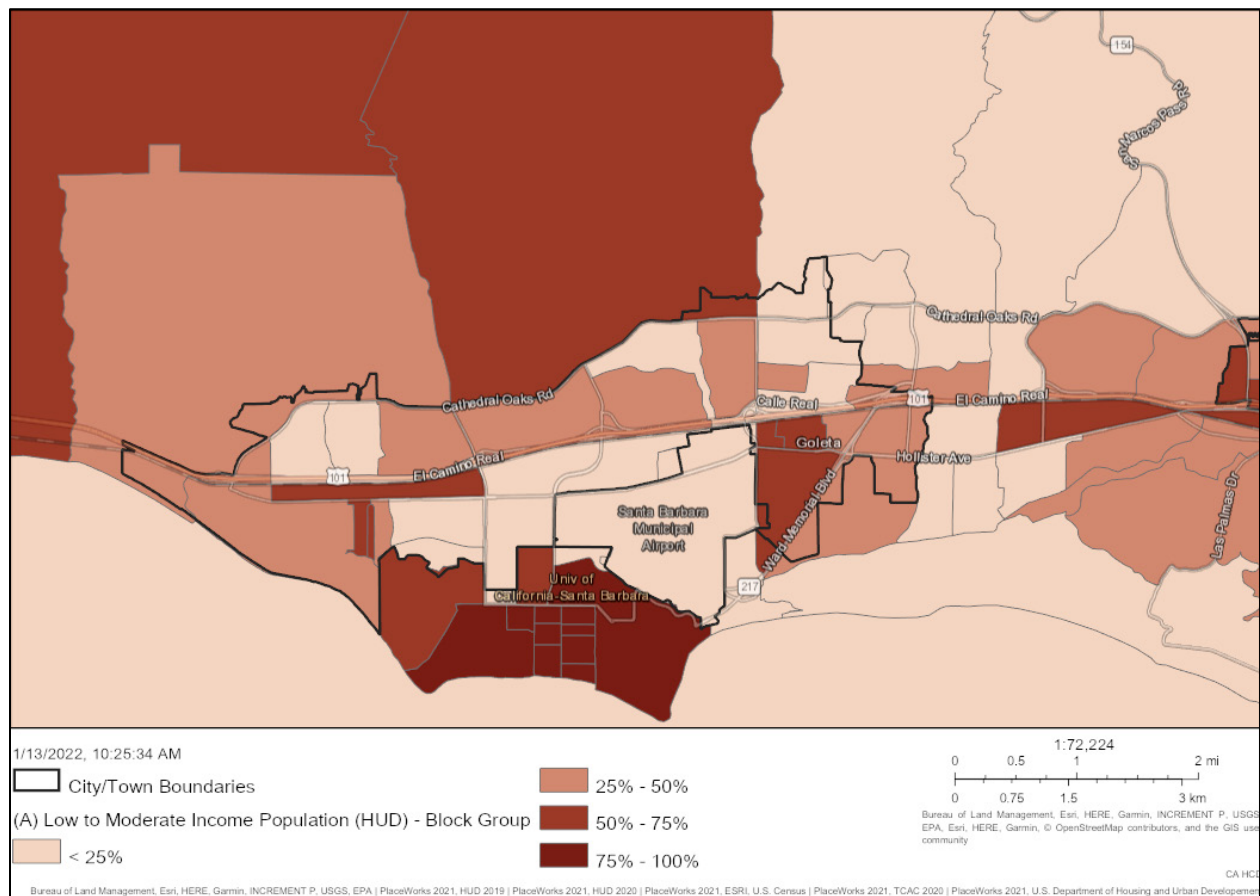
Source: (State HCD AFFH Data Viewer, 2022)

Figure D-25. Median Income by Block Group – Isla Vista (2019)



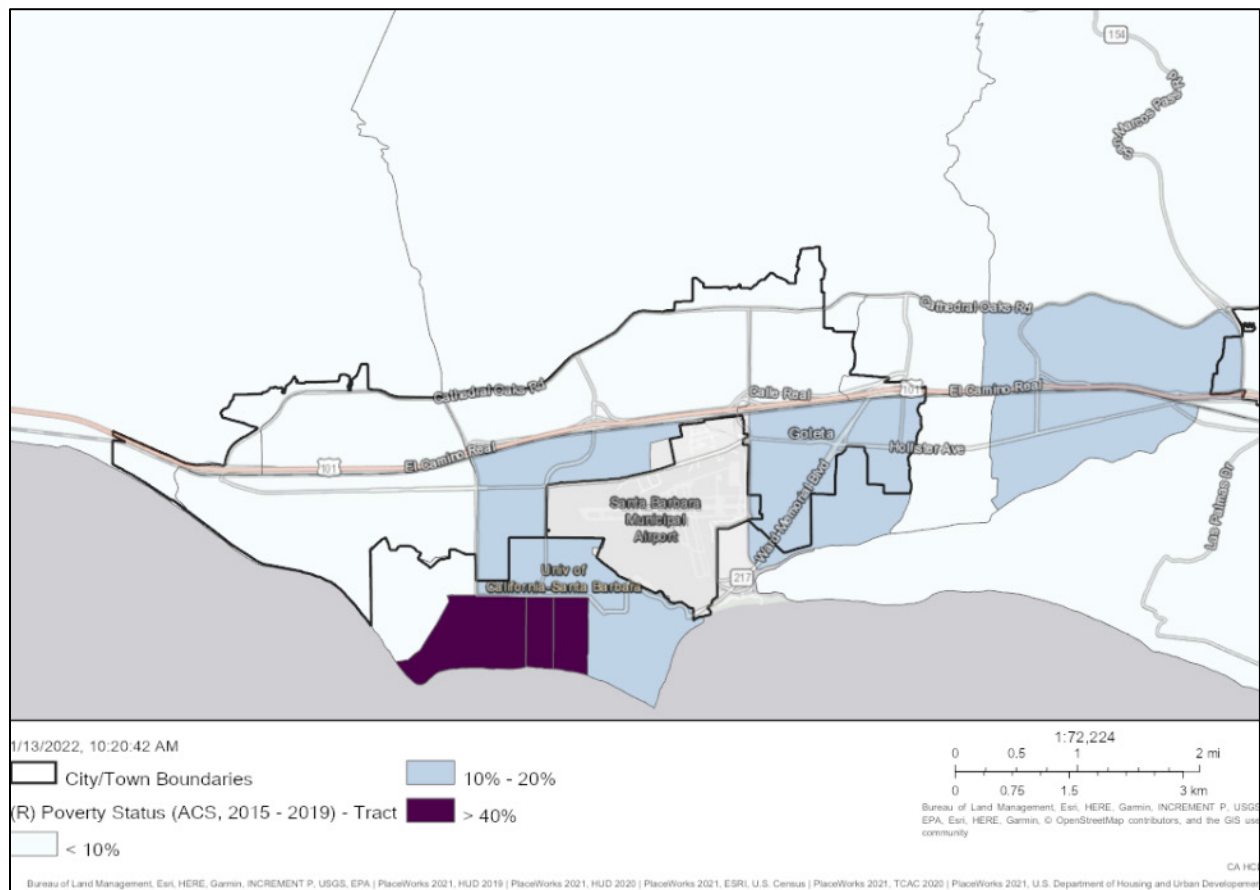
Source: (State HCD AFFH Data Viewer, 2022)

Figure D-26. LMI Households by Block Group – Isla Vista



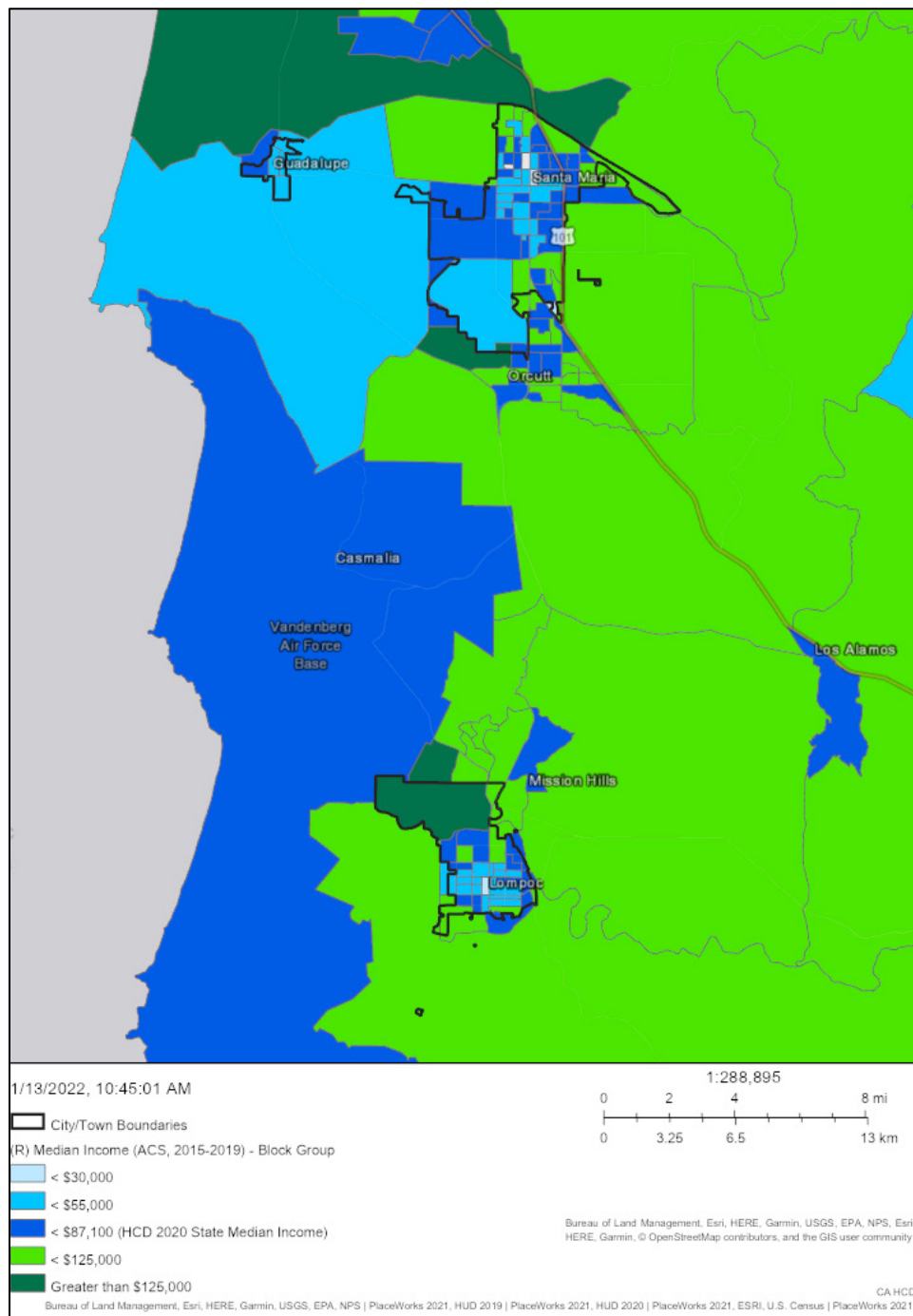
Source: (State HCD AFFH Data Viewer, 2022)

Figure D-27. Poverty Status by Tract – Isla Vista (2019)



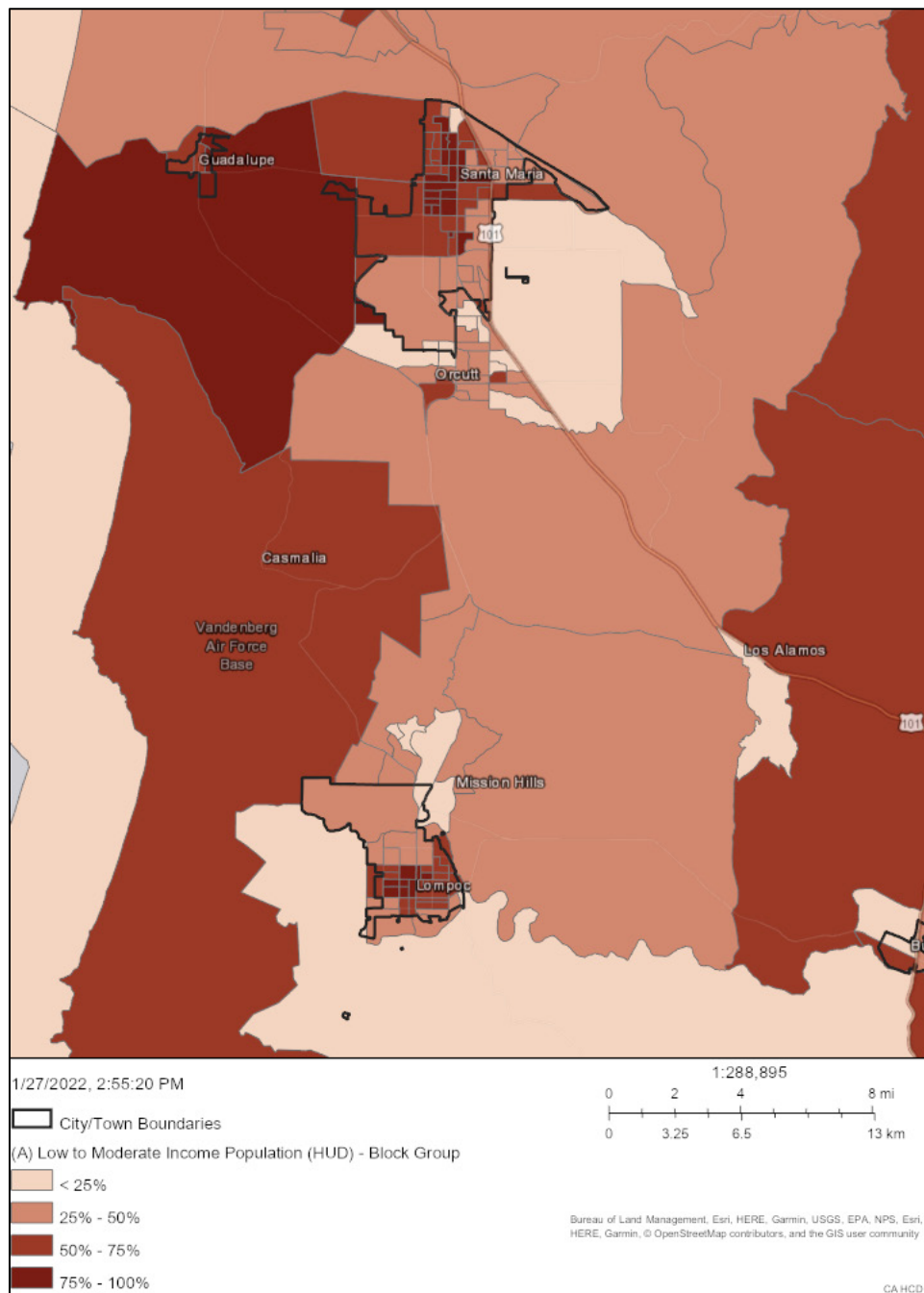
Source: (State HCD AFFH Data Viewer, 2022)

Figure D-28. Median Income by Block Group – Santa Maria and Lompoc (2019)



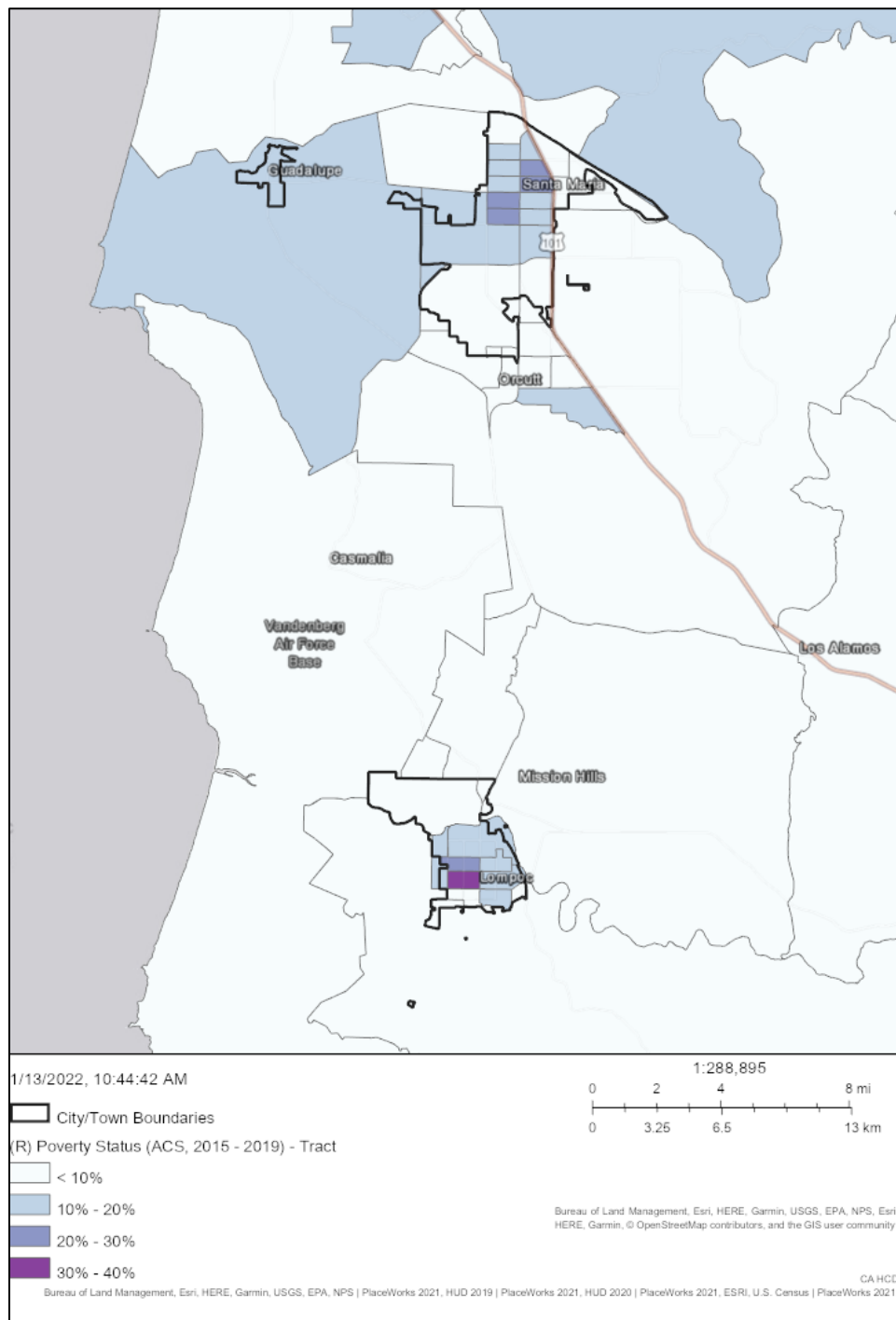
Source: (State HCD AFFH Data Viewer, 2022)

Figure D-29. LMI Households by Block Group – Santa Maria and Lompoc



Source: (State HCD AFFH Data Viewer, 2022)

Figure D-30. Poverty Status by Tract – Santa Maria and Lompoc (2019)



Source: (State HCD AFFH Data Viewer, 2022)

Housing Choice Vouchers

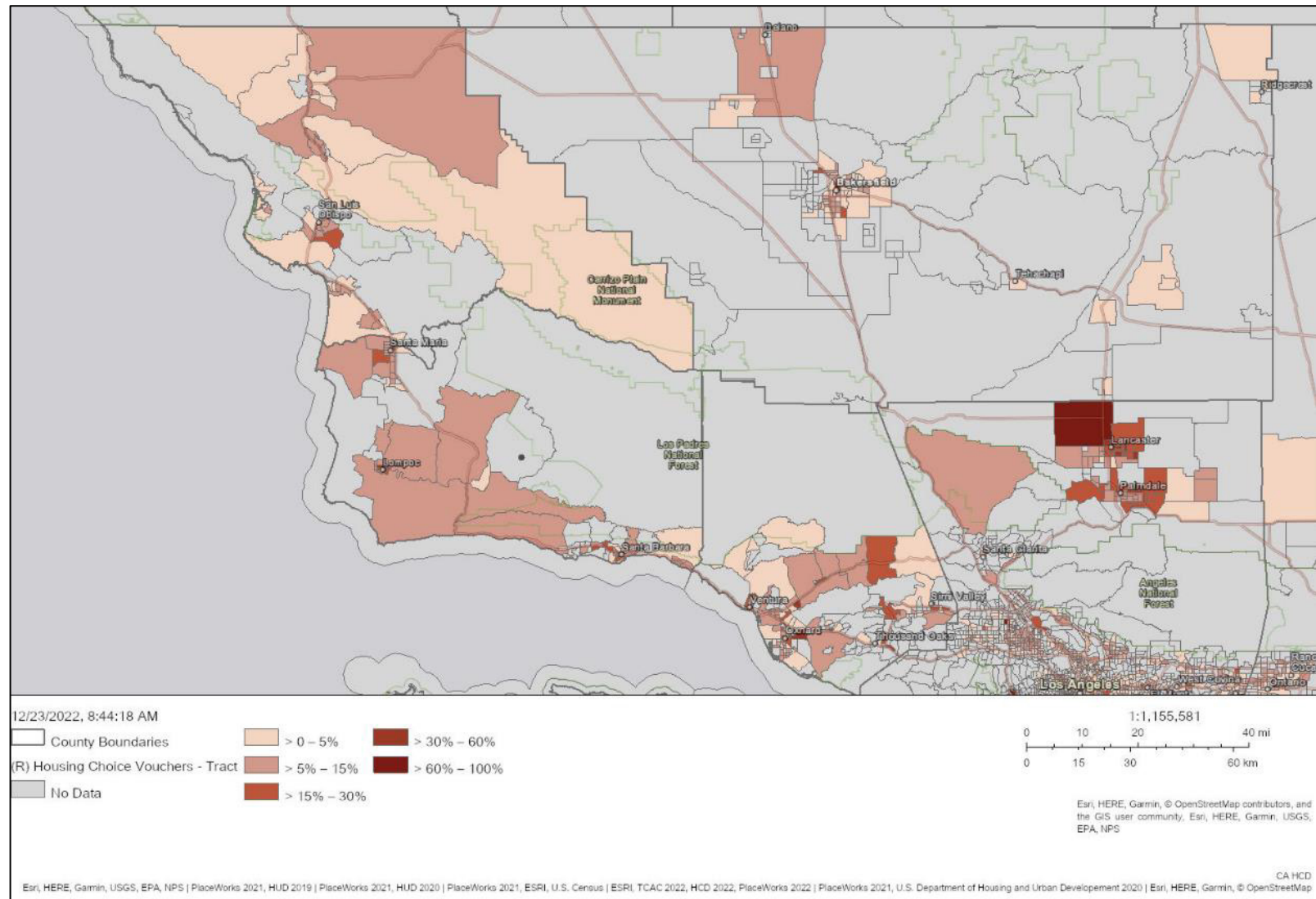
An analysis of the trends in Housing Choice Voucher (HCV) concentration can be useful in examining the success of the program in improving the living conditions and quality of life of its holders. The HCV program aims to encourage participants to avoid high-poverty neighborhoods and promote the recruitment of landlords with rental properties in low-poverty neighborhoods. HCV programs are managed by Public Housing Agencies (PHAs), and the programs assessment structure (SEMAPS) includes an “expanding housing opportunities” indicator that shows whether the PHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration.

A study prepared by HUD’s Development Office of Policy Development and Research found a positive association between the HCV share of occupied housing and neighborhood poverty concentration and a negative association between rent and neighborhood poverty. This means that HCV use was concentrated in areas of high poverty where rents tend to be lower. In areas where these patterns occur, the program has not succeeded in moving holders out of areas of poverty.

Regional Trends

Figure D-31 shows data, where available, about HCVs in the four-county region. HCV concentration is primarily zero to 15 percent throughout the counties. The highest percentages (around 30 to 35 percent) of vouchers are found in Ventura County (one tract adjacent to the City of Oxnard and adjacent to the City of Ventura) and Santa Barbara County (one tract in the City of Lompoc).

Figure D-31. Regional HCV Concentration by Tract



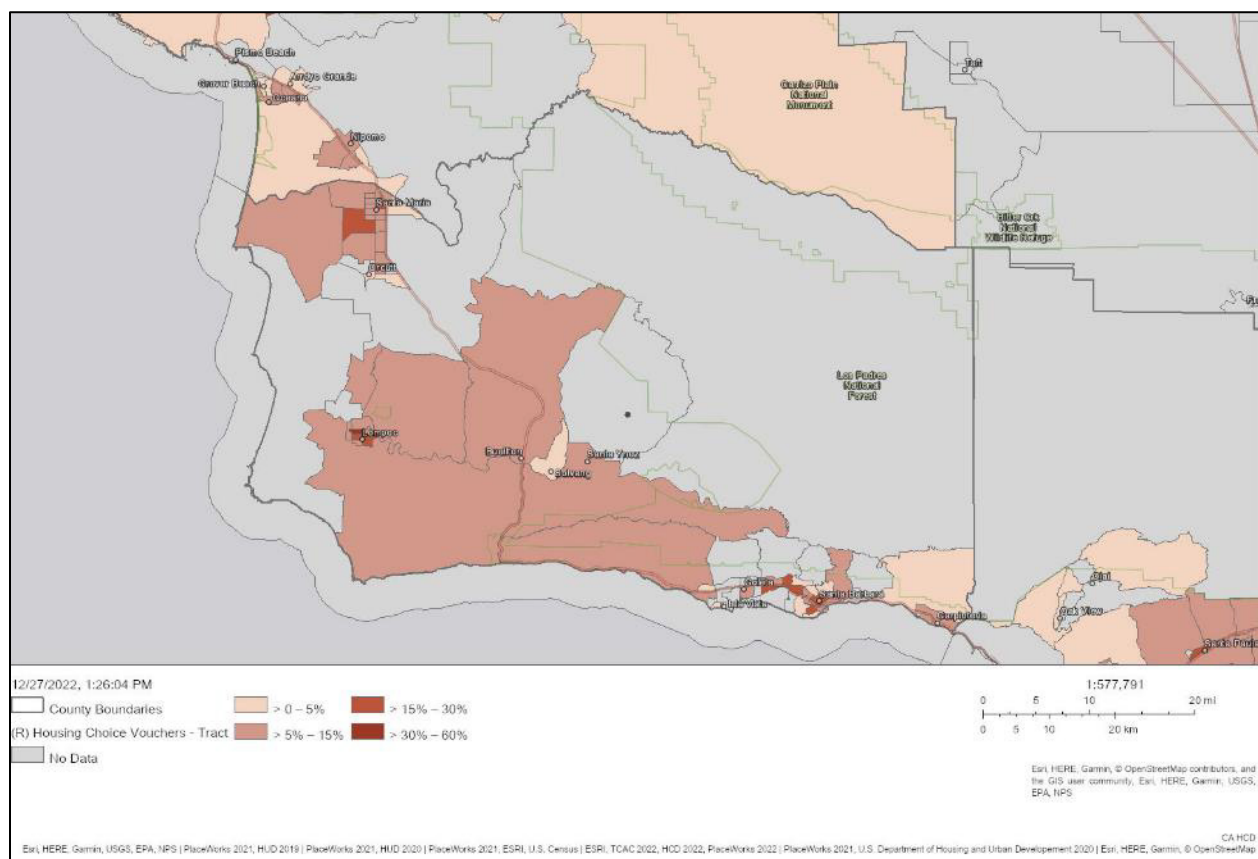
Source: (State HCD AFFH Data Viewer, 2022)

Local Trends

Figure D-32, Figure D-33, and Figure D-34 show the HCV percentages in Santa Barbara County. Of the data available, HCV usage in the HMAs generally ranges between zero and 15 percent. In the unincorporated area, one tract located south of Highway 101 between the cities of Goleta and Santa Barbara has an HCV concentration of 19 percent.

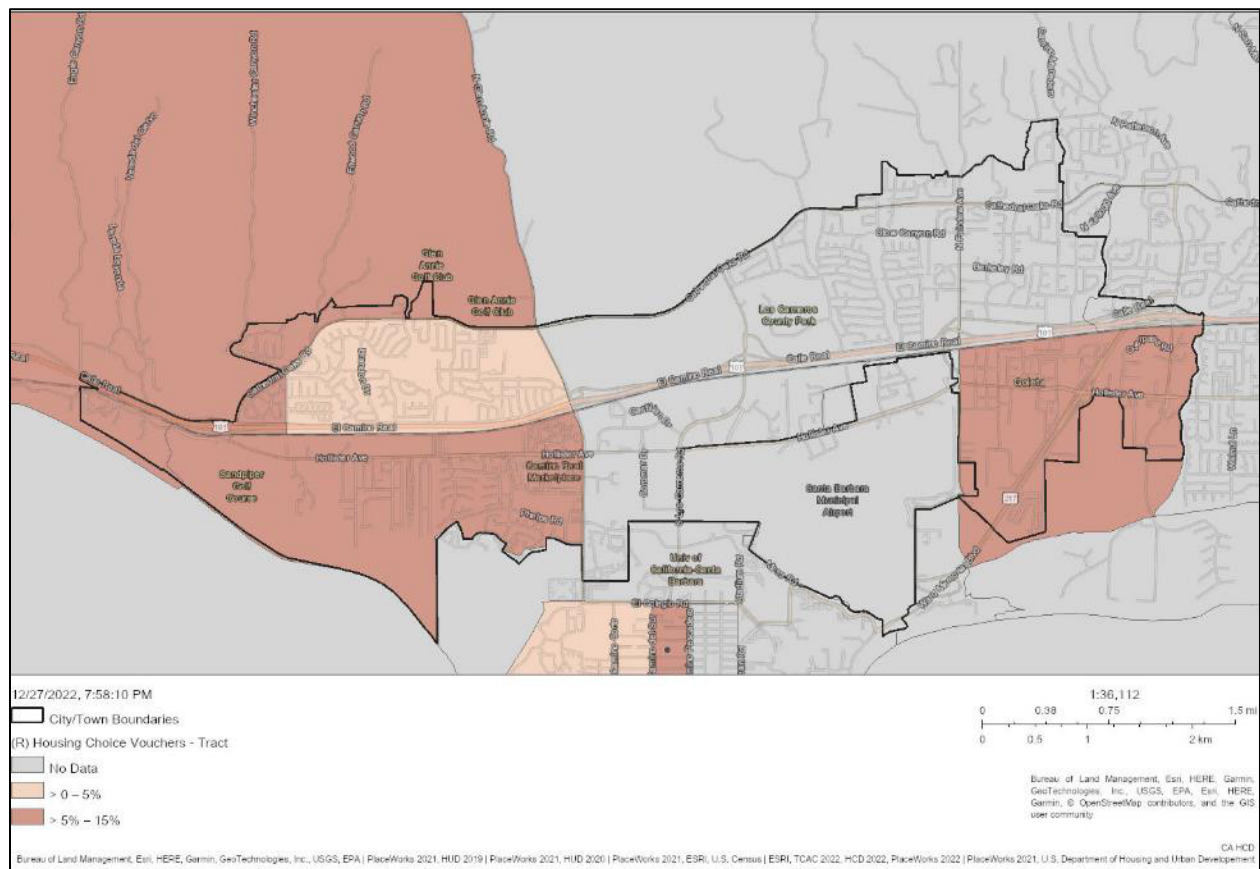
The Housing Authority of the County of Santa Barbara (HASBARCO) is authorized to administer the HCV program for the County. Information about the program, including requirements, income limits, and applications, is provided on the HASBARCO website. The obligations for voucher participants, landlords, and HASBARCO are also on the website.

Figure D-32. Santa Barbara County HCV Concentration by Tract



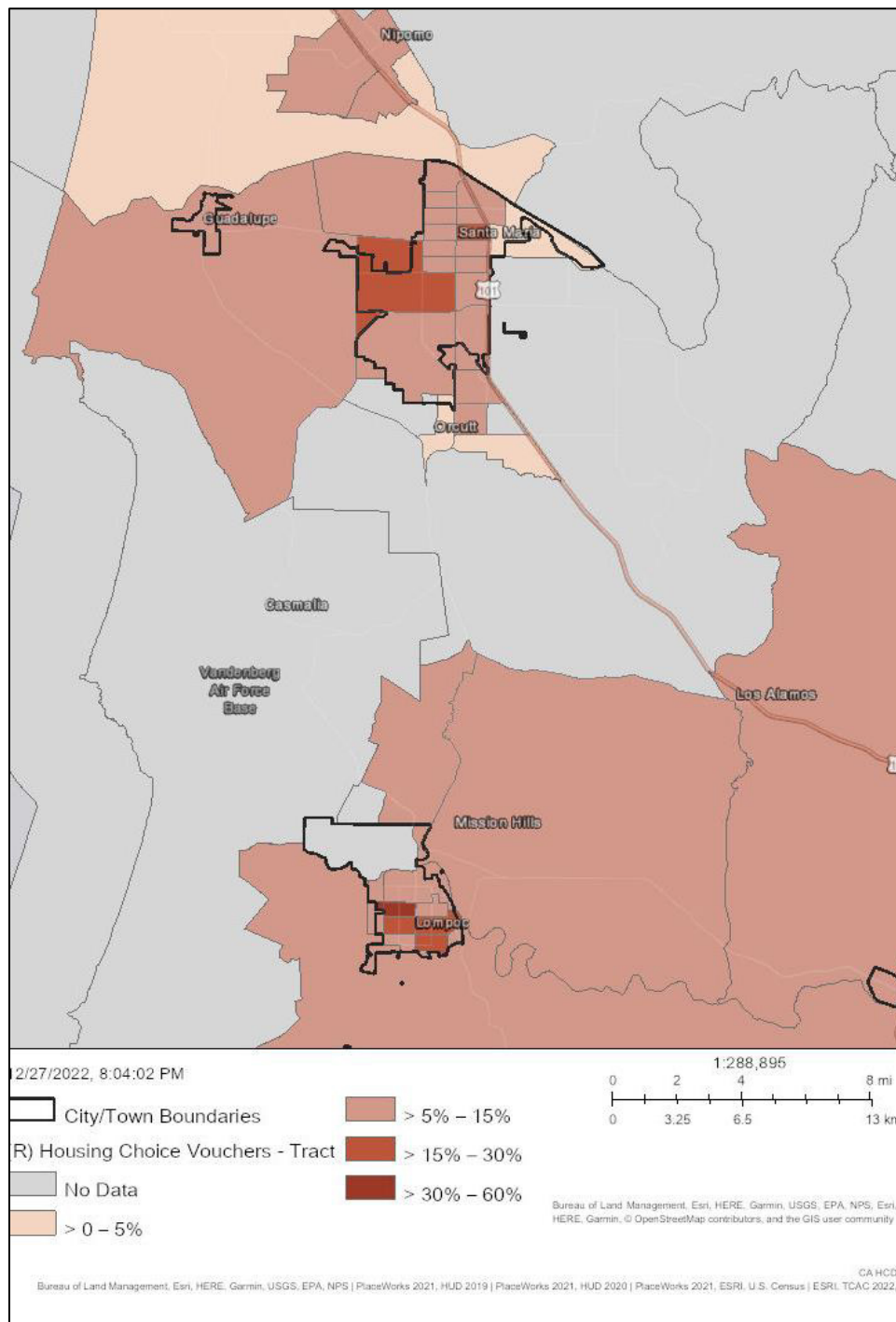
Source: (State HCD AFFH Data Viewer, 2022)

Figure D-33. HCV Concentration by Tract – Isla Vista



Source: (State HCD AFFH Data Viewer, 2022)

Figure D-34. HCV Concentration by Tract – Santa Maria and Lompoc



Source: (State HCD AFFH Data Viewer, 2022)

D.4.3 Racially and Ethnically Concentrated Areas

Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)

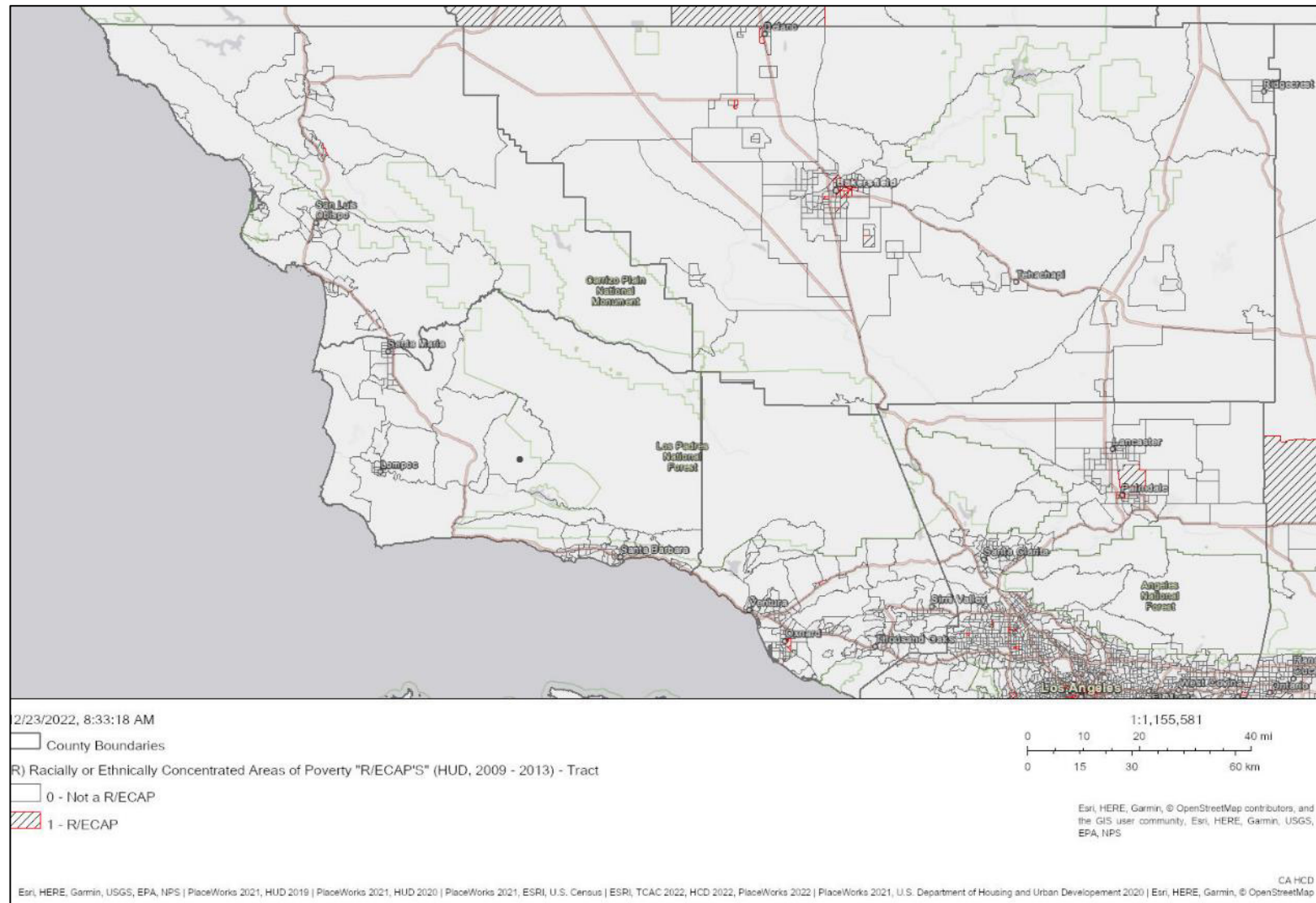
To identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. Regional and local R/ECAP trends for the four-county region are described below.

Regional Trends

Figure D-35 shows the R/ECAPs in the region. The following describes the R/ECAPs by County:

- **San Luis Obispo:** One R/ECAP in the City of Atascadero.
- **Ventura:** One R/ECAP in the City of Santa Paula and two in the City of Oxnard.
- **Kern:** One in the City of Delano, one in the City of Wasco, one in the community of Lamont, and several in the City of Bakersfield and neighboring unincorporated areas.
- **Santa Barbara:** None present.

Figure D-35. Regional Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

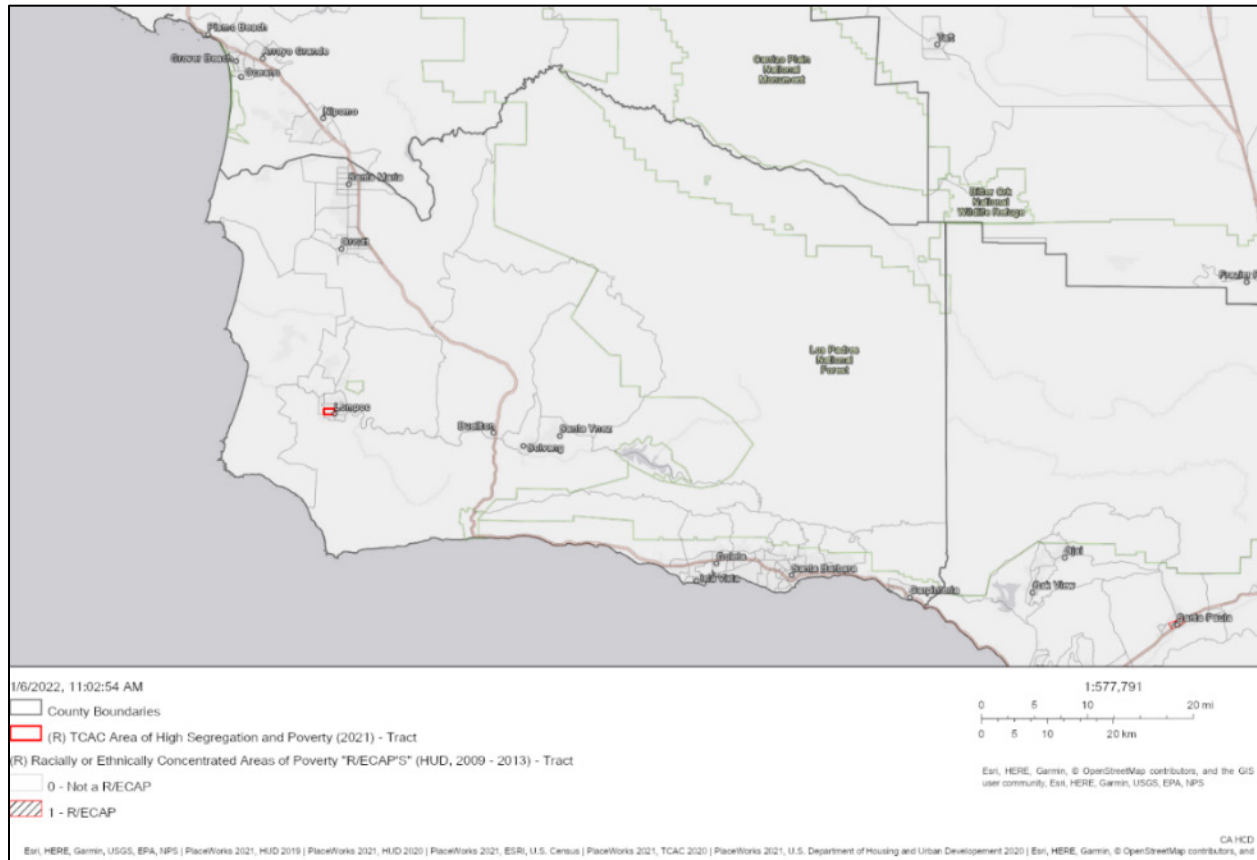


Source: (State HCD AFFH Data Viewer, 2022).

Local Trends

As shown in Figure D-35 and Figure D-36, no R/ECAPs are located within Santa Barbara County.

Figure D-36. Santa Barbara County R/ECAPs



Source: (State HCD AFFH Data Viewer, 2022)

Racially/Ethnically Concentrated Areas of Affluence (RCAAs)

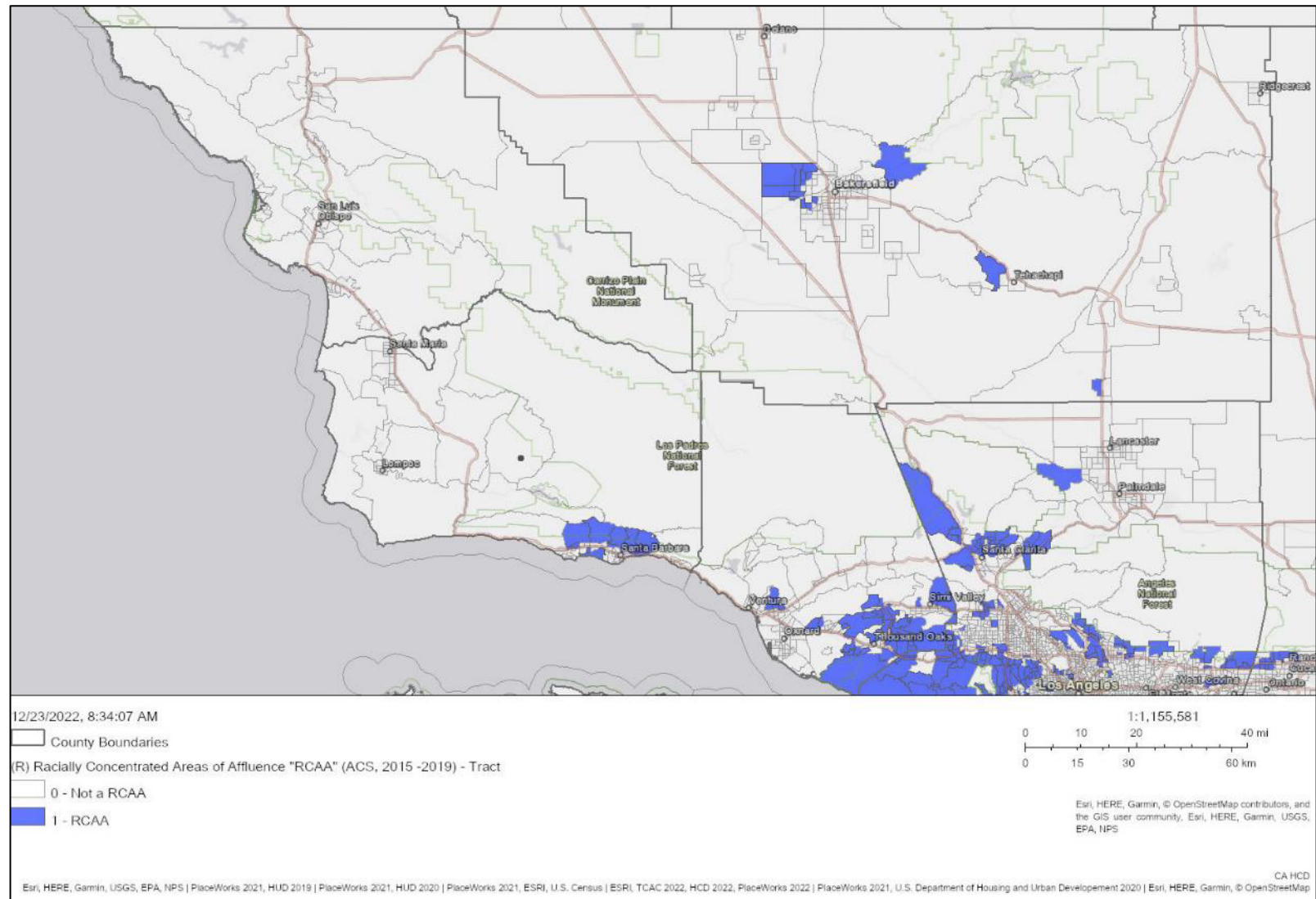
While R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated. Identifying RCAAs is also important for underserved populations to be able to participate in resources experienced by populations living in areas of affluence. According to a policy paper published by HUD, RCAAs are defined as communities with a large proportion of affluent and non-Hispanic White residents (HUD, 2019). According to this policy paper, non-Hispanic Whites are the most racially segregated group in the U.S. In the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.

Regional Trends

Figure D-37 shows the RCAAs in the region. The following describes them by County:

- **Ventura:** Several RCAAs including portions of the cities of Ventura, Camarillo, Moorpark, Thousand Oaks, and Simi Valley as well as the unincorporated areas along the southern portion of the county.
- **Kern:** Portions of northwest and northeast Bakersfield and neighboring unincorporated areas, unincorporated Golden Hills area north of Tehachapi, and unincorporated Rosamond area west of Hwy 14.
- **Santa Barbara:** Located in the South Coast HMA in the cities of Goleta and Santa Barbara as well as the unincorporated areas of Montecito, Isla Vista, and the area north of Santa Barbara and Goleta.
- **San Luis Obispo:** No RCAAs in the county.

Figure D-37. Regional RCAAs

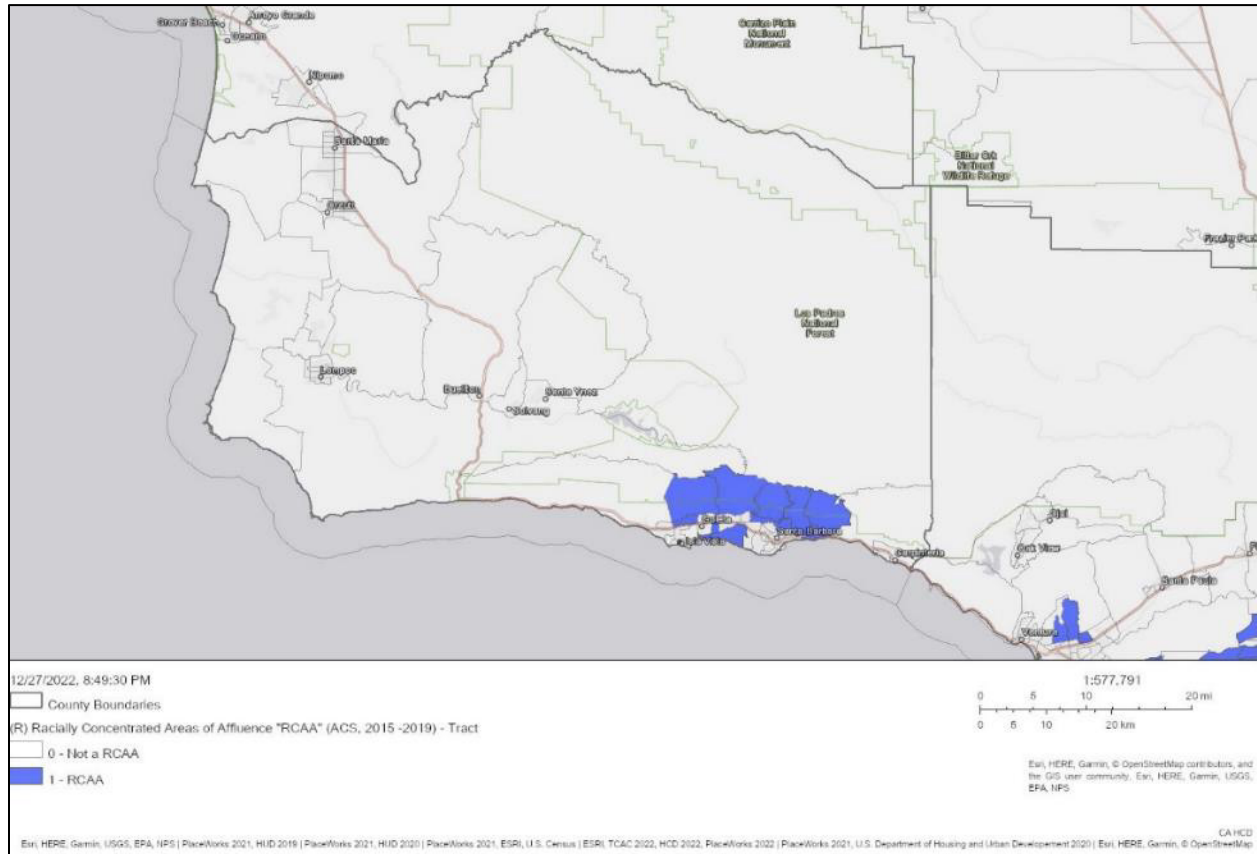


Source: (State HCD AFFH Data Viewer, 2022).

Local Trends

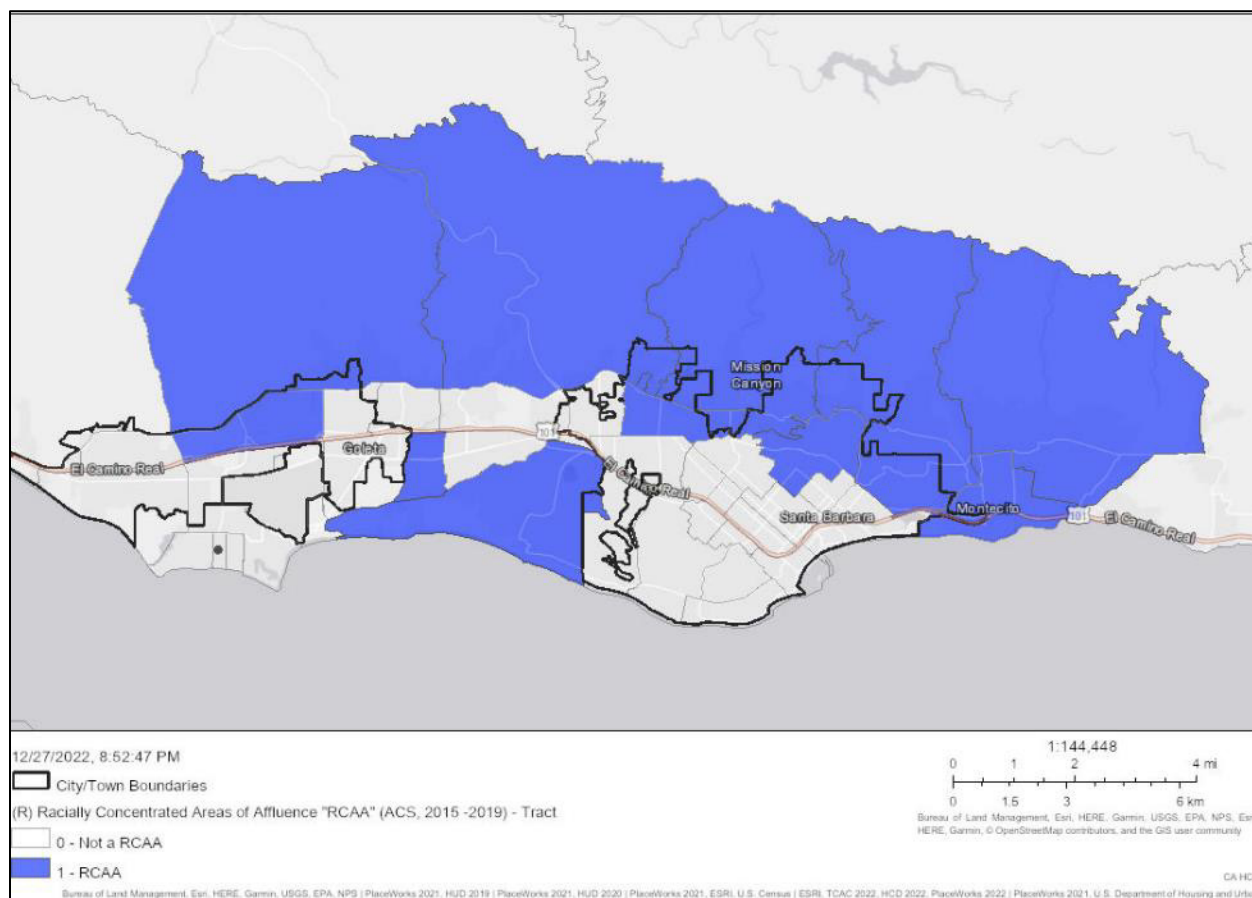
Figure D-38 and Figure D-39 show the RCAAs in Santa Barbara County. These are located in the South Coast HMA in the cities of Goleta and Santa Barbara as well as the unincorporated areas of Montecito, Hope Ranch, and Mission Canyon.

Figure D-38. Santa Barbara County RCAAs



Source: (State HCD AFFH Data Viewer, 2022)

Figure D-39. RCAAs – Isla Vista



Source: (State HCD AFFH Data Viewer, 2022)

D.4.4 Access to Opportunities

Significant disparities in access to opportunity are defined by the AFFH Final Rule as “substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing.” The following subsections discuss these disparities at the census tract-level and

TCAC Opportunity Maps

State HCD and California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to State HCD and other related state agencies/ departments to further the fair housing goals (as defined by State HCD).” The Task Force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with nine percent Low-Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made

from composite scores of three different domains made up of a set of indicators. Table D-14 shows the full list of indicators. The opportunity maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- **Poverty:** Tracts with at least 30 percent of the population under the federal poverty line; and
- **Racial Segregation:** Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County.

Table D-14. Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: (California Fair Housing Task Force, 2020).

TCAC/State HCD assigns “scores” for each of the domains in 4 by Census tract and computes “composite” scores that are a combination of the three domains. Scores from each domain range from zero to one, where higher scores indicate higher “access” to the domain or higher “outcomes” (i.e., higher economic, environmental, and education scores). Composite scores do not have a numerical value but rather rank census tracts by the level of resources.

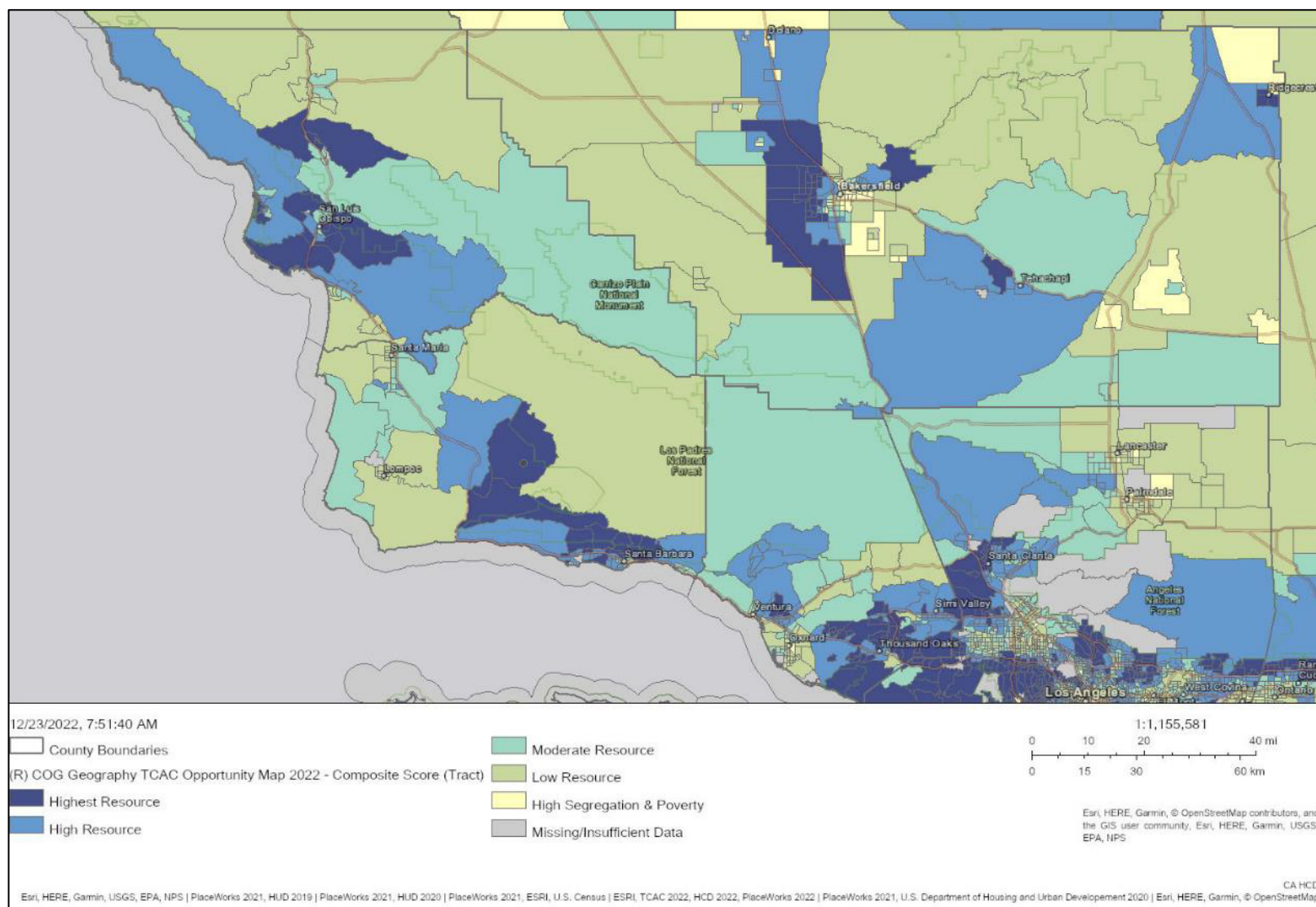
The TCAC/State HCD Opportunity Maps offer a tool to visually show areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource, and high segregation and poverty. These maps can help identify areas within the community that provide good access to opportunity for residents or, conversely, provide low access to opportunity. They can also help to highlight areas where there are high levels of segregation and poverty.

The information from the opportunity mapping can highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty. It can also encourage better access for low- and moderate-income and black, indigenous, and people of color (BIPOC) households to housing in high-resource areas.

Regional Trends

Counties in the region have a mix of resource levels. As shown in Figure D-40, high and highest resource areas are scattered throughout each county. When looking at high segregation and poverty, Kern County has several of these areas which include portions of Delano, Bakersfield, Mojave, Boron, Lamont, and California City, while Ventura County has areas of high segregation and poverty in the cities of Ventura and Oxnard. In Santa Barbara County, a portion of Lompoc also has this designation.

Figure D-40. Regional TCAC Opportunity Area Score by Tract (2022)



Source: (State HCD AFFH Data Viewer, 2022).

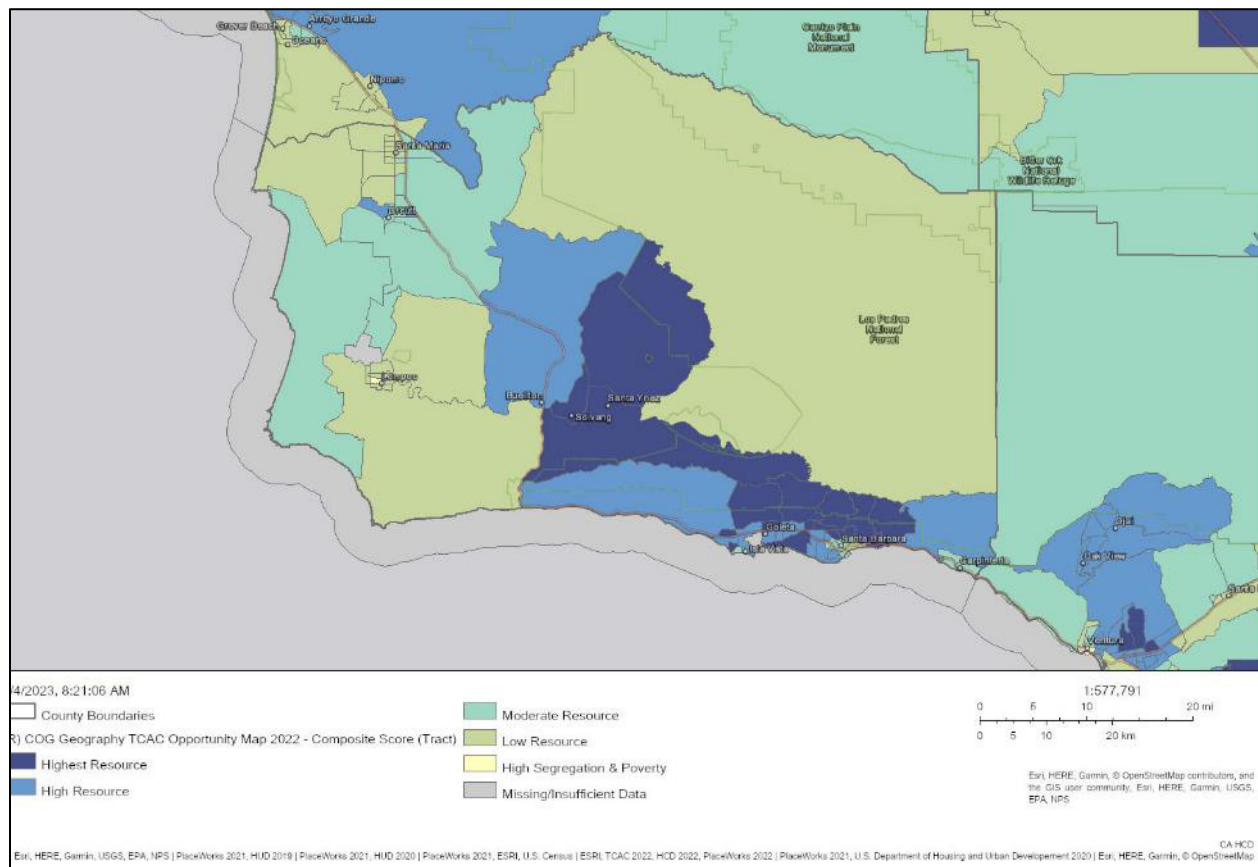
Local Trends

The unincorporated HMA areas have a variety of TCAC resource designations, as shown in Table D-15 and Figure D-41, Figure D-42, and Figure D-43. The Cuyama HMA has a low resource designation. The Lompoc HMA has both low and moderate resource designations while Santa Maria has both moderate and high resource designations. Santa Ynez has the most resources available to its residents as the four census tracts within this HMA are either high or highest resource designations. The South Coast HMA, which has the greatest number of census tracts, ranges from moderate resource areas up to the highest resource designations, due to the higher education, environmental, and economic TCAC scores.

Table D-15. TCAC Score by HMA and Census Tract

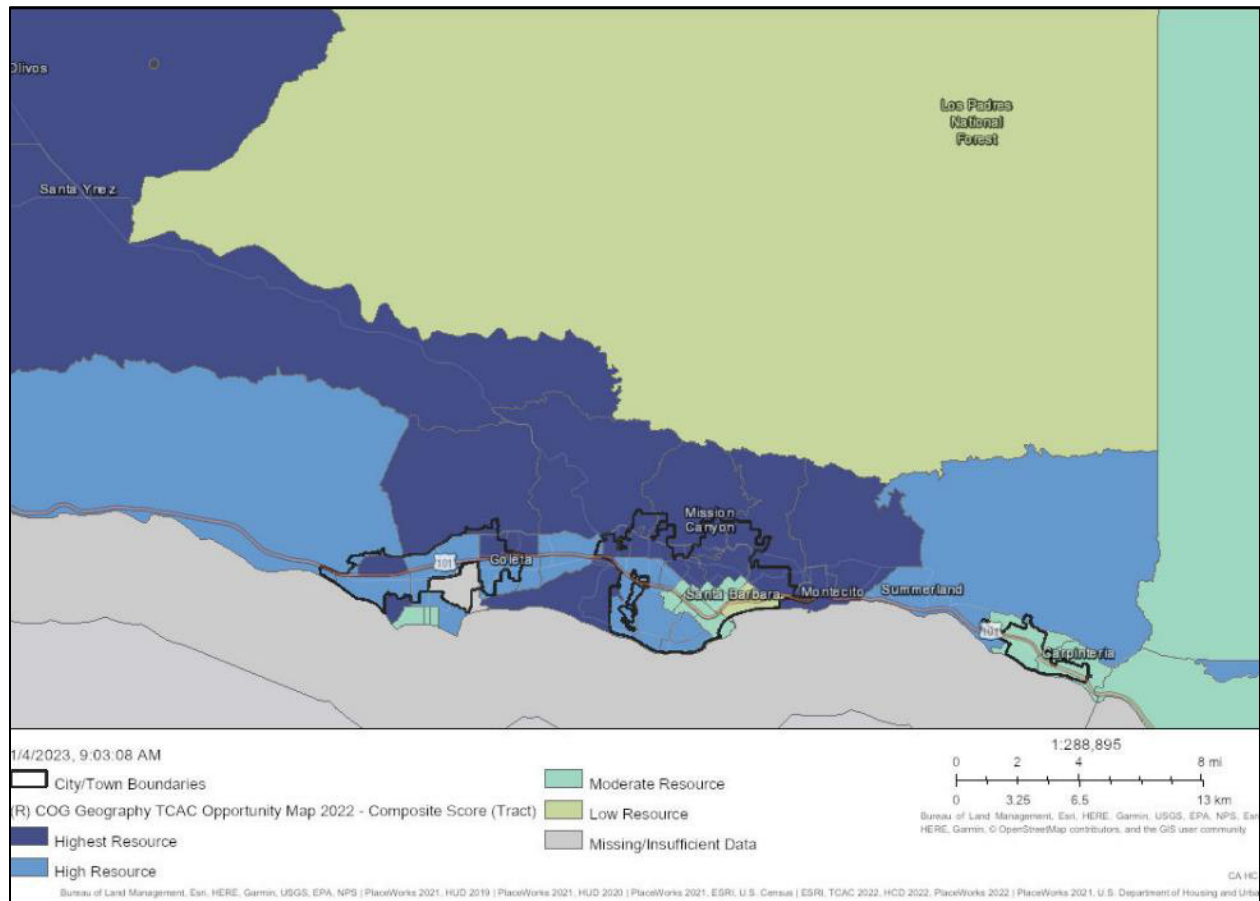
HMA	Census Tract	TCAC Composite Score
Cuyama	18	Low Resource
Lompoc	28.09 31.02	Low Resource
	26.06 28.08	Moderate Resource
Santa Maria	20.05 20.06 20.08 20.09 20.12	Moderate Resource
	20.10 20.13	High Resource
Santa Ynez	19.01	High Resource
	19.03 19.05 19.06	Highest Resource
South Coast	17.04 29.24 29.26 29.28	Moderate Resource
	1.01 17.06 29.32 30.04 30.05	High Resource
	1.03 5.01 7 14.02 15 29.07 29.13 29.15 30.07	Highest Resource

Figure D-41. Santa Barbara County TCAC Opportunity Area Score by Tract (2022)



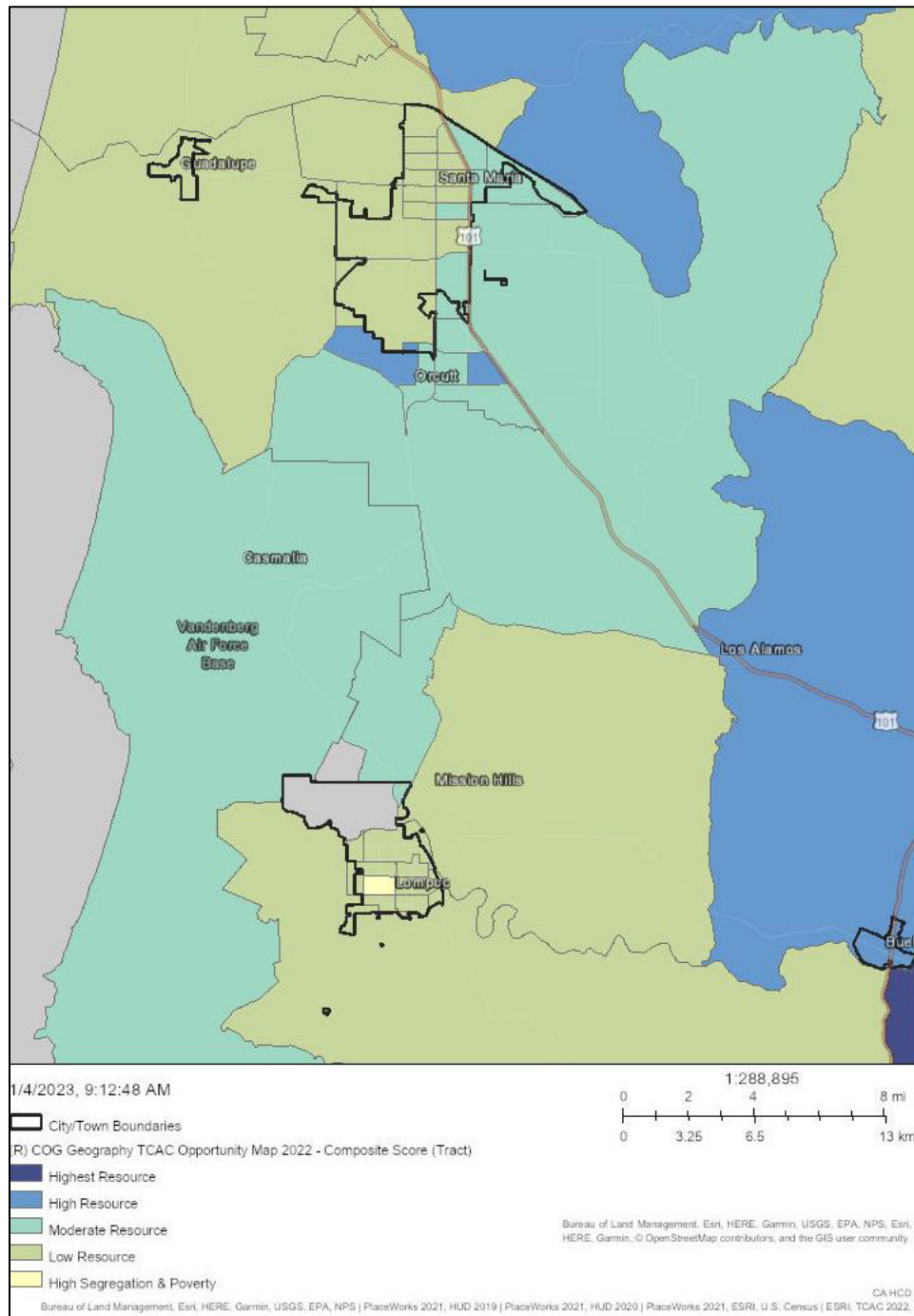
Source: (State HCD AFFH Data Viewer, 2022)

Figure D-42. TCAC Opportunity Area Score by Tract – Isla Vista (2022)



Source: (State HCD AFFH Data Viewer, 2022).

Figure D-43. TCAC Opportunity Area Score by Tract – Santa Maria and Lompoc (2022)



Source: (State HCD AFFH Data Viewer, 2022).

Opportunity Indices

While the Federal AFFH Rule has been repealed by the federal government, the data and mapping developed by HUD to prepare the Assessment of Fair Housing (AFH) can still be useful in informing communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. This section presents the HUD-developed index scores based on nationally available data sources to assess Santa Barbara County residents' access to key opportunity assets by race/ethnicity and poverty level.⁹ Table D-16 provides index scores or values (the values range from zero to 100) for the following opportunity indicator indices:

- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on State exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower-performing elementary schools. The higher the index value, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based on the level of employment, labor force participation, and educational attainment in a census tract. The higher the index value, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region (i.e., the Core-Based Statistical Area (CBSA)). The higher the transit trips index value, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a three-person single-parent family with income at 50 percent of the median income for renters for the region/Core-Based Statistical Area (CBSA). The higher the index value, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the index value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

⁹ Index scores are not available for unincorporated county or its communities.

Table D-16. HUD Opportunity Indicators – Santa Barbara County (2020)

Race/ Ethnicity	Low Poverty Index	School Proficiency Index	Jobs Proximity Index	Labor Market Index	Transit Trips Index	Low Transportation Cost Index	Environmental Health Index
White	67.71	44.75	51.05	63.35	52.17	65.19	74.85
Black	57.64	34.79	40.87	43.22	42.03	66.92	79.12
Hispanic	44.85	25.92	45.81	46.07	49.03	69.59	74.64
Asian or Pacific Islander	64.49	42.89	51.84	55.29	54.07	68.36	73.05
Native American	57.08	38.06	43.52	51.93	43.28	64.97	77.11
Population Below Federal Poverty Level							
White	63.12	44.55	55.02	50.73	62.49	72.97	72.79
Black	43.97	20.49	48.44	41.04	49.14	74.18	77.24
Hispanic	34.61	21.38	46	38.57	50.73	74.38	74.84
Asian or Pacific Islander	66.51	53.99	59.09	48.89	70.28	77.05	70.4
Native American	56.65	36.39	53.05	53.48	47.48	68.4	78.38

Source: (HUD, 2020).

Education

Regional Trends

Table D-17 shows the school proficiency index scores by race and ethnicity for the four counties. As described above, this HUD score uses school-level data on the performance of 4th grade students on State exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower-performing elementary schools. The higher the index value, the higher the school system quality. San Luis Obispo County has the highest index scores for all its residents compared to the region with values ranging from 56 to 78. Residents living below the poverty level also have opportunities for education with values ranging from 59 to 80. Black and Asian or Pacific Islander residents have the highest index scores while Hispanic residents have the lowest in San Luis Obispo County. Kern County has the lowest index scores in the region with a range of 21 to 31. For those residents living below the poverty level, access to education is even more difficult with index values ranging from 12 to 28.

Table D-17. Regional School Proficiency Opportunity Index Scores (2020)

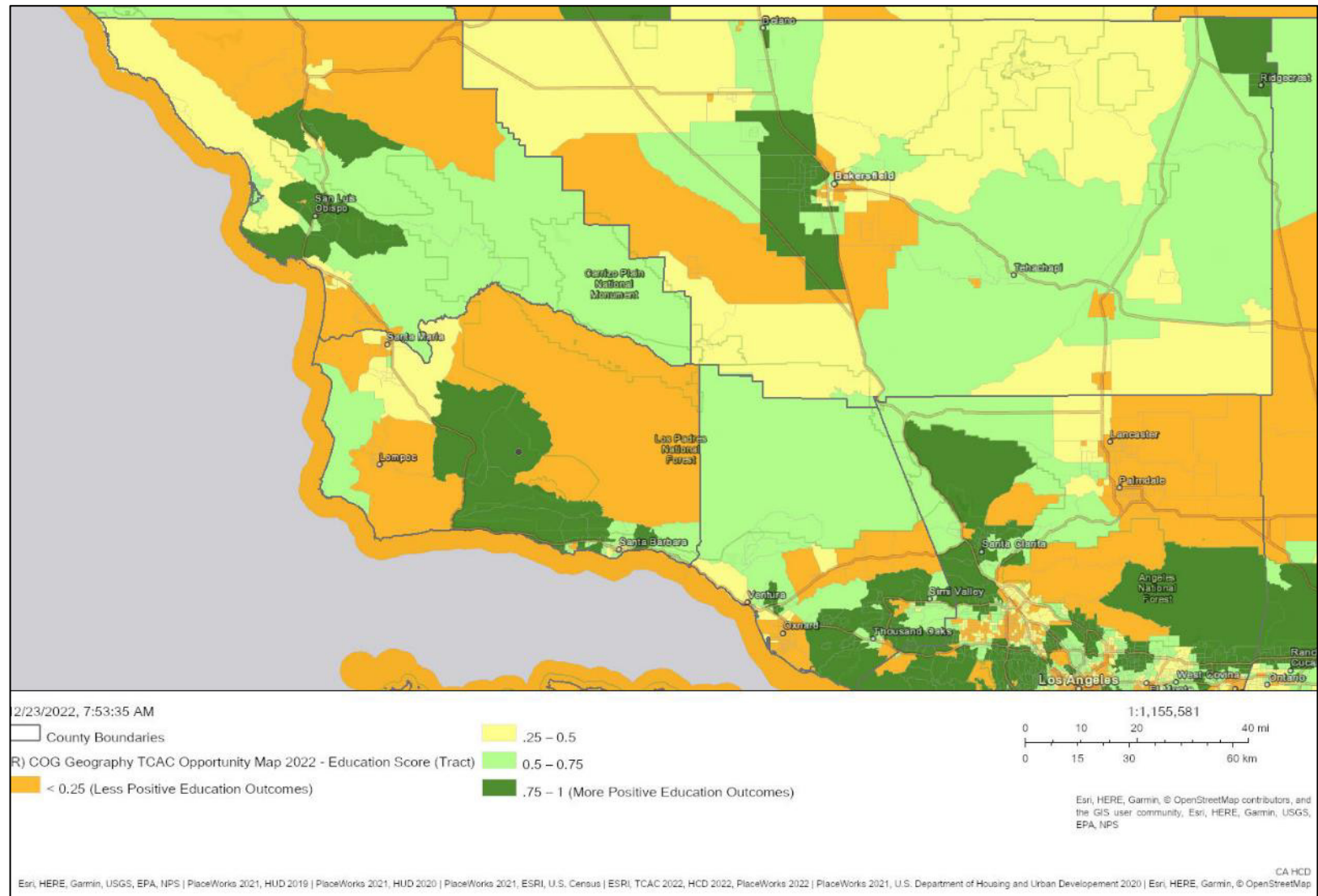
Race/Ethnicity	Santa Barbara County	Kern County	San Luis Obispo County	Ventura County
White	44.75	29.21	67.04	56.08
Black	34.79	21.60	78.12	35.82
Hispanic	25.92	21.24	56.87	31.05
Asian or Pacific Islander	42.89	31.41	71.88	58.11
Native American	38.06	26.00	62.84	40.53
Population Below Federal Poverty Level				
White	44.55	21.99	74.70	46.24
Black	20.49	12.89	74.86	37.34
Hispanic	21.38	18.55	59.63	24.33
Asian or Pacific Islander	53.99	28.79	80.88	46.79
Native American	36.39	22.12	70.77	21.32

Source: (HUD, 2020).

The State HCD/TCAC education scores for the region show the distribution of education quality based on education outcomes (Figure D-44). Areas with more favorable access to education include:

- **San Luis Obispo County:** Northern portion of Atascadero and nearby unincorporated areas, the City of Morro Bay and unincorporated areas to the south, the City of San Luis Obispo and surrounding unincorporated areas, and the south/southeastern county area.
- **Kern County:** Southern and western areas of the City of Bakersfield and adjacent unincorporated areas, most of the City of Delano, unincorporated areas along Highway 99, the cities of Ridgecrest and Tehachapi, and surrounding unincorporated county areas.
- **Ventura County:** Northern portion of the unincorporated county, north and northwestern portions of the City of Ventura, cities of Camarillo, Moorpark, Oak Park, and Simi Valley, and a majority of the City of Thousand Oaks.
- **Santa Barbara County:** The cities and unincorporated areas of the Santa Ynez HMA, a portion of the coastline area west of Lompoc and Orcutt, and a majority of the South Coast HMA area, except for a few areas in the City of Santa Barbara.

Figure D-44. Regional TCAC Education Score by Tract (2022)



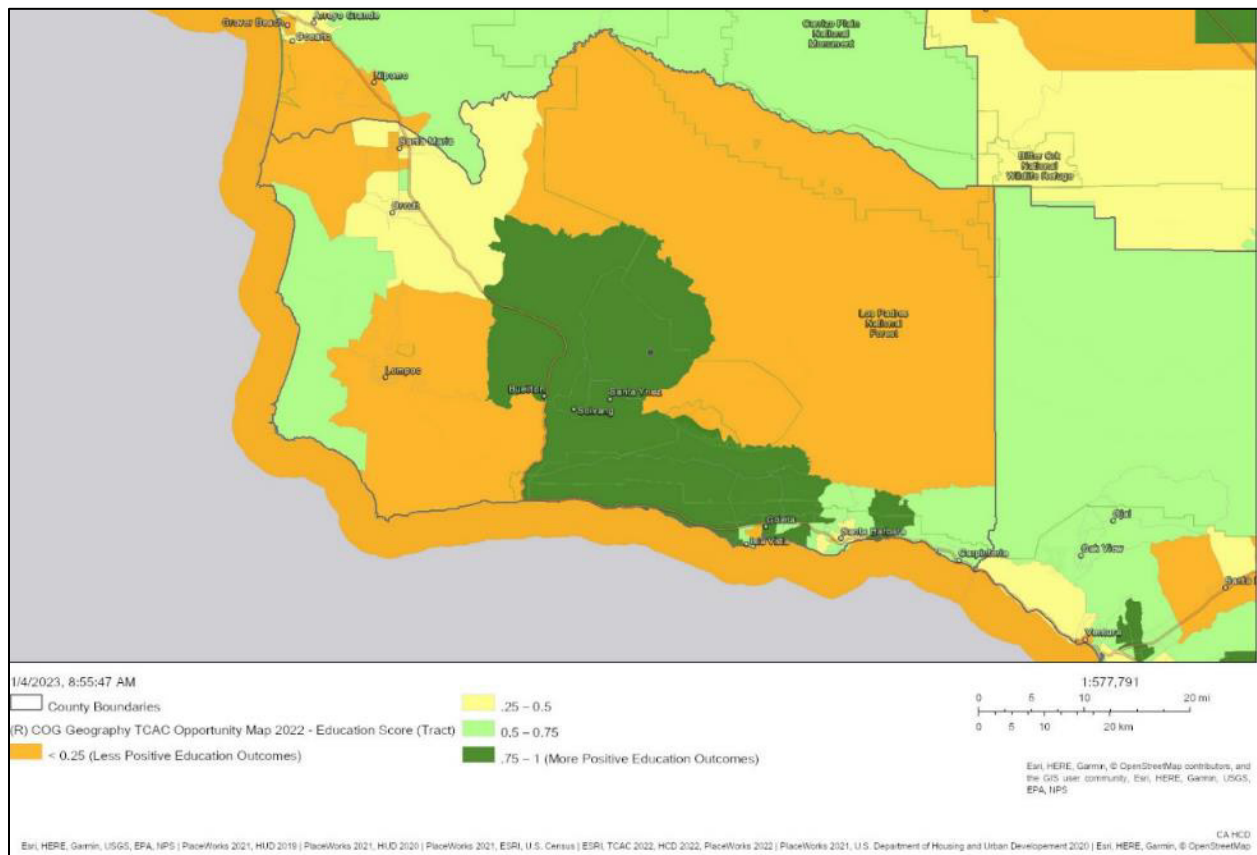
Source: (State HCD AFFH Data Viewer, 2022)

Local Trends

In Santa Barbara County, all residents have a school proficiency index value of 44.75 or below (Table D-17). Hispanic residents have the lowest index value at 25.92 while White residents had the highest at 44.75. For residents living below the federal poverty line, index values are lower for all races but are higher for Asian or Pacific Islander residents living below the poverty line (index value of 53.99).

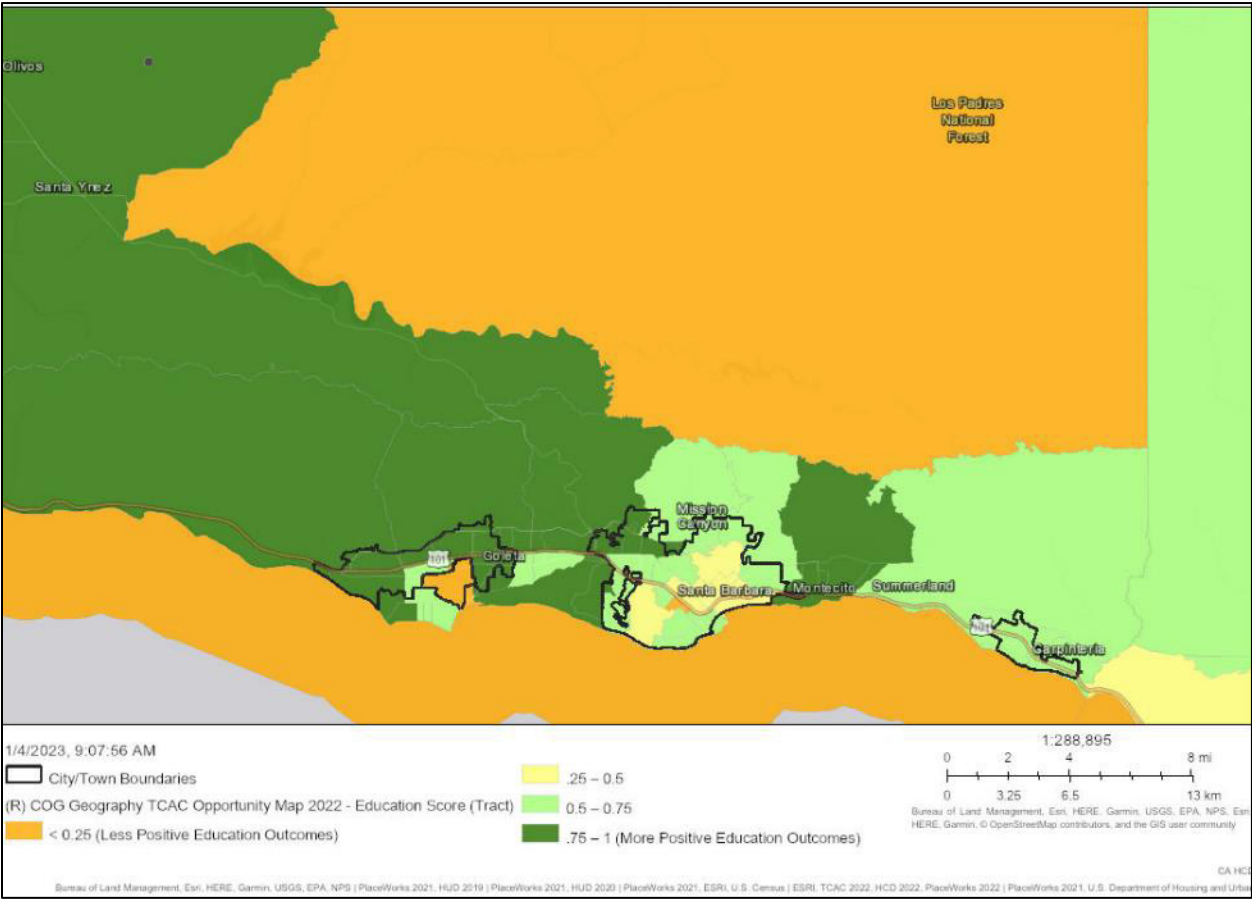
The State HCD/TCAC education scores for Santa Barbara County show the distribution of education quality based on education outcomes (Figure D-45, Figure D-46, and Figure D-47). As explained in Table D-14, the Education domain score is based on a variety of indicators including math proficiency, reading proficiency, high school graduation rates, and student poverty rates. The education scores range from zero to one, with higher scores indicating more positive education outcomes. In the unincorporated county, lower education scores are found in census tracts in the Cuyama HMA as well as Vandenberg Village and Mission Hills in the Lompoc HMA and Orcutt and surrounding areas of the City of Santa Maria in the Santa Maria HMA. The section below examines school districts in the county and their performance scores, which impact the TCAC education scores.

Figure D-45. Santa Barbara County TCAC Education Score by Tract (2022)



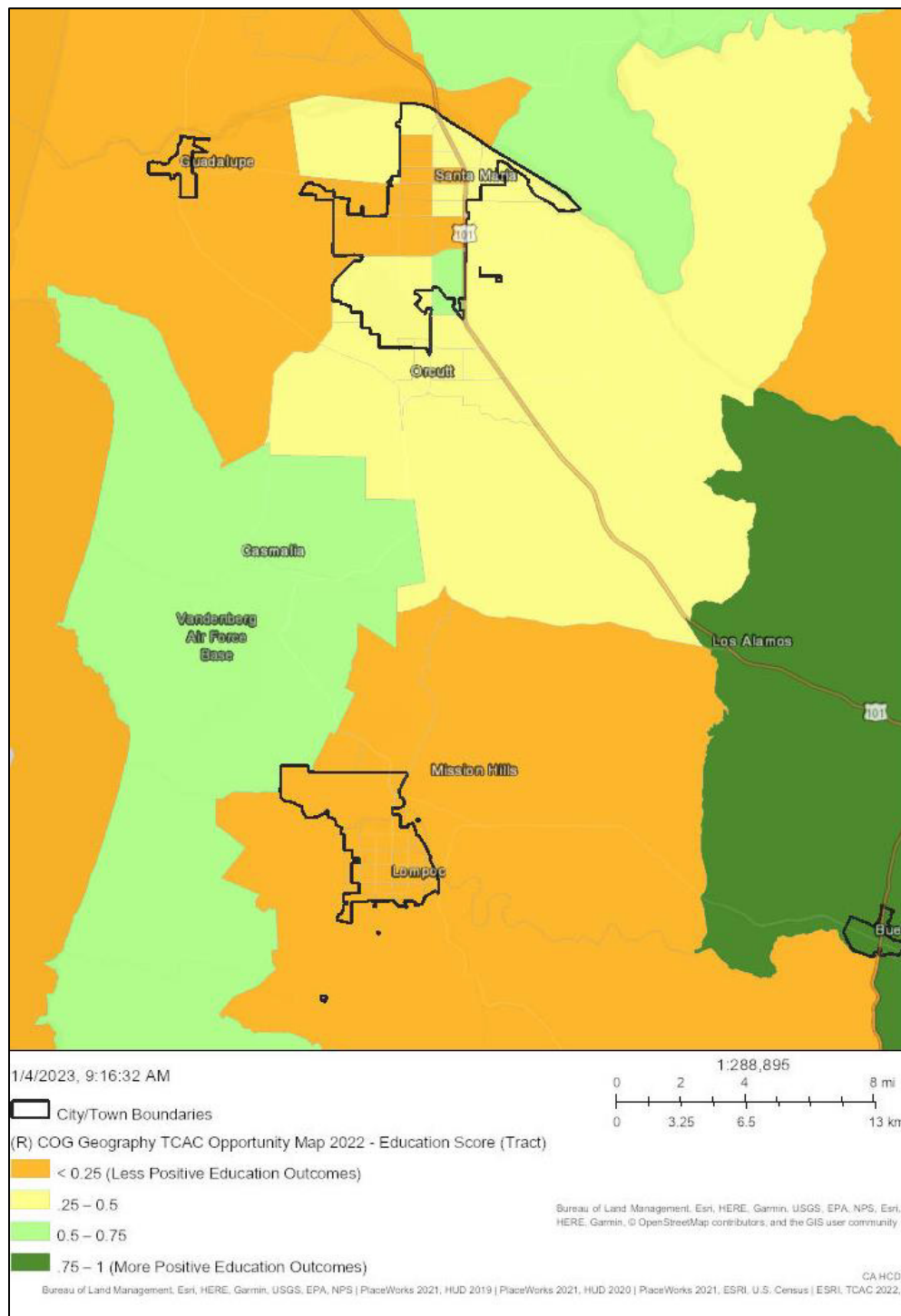
Source: (State HCD AFFH Data Viewer, 2022)

Figure D-46. TCAC Education Score by Tract – Isla Vista (2022)



Source: (State HCD AFFH Data Viewer, 2022)

Figure D-47. TCAC Education Score by Tract - Santa Maria and Lompoc



Source: (State HCD AFFH Data Viewer, 2022)

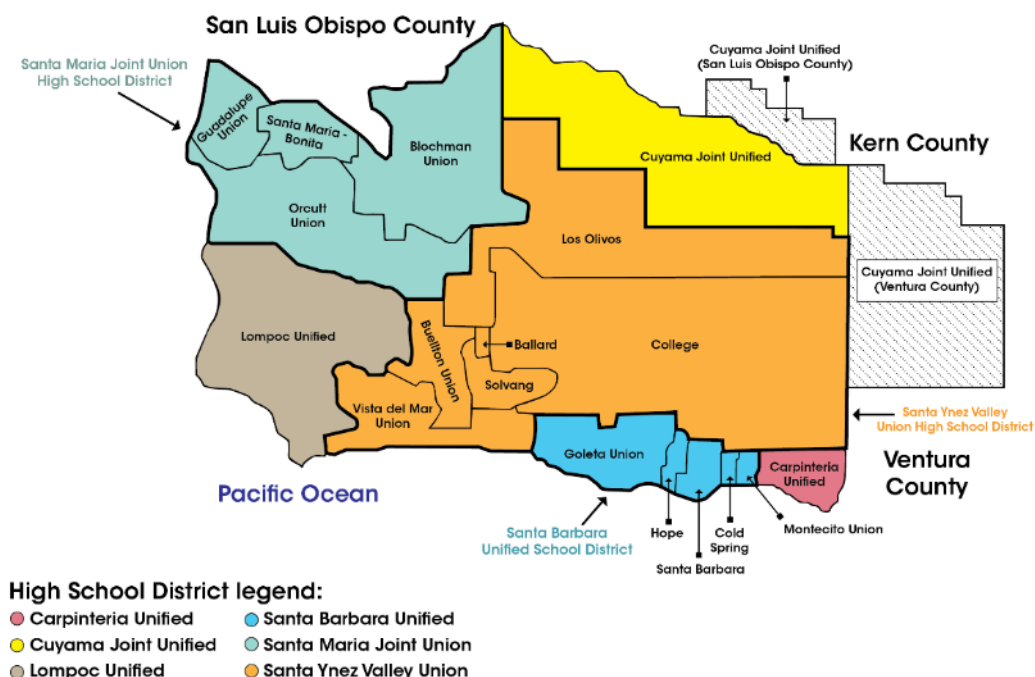
Twenty public school districts are located in Santa Barbara County. Table D-18 lists the school districts and the communities they serve while Figure D-48 shows the district locations.

Table D-18. Santa Barbara County Public School Districts

Geographic Area	School District
Carpinteria	Carpinteria Unified School District (TK-12)
Cuyama	Cuyama Joint Unified School District (TK-12)
Lompoc	Lompoc Unified School District (TK-12)
Santa Maria Valley	Blochman Union School District (TK-8)
	Guadalupe Union School District (TK-8)
	Orcutt Union School District (TK-12)
	Santa Maria-Bonita School District (TK-8)
	Santa Maria Joint Union High School District (9-12)
Santa Barbara, Goleta & Montecito	Cold Spring School District (TK-6)
	Hope School District (TK-6)
	Goleta Union School District (TK-6)
	Montecito Union School District (TK-6)
	Santa Barbara Unified School District (TK-12)
Santa Ynez Valley	Ballard School District (TK-6)
	Buellton Union School District (TK-8)
	College School District (TK-8)
	Los Olivos School District (TK-8)
	Santa Ynez Valley Union High School District (9-12)
	Solvang School District (TK-8)
	Vista del Mar Union School District (TK-8)

Source: (Santa Barbara County Education Office, 2020).

Figure D-48. Santa Barbara County School Districts



Source: (Santa Barbara County Education Office, 2023).

The California Department of Education has an online tool called the California School Dashboard (Dashboard). This Dashboard displays the performance of local education agencies, schools, and student groups on a set of state and local measures to identify strengths, challenges, and areas in need of improvement (California Department of Education, 2022). Table D-19 below, shows information from the 2022 Dashboard for the school districts in Santa Barbara County. Data includes student enrollment, percentage of socio-economically disadvantaged students, percentage of English learners, and how the districts' English Language Arts and Mathematics scores compare to the State standards.

As shown in Table D-19, Santa Barbara Unified School District, Santa Maria Joint Union High School District, and Lompoc Unified School District have the largest student enrollment while several districts including Vista del Mar Union School District, Ballard School District, and Cuyama School District have less than 200 students. Guadalupe Union School District has over 90 percent of socio-economically disadvantaged students, followed by Santa Maria Joint Union High School District (78.1 percent) and Cuyama Joint Unified School District (77.3 percent). In general, districts with a high percentage of lower-income students and English language learners have lower English Language Arts and Mathematics scores. The Santa Barbara County Education Office has several programs and services to assist lower-income and English language learner students, including Computers for Families, English Learner and Multi-Lingual Support, and the Health

Linkages Program which helps link students and their families to government-sponsored health resources.

Table D-19. Santa Barbara School District Performance Overview (2022)

Geographic Area	School District	Enrollment	Socio-economically Disadvantaged	English Learners	English Language Arts	Mathematics
					(District compared to State Standard)	
Carpinteria	Carpinteria Unified School District (TK-12)	2,099	69.4%	29%	20.3 points below	43.7 points below
Cuyama	Cuyama Joint Unified School District (TK-12)	172	77.3%	22.7%	36.2 points below	93.1 points below
Lompoc	Lompoc Unified School District (TK-12)	9,184	60%	15%	40.5 points below	84.1 points below
Santa Maria Valley	Blochman Union School District (TK-8)	177	46.9%	7.9%	24.7 points above	23.9 points below
	Guadalupe Union School District (TK-8)	1,286	91.4%	51.9%	63.1 points below	101.2 points below
	Orcutt Union School District (TK-12)	3,994	40.2%	11.6%	6.2 points below	39.9 points below
	Santa Maria Joint Union High School District (9-12)	9,243	78.1%	16.5%	50.3 points below	125.7 points below
Santa Barbara, Goleta & Montecito	Cold Spring School District (TK-6)	192	3.1%	0.5%	108.5 points above	90.6 points above
	Hope School District (TK-6)	836	34.4%	11.4%	42.7 points above	15.2 points above
	Goleta Union School District (TK-6)	3,381	32.4%	20.3%	31.5 points above	8.7 points above
	Montecito Union School District (TK-6)	375	5.1%	4.3%	103.1 points above	90.4 points above

Table D-19. Santa Barbara School District Performance Overview (2022) (Continued)

Geographic Area	School District	Enrollment	Socio-economically Disadvantaged	English Learners	English Language Arts	Mathematics
					(District compared to State Standard)	
	Santa Barbara Unified School District (TK-12)	12,573	60.9%	15.1%	16.2 points below	50.5 points below
Santa Ynez Valley	Ballard School District (TK-6)	129	9.3%	3.1%	59.6 points above	34.4 points above
	Buellton Union School District (TK-8)	548	54.2%	17.5%	8.3 points below	47.6 points below
	College School District (TK-8)	187	56.1%	21.9%	20.4 points above	24.1 points below
	Los Olivos School District (TK-8)	163	22.1%	6.7%	23.6 points above	5.5 points above
	Santa Ynez Valley Union High School District (9-12)	864	30.8%	4.1%	31.5 points above	45.4 points below
	Solvang School District (TK-8)	595	36.8%	20.7%	14.3 points above	0.1 points below
	Vista del Mar Union School District (TK-8)	28	32.1%	10.7%	47.9 points above	20 points above

Note: The California School Dashboard did not have any information on the Santa Maria-Bonita School District.

Source: (California Department of Education, 2023)

Transportation

Regional Trends

Several regional bus and train options are available, particularly for the coastal areas of Ventura, Santa Barbara, and San Luis Obispo counties. Below is a description of some of the regional public transit options:¹⁰

¹⁰ www.trafficsolutions.org, www.pacificsurfliner.com, www.kerntransit.org.

- **Coastal Express by Ventura County Transportation Commission (VCTC):** Provides daily service between Camarillo, Oxnard, Ventura, Carpinteria, Santa Barbara, Goleta, and the University of California Santa Barbara (UCSB).
- **Greyhound:** Provides several inter-city bus trips daily between San Luis Obispo, Santa Maria, Santa Barbara, Ventura, and Los Angeles.
- **Amtrak and Amtrak Pacific Surfliner:** The Pacific Surfliner serves stations in San Diego, Orange, Los Angeles, Ventura, Santa Barbara, and San Luis Obispo counties. There are daily round-trips between San Diego and Los Angeles, with some trips extending up to Santa Barbara or San Luis Obispo. A new early-morning train service started in April 2018 and connects commuters from Ventura County and Carpinteria to Santa Barbara and Goleta to make it possible to ride the Amtrak® Pacific Surfliner® to work.
- **Kern Transit:** Two bus lines that connect Kern County communities to north Los Angeles; Bakersfield and the eastern portion of Kern County to Lancaster and Bakersfield south to Santa Clarita.

HUD's opportunity indicators can provide a picture of transit use and access through the transit index¹¹ and low transportation cost¹². Index values can range from zero to 100 and are reported per race while differences in access to transportation can be evaluated based on race. These indices for the four-county region are shown in Table D-20. Overall, Ventura County has the highest transit trip index values with a range of 62 to 70. These values also remain high for residents living below the poverty level (range of 60 to 69). The County with the next highest index values is San Luis Obispo, followed by Santa Barbara and Kern. When looking at race/ethnicity and transit use, Black residents in Ventura County have the highest index score (70.61), followed by Asian or Pacific Islanders in San Luis Obispo and Santa Barbara counties (68.85 and 54.07, respectively), and Native American residents in Kern County (42.07). In terms of lower transit ridership, Black residents have the lowest index values in Kern and Santa Barbara County (36.56 and 42.03, respectively), while Native Americans have the lowest index value in San Luis Obispo County (59.38) and Hispanics have the lowest value in Ventura County (62.44).

¹¹ Transit Trips Index: This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e., the Core-Based Statistical Area (CBSA)). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.

¹² Low Transportation Cost Index: This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.

Table D-20. Regional Transportation Opportunity Index Scores (2020)

Race/Ethnicity	Transit Trips Index				Low Transportation Cost Index			
	Santa Barbara County	Kern County	San Luis Obispo County	Ventura County	Santa Barbara County	Kern County	San Luis Obispo County	Ventura County
White	52.17	36.86	62.34	63.22	65.19	27.77	57.35	75.96
Black	42.03	36.56	61.34	70.61	66.92	30.09	60.82	79.89
Hispanic	49.03	41.01	60.40	62.44	69.59	30.06	58.40	78.13
Asian or Pacific Islander	54.07	33.68	68.85	68.44	68.36	25.83	61.63	76.62
Native American	43.28	42.07	59.38	63.01	64.97	30.30	56.30	77.49
Population Below Federal Poverty Level								
White	62.49	42.47	71.39	60.88	72.97	31.79	63.23	77.25
Black	49.14	40.53	73.23	67.71	74.18	33.30	67.48	79.61
Hispanic	50.73	43.38	61.77	63.90	74.38	31.74	60.11	79.54
Asian or Pacific Islander	70.28	42.95	76.79	69.88	77.05	29.19	66.08	76.73
Native American	47.48	48.99	59.96	69.99	68.40	34.07	61.74	83.98

Source: (HUD, 2020).

The low transportation cost index values in Table D-20 illustrate that residents in Kern County, regardless of race or ethnicity, have the highest transportation costs in the region while Ventura County residents have the lowest.¹³ Additionally, residents in all four counties living below the poverty level had slightly lower transportation costs than those above the poverty level.

Local Trends

In addition to the regional transportation options listed above, public transportation within Santa Barbara County includes the following:¹⁴

- **Breeze:** Weekday commuter bus service linking Santa Maria, VSFB, and Lompoc as well as a new service connecting Santa Maria to Los Alamos, Solvang, and Buellton.
- **Clean Air Express:** A weekday commuter bus program serving residents of Northern Santa Barbara County (Santa Maria, Lompoc, Solvang, and Buellton) commuting to their jobs in Goleta and Santa Barbara.
- **Cuyama Shuttle:** Cuyama Transit provides service between New Cuyama and Santa Maria.
- **COLT (City of Lompoc Transit):** Daily service in Lompoc, Vandenberg Village, and Mission Hills.

¹³ For the low transportation cost index, the higher the index, the lower the cost of transportation in that neighborhood.

¹⁴ www.trafficsolutions.org, www.sbmtd.gov.

- **Guadalupe Shuttle:** Monday-Friday rides anywhere within the City of Guadalupe.
- **Guadalupe Flyer:** Providing service between Guadalupe and Santa Maria.
- **Santa Ynez Valley Transit:** Serving Santa Ynez, Buellton, and Solvang.
- **Santa Maria Area Transit (SMAT):** Serving Santa Maria, Orcutt, and Tanglewood.
- **Santa Barbara Metropolitan Transit District (MTD):** Providing service to South Coast residents, the Santa Barbara MTD system includes 22 bus lines throughout the area, including extensive coverage in the City of Santa Barbara and the UCSB.

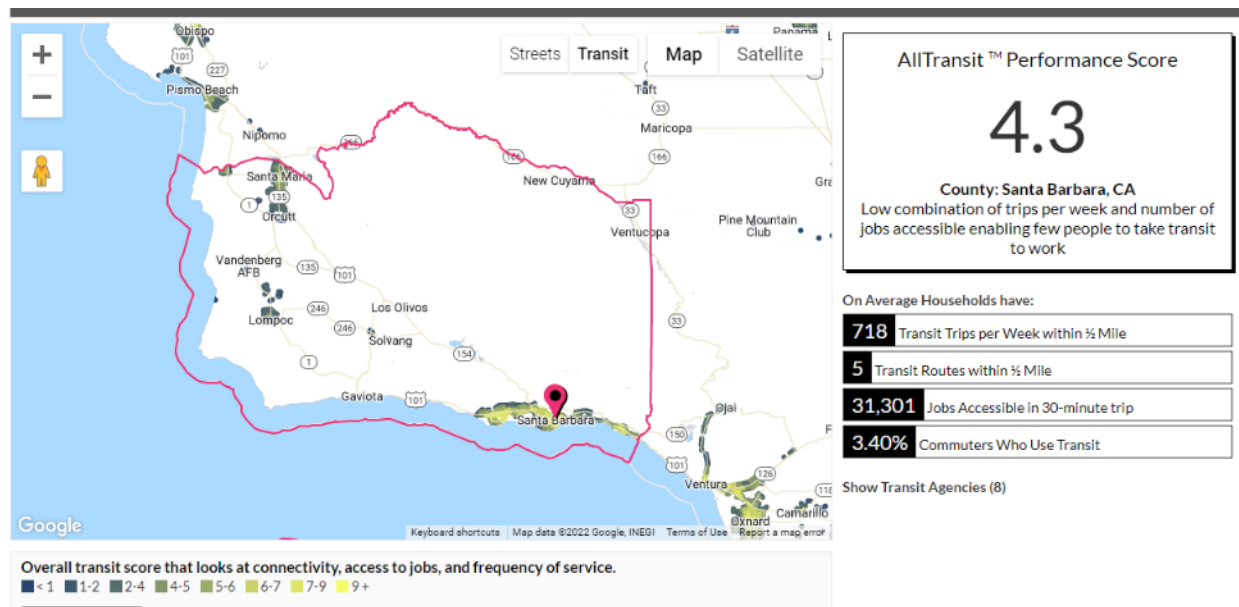
While many transit options are available in the County's more populated areas, the transit trip index values for Santa Barbara County are lower than in neighboring San Luis Obispo and Ventura counties (

Table D-20). The values increase when looking at residents living below the poverty line, indicating the increased use of transit by lower-income residents.

Table D-20, above, shows the cost of public transit is lower for residents living below the poverty line.

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service (Figure D-49). According to the most recent data posted (2019), Santa Barbara County has an AllTransit Performance Score of 4.3 (out of 10). The metrics also show that 78.5 percent of jobs in the county are located within half-mile of transit and 81.0 percent of workers live within half-mile of transit.

Figure D-49. Santa Barbara County All Transit Metrics



Source: (All Transit Metrics, 2023)

Economic

Regional Trends

HUD's opportunity indicators provide values for the labor market index¹⁵ and jobs proximity index¹⁶ that can be measured for economic development in the four-county region. Like the other HUD opportunity indicators, scores range from zero to 100 and are published by race and poverty level to identify differences in the relevant "opportunity" (in this case economic opportunity). The labor market index value is based on the level of employment, labor force participation, and educational attainment in a census tract. A higher score means higher labor force participation and human capital in a neighborhood. Table D-21 shows the labor market index value for the four counties. Overall, Kern County has the lowest overall values with a range of 12.47 to 31.14. The index values vary greatly by race and ethnicity. For instance, in San Luis Obispo County, the index value for White residents is 60.45 while the index value for Black residents is 24.52. Across the four counties, labor force values are highest for White and Asian or Pacific Islander residents while they are lowest for Black and Hispanic residents.

HUD's jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region. Index values can range from 0 to 100 and a higher index value indicate better access to employment opportunities for residents in a neighborhood. The range of these values between the four counties is less compared to the labor market values. In Santa Barbara and Ventura counties, White and Asian or Pacific Islander residents have the highest index values. In Kern County, White and Native American residents have the highest index values while Hispanic and Asian or Pacific Islander residents have the highest index values in San Luis Obispo County. These same racial/ethnic groups have the highest values for those residents living below the poverty line. The jobs proximity value map in Figure D-50 shows the distribution of scores in the region. Regionally, Kern County has the largest number of tracts with the highest job proximity scores.

Figure D-51 shows the regional TCAC Economic Scores. As with other TCAC categories, economic access varies throughout the region. The County of San Luis Obispo appears to have the largest areas of high economic opportunity.

¹⁵ Labor Market Engagement Index: The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.

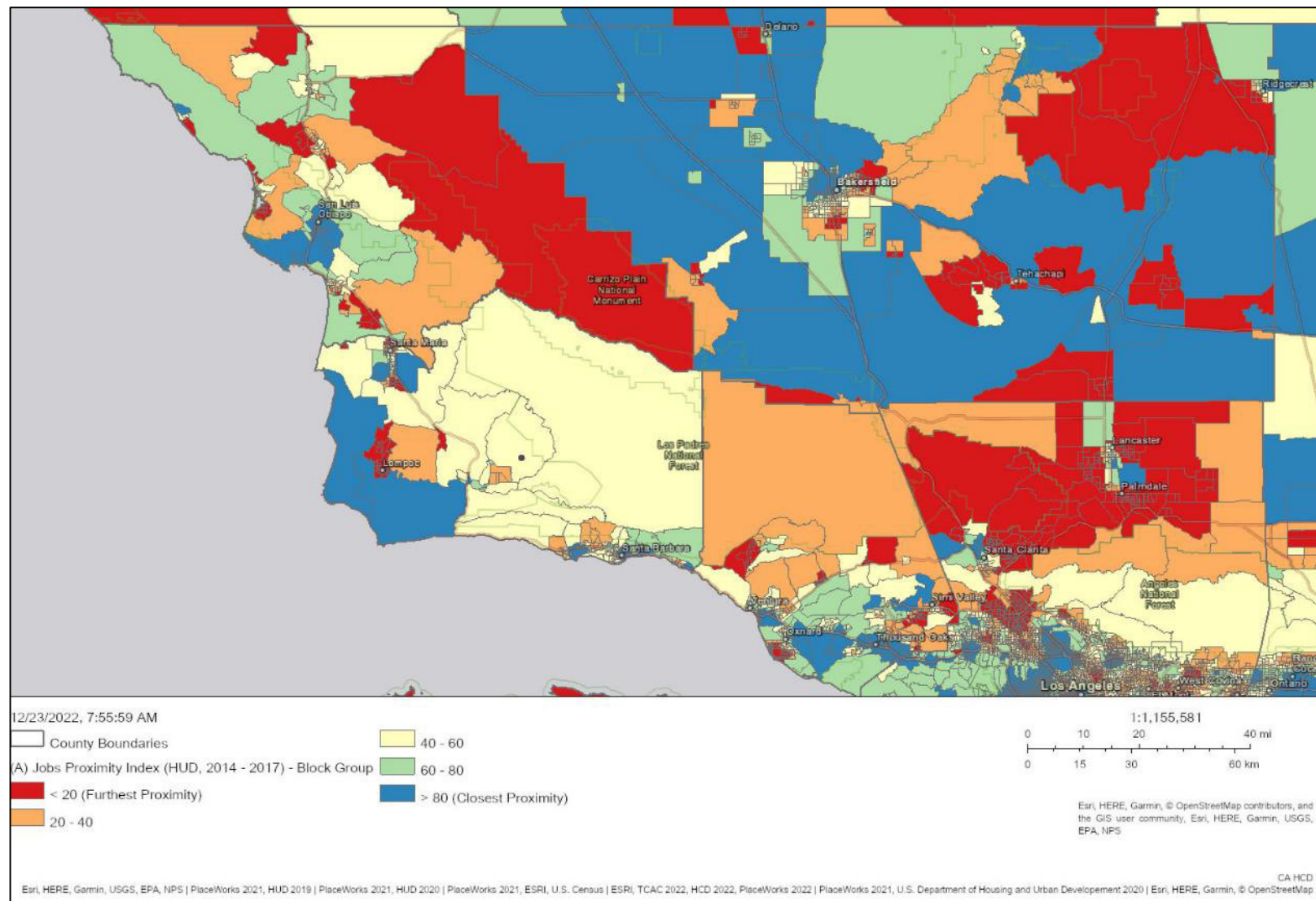
¹⁶ Jobs Proximity Index: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.

Table D-21. Regional Economic Opportunity Index Scores (2020)

Race/Ethnicity	Labor Market Index				Jobs Proximity Index			
	Santa Barbara County	Kern County	San Luis Obispo County	Ventura County	Santa Barbara County	Kern County	San Luis Obispo County	Ventura County
White	63.35	25.68	60.45	59.71	51.05	44.82	50.52	40.81
Black	43.22	12.47	24.52	48.45	40.87	31.15	56.25	36.64
Hispanic	46.07	13.84	52.56	40.24	45.81	41.64	44.71	34.29
Asian or Pacific Islander	55.29	31.14	56.05	64.11	51.84	41.33	56.04	44.18
Native American	51.93	18.62	54.45	46.37	43.52	45.72	44.98	31.53
Population Below Federal Poverty Level								
White	50.73	19.22	60.19	51.49	55.02	48.40	63.76	37.32
Black	41.04	7.53	46.72	44.62	48.44	37.85	72.67	31.64
Hispanic	38.57	11.11	54.00	36.05	46.00	41.06	48.24	30.12
Asian or Pacific Islander	48.89	28.50	56.31	54.20	59.09	45.68	76.56	34.00
Native American	53.48	8.56	55.09	34.02	53.05	51.33	49.75	19.88

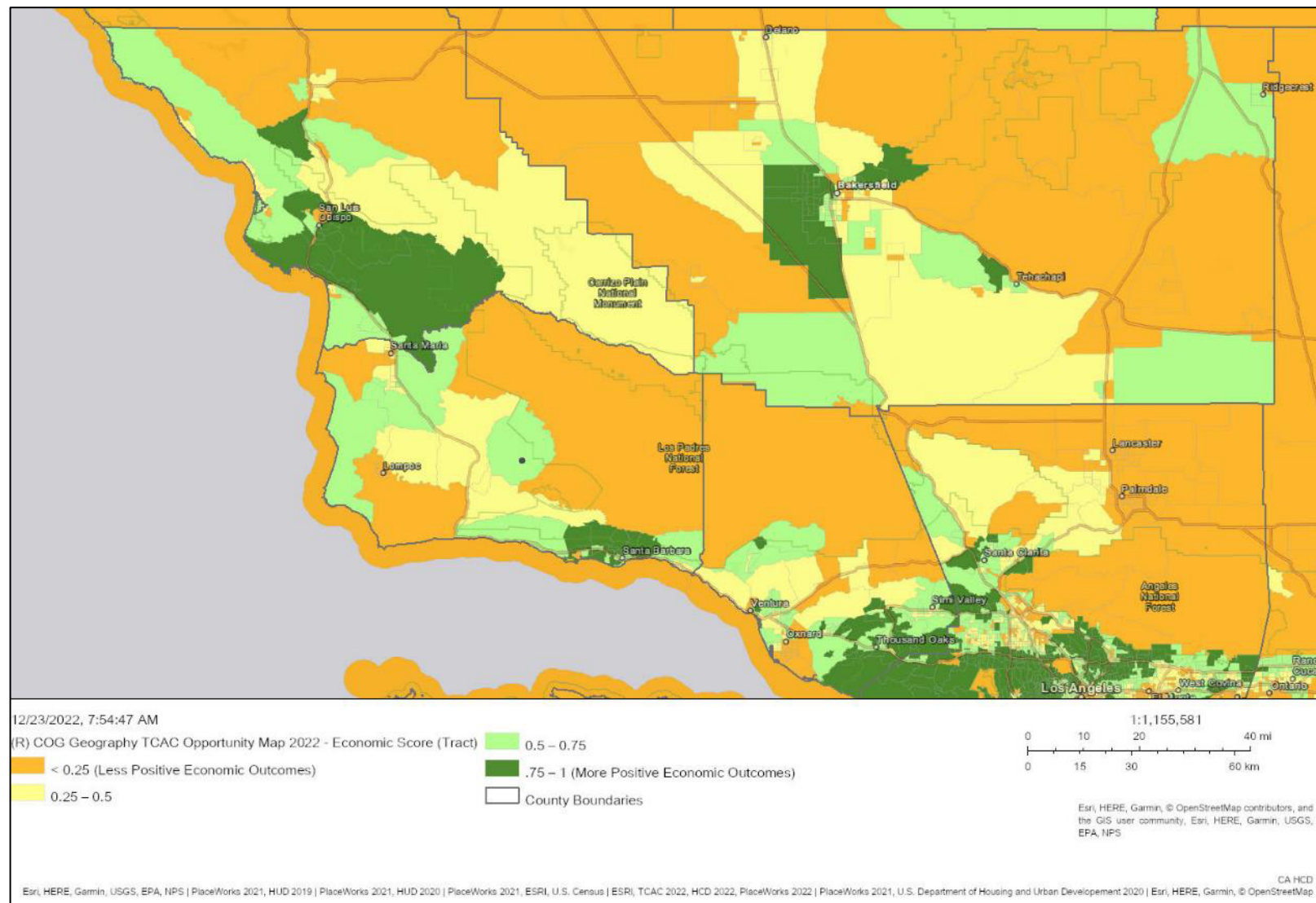
Source: (HUD, 2020).

Figure D-50. Regional Job Proximity Score by Tract (2017)



Source: (State HCD AFFH Data Viewer, 2022)

Figure D-51. Regional TCAC Economic Score by Tract (2022)

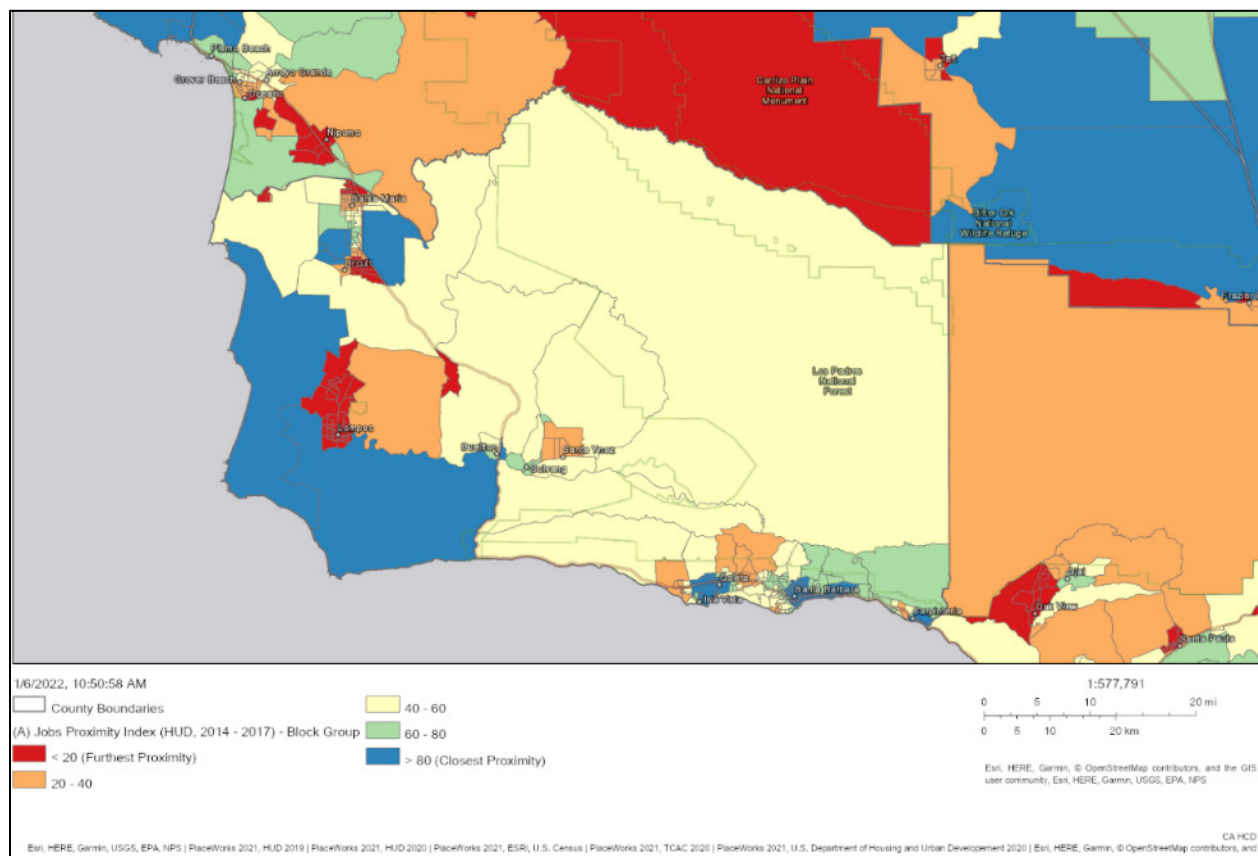


Source: (State HCD AFFH Data Viewer, 2022)

Local Trends

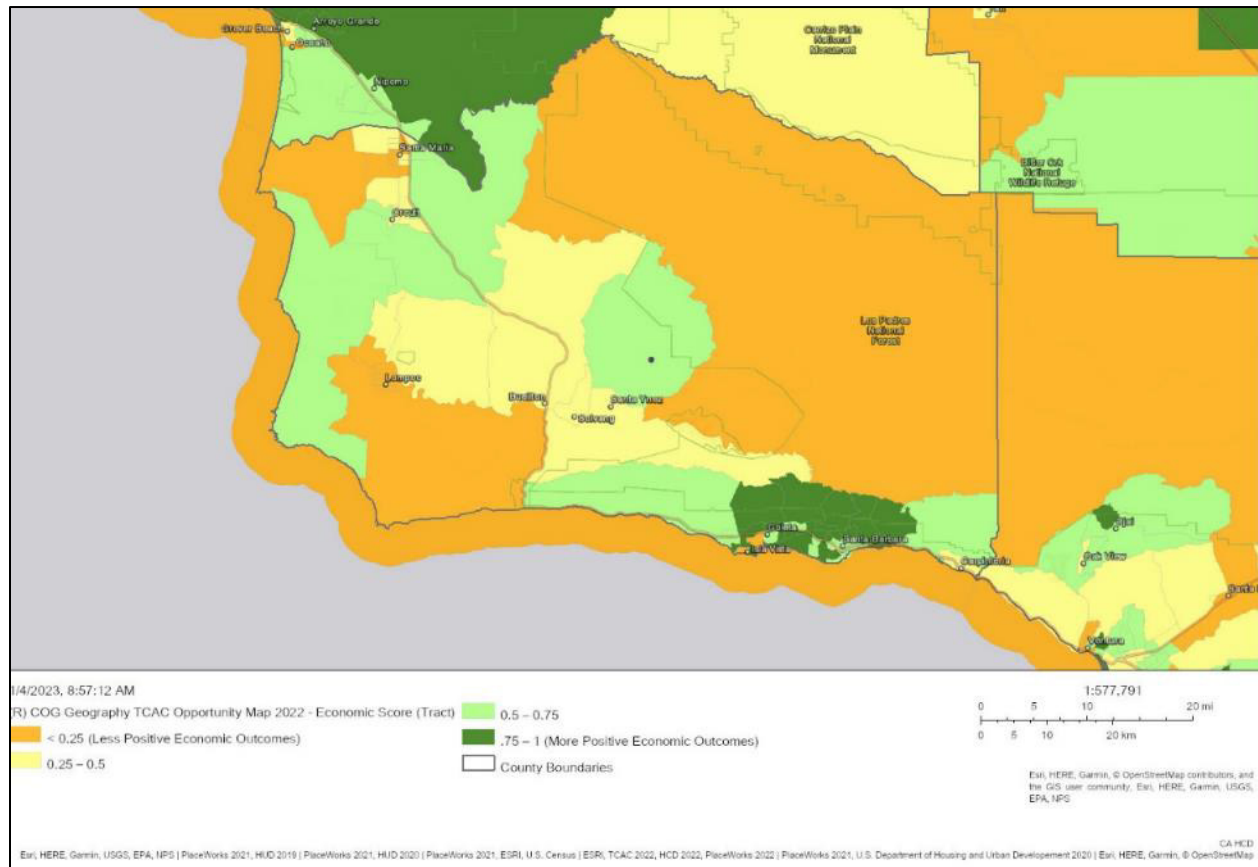
As shown in Table D-21 and discussed above, labor market index values for Santa Barbara County range from 43.22 to 63.35, while the jobs proximity index values range from 40.87 to 51.05. This means many Santa Barbara County residents do not live close to their jobs, thus highlighting the jobs-housing imbalance within the county. The values for the jobs proximity index increase for Santa Barbara County residents living below the poverty line, however. Figure D-52 through Figure D-57 show the jobs proximity index distribution and the TCAC Economic Opportunity scores for the County. Areas with further job proximity (meaning residents must travel farther to work) include the unincorporated communities of Orcutt in the Santa Maria HMA, Mission Hills and Vandenberg Village in the Lompoc HMA, Santa Ynez and Los Alamos in the Santa Ynez HMA, tracts in the unincorporated areas north of the City of Goleta, and between the Cities of Goleta and Santa Barbara in the South Coast HMA. When looking at the TCAC Economic Scores, lower scores are found in the following unincorporated areas: the Cuyama HMA, Orcutt, and surrounding areas west of the City of Santa Maria in the Santa Maria HMA, Santa Ynez and Los Alamos in the Santa Ynez HMA, Vandenberg Village and Mission Hills in the Lompoc HMA and Isla Vista in the South Coast HMA.

Figure D-52. Santa Barbara County Job Proximity Index (2017)



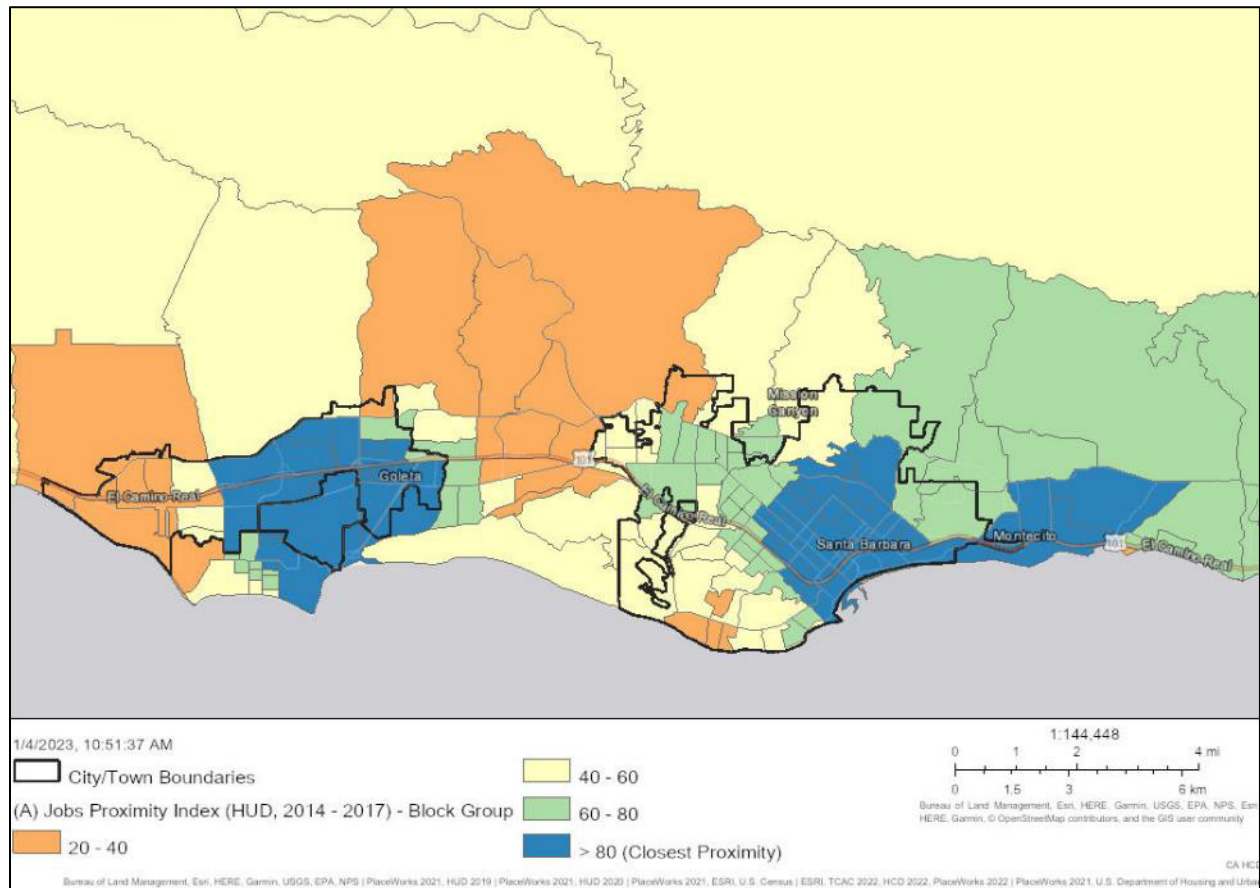
Source: (State HCD AFFH Data Viewer, 2022)

Figure D-53. Santa Barbara County TCAC Economic Score by Tract (2022)



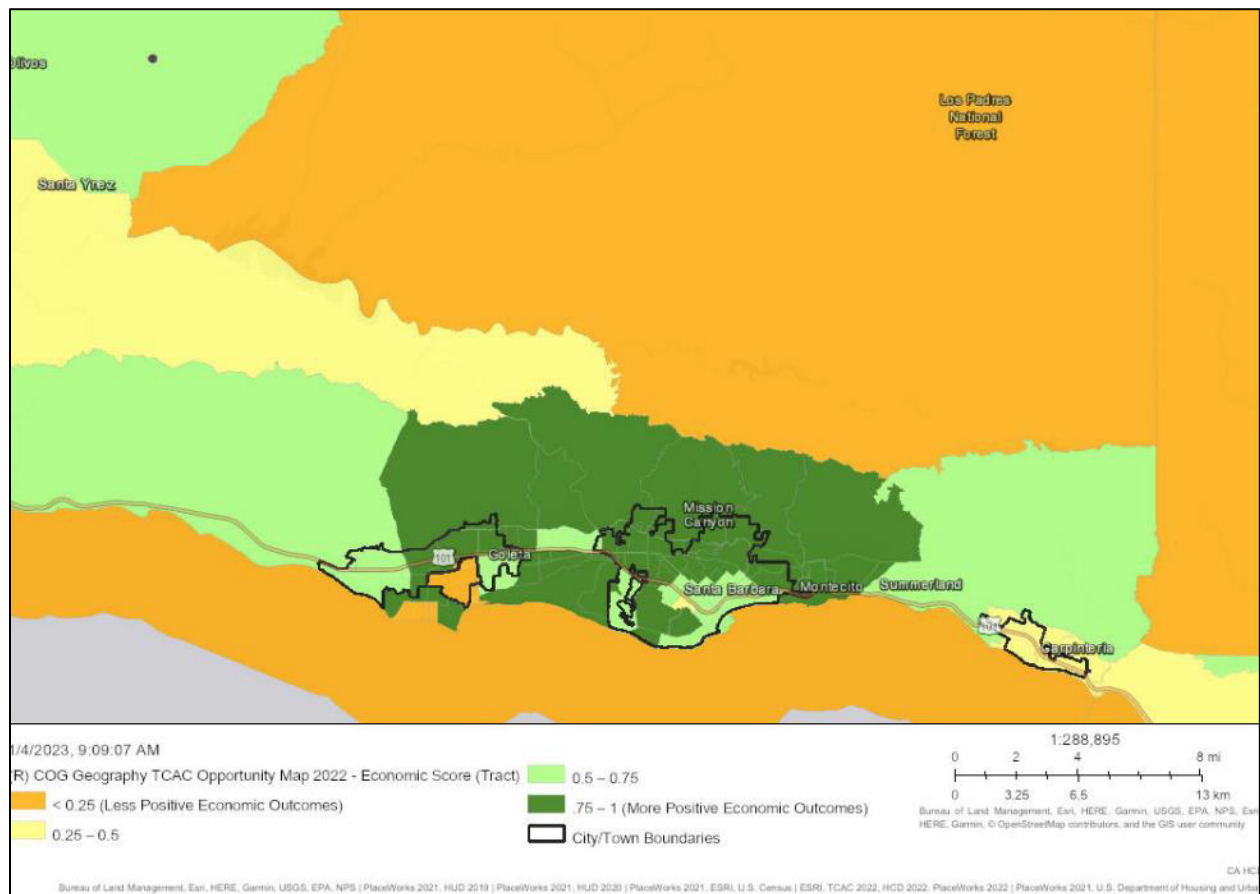
Source: (State HCD AFFH Data Viewer, 2022)

Figure D-54. Job Proximity Score by Tract – Isla Vista (2022)



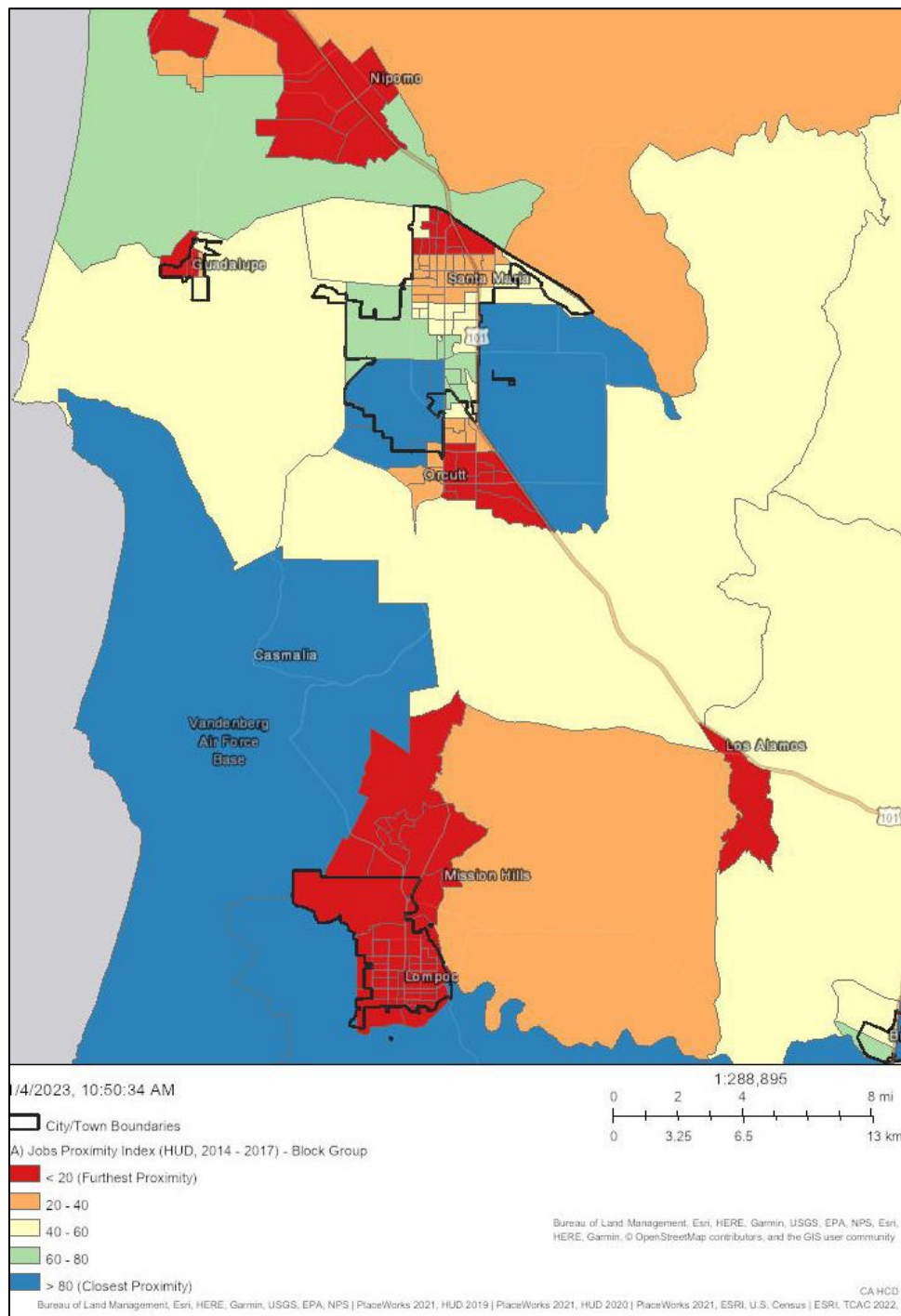
Source: (State HCD AFFH Data Viewer, 2022)

Figure D-55. TCAC Economic Score by Tract – Isla Vista



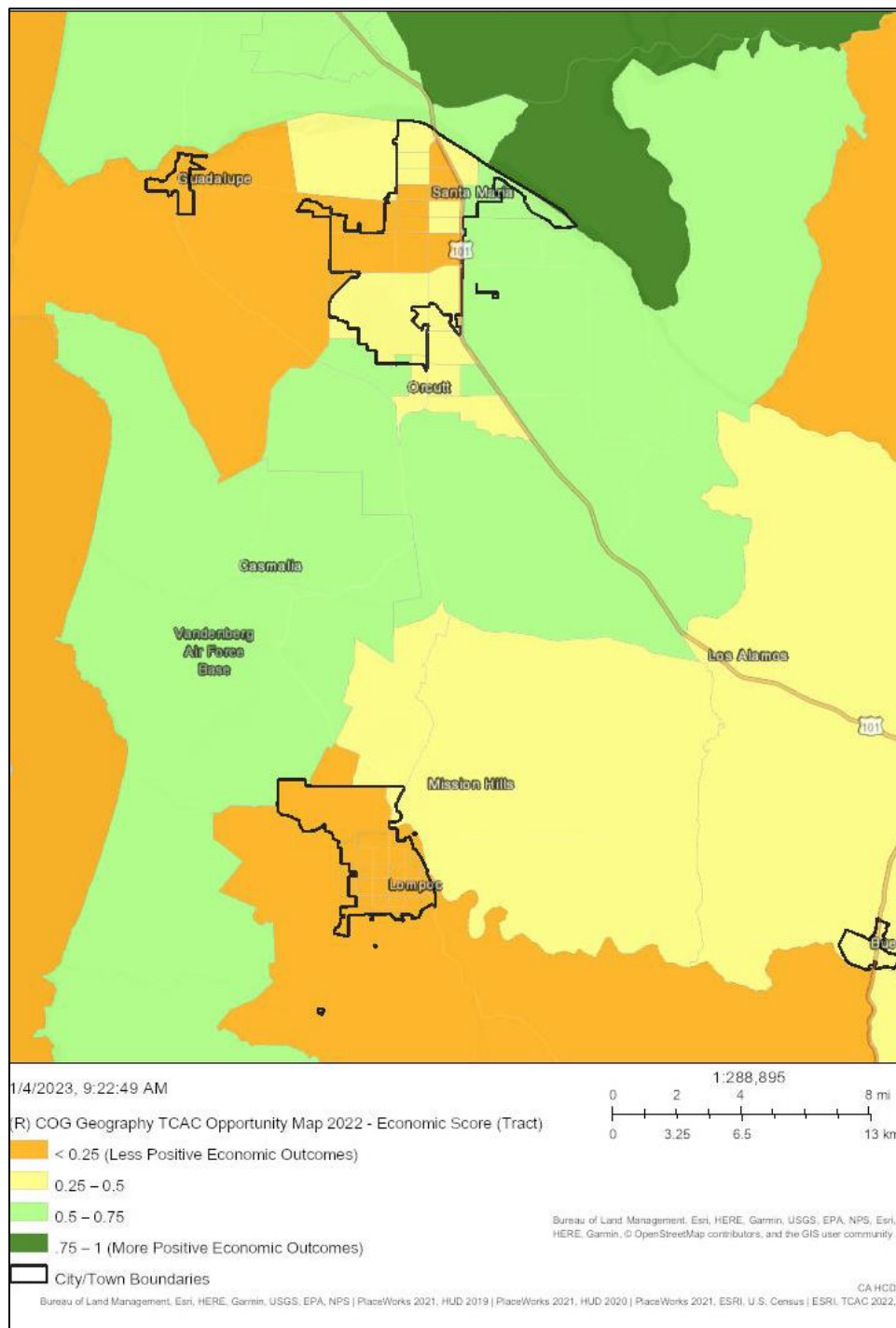
Source: (State HCD AFFH Data Viewer, 2022)

Figure D-56. Job Proximity Score by Tract - Santa Maria and Lompoc (2017)



Source: (State HCD AFFH Data Viewer, 2022).

Figure D-57. TCAC Economic Score by Tract - Santa Maria and Lompoc (2022)



Source: (State HCD AFFH Data Viewer, 2022).

Environment

Regional Trends

HUD's environmental health index can be a measure of the environmental health in the four-county region. Like the other HUD opportunity indicators, scores range from zero to 100 and are published by race and poverty level to identify differences in the relevant "opportunity" (in this case, environmental health opportunity). The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the index value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group. Table D-22 shows that Santa Barbara and San Luis Obispo counties have neighborhoods with the higher environmental quality compared to Ventura and Kern counties. In Santa Barbara and San Luis Obispo counties, Black residents have the highest environmental quality while White residents have the highest index scores in Kern and Ventura counties. Overall, residents living below the poverty line see a decline in environmental quality, except for Hispanic and Native American residents in Santa Barbara County, Native American residents in San Luis Obispo County, and White and Black residents in Ventura County.

Table D-22. Environmental Health Opportunity Index Values (2020)

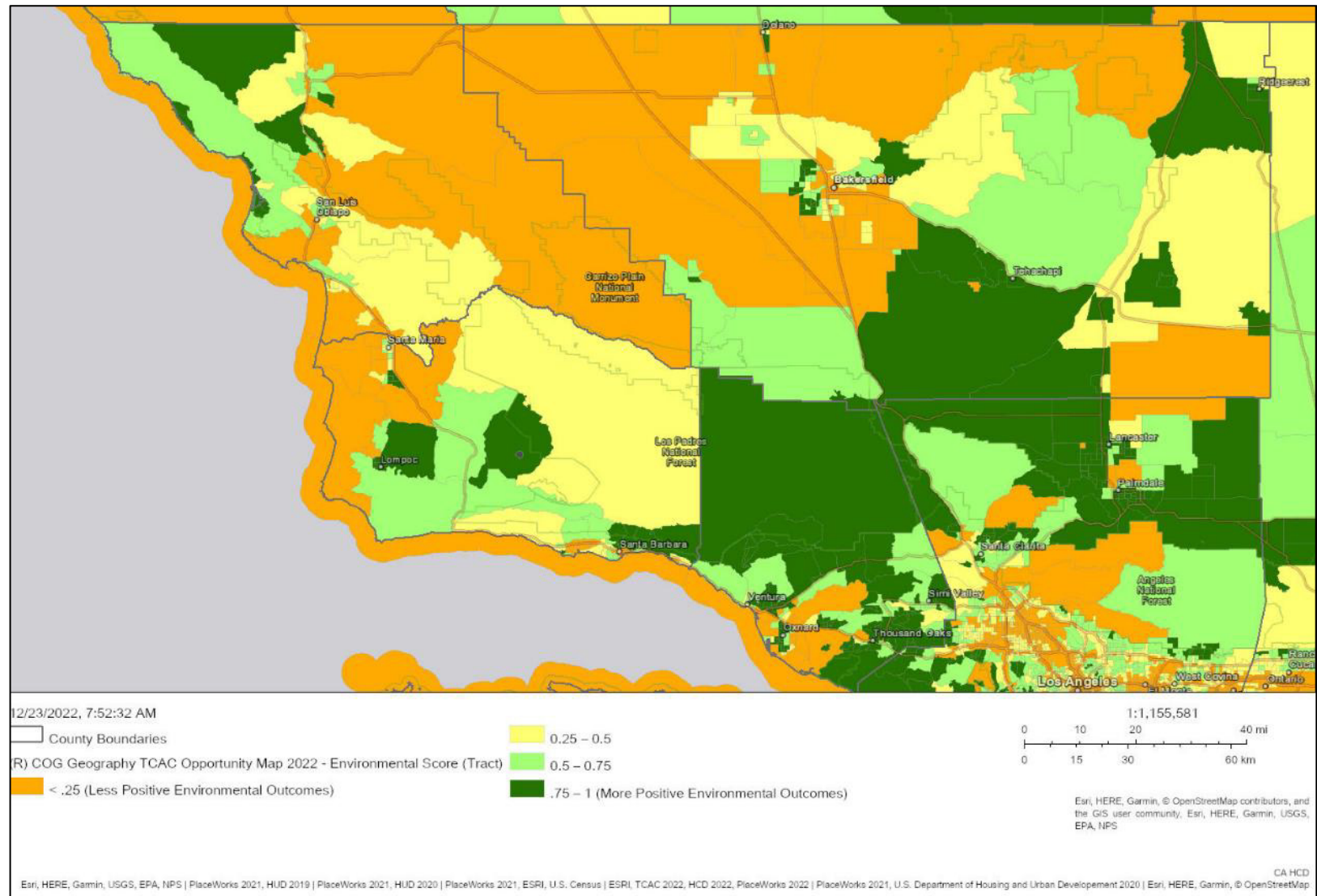
Race/Ethnicity	Santa Barbara County	Kern County	San Luis Obispo County	Ventura County
White	74.85	45.86	75.86	48.08
Black	79.12	44.97	80.00	41.19
Hispanic	74.64	28.20	74.17	40.71
Asian or Pacific Islander	73.05	39.07	75.04	41.98
Native American	77.11	39.36	76.61	47.00
Population Below Federal Poverty Level				
White	72.79	41.72	74.15	51.27
Black	77.24	42.17	67.28	47.50
Hispanic	74.84	26.49	73.19	39.22
Asian or Pacific Islander	70.40	34.03	72.97	38.90
Native American	78.38	19.65	77.49	41.43

Source: (HUD, 2020).

The State HCD/TCAC environmental scores for the region are shown in Figure D-58. These scores are based on the CalEnviroScreen 4.0, which is a statewide risk assessment tool that measures the cumulative impacts of multiple sources of pollution (California Fair Housing Task Force, 2021). Areas with more positive environmental scores include the following:

- **San Luis Obispo County:** Northwest/western coastal areas, portions of the cities of San Luis Obispo, Pismo Beach, and Atascadero.
- **Kern County:** The southern area of the County as well as portions near the cities of Bakersfield, Delano, Ridgecrest, Mojave, California City, and Boron.
- **Ventura County:** Almost the entire county except for areas north of Camarillo, and the east and west of the City of Oxnard.
- **Santa Barbara County:** Areas near Orcutt and Lompoc, the Santa Ynez/Solvang area, and portions of the South Coast area north and west of Santa Barbara.

Figure D-58. Regional TCAC Environmental Score by Tract (2022)

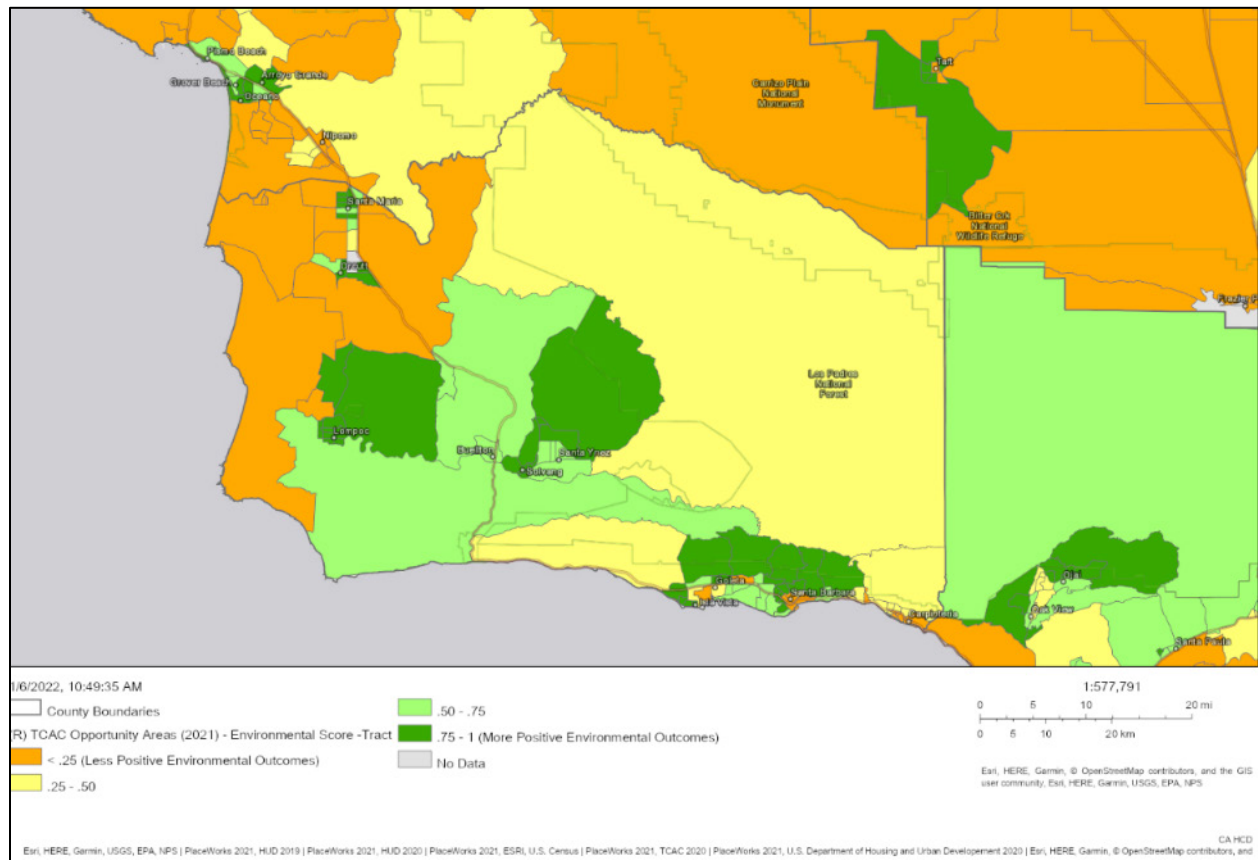


Source: (State HCD AFFH Data Viewer, 2022)

Local Trends

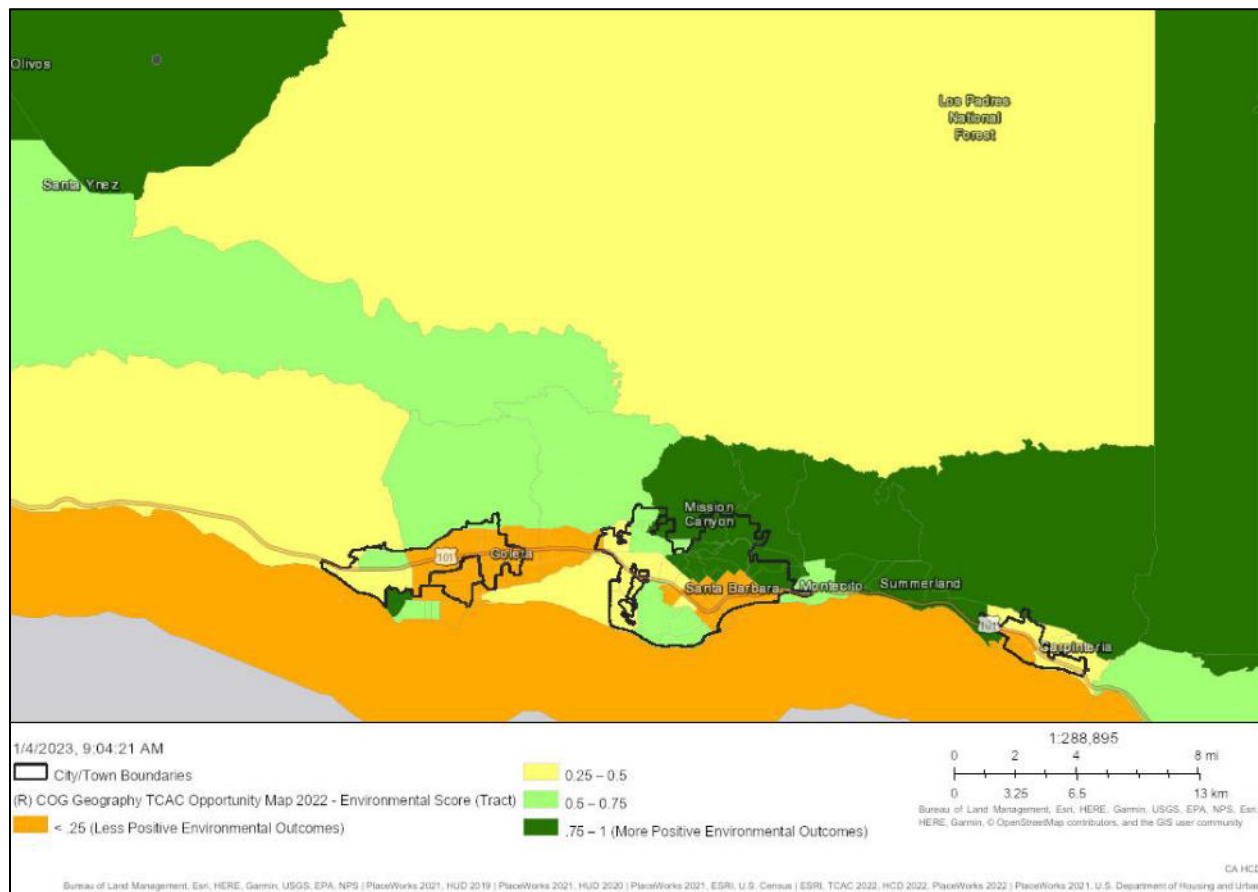
Table D-22 shows that residents of Santa Barbara County have high environmental index scores, regardless of race and ethnicity. All index values are 70 or higher, including residents living below the poverty line, indicating overall positive environmentally healthy neighborhoods, including lower exposure to pollutants. Figure D-59, Figure D-60, and Figure D-61 show the TCAC environmental scores by tract for the county. These figures reveal the Cuyama HMA and Santa Maria HMA have lower environmental scores compared to the rest of the county.

Figure D-59. Santa Barbara County TCAC Environmental Score by Tract (2022)



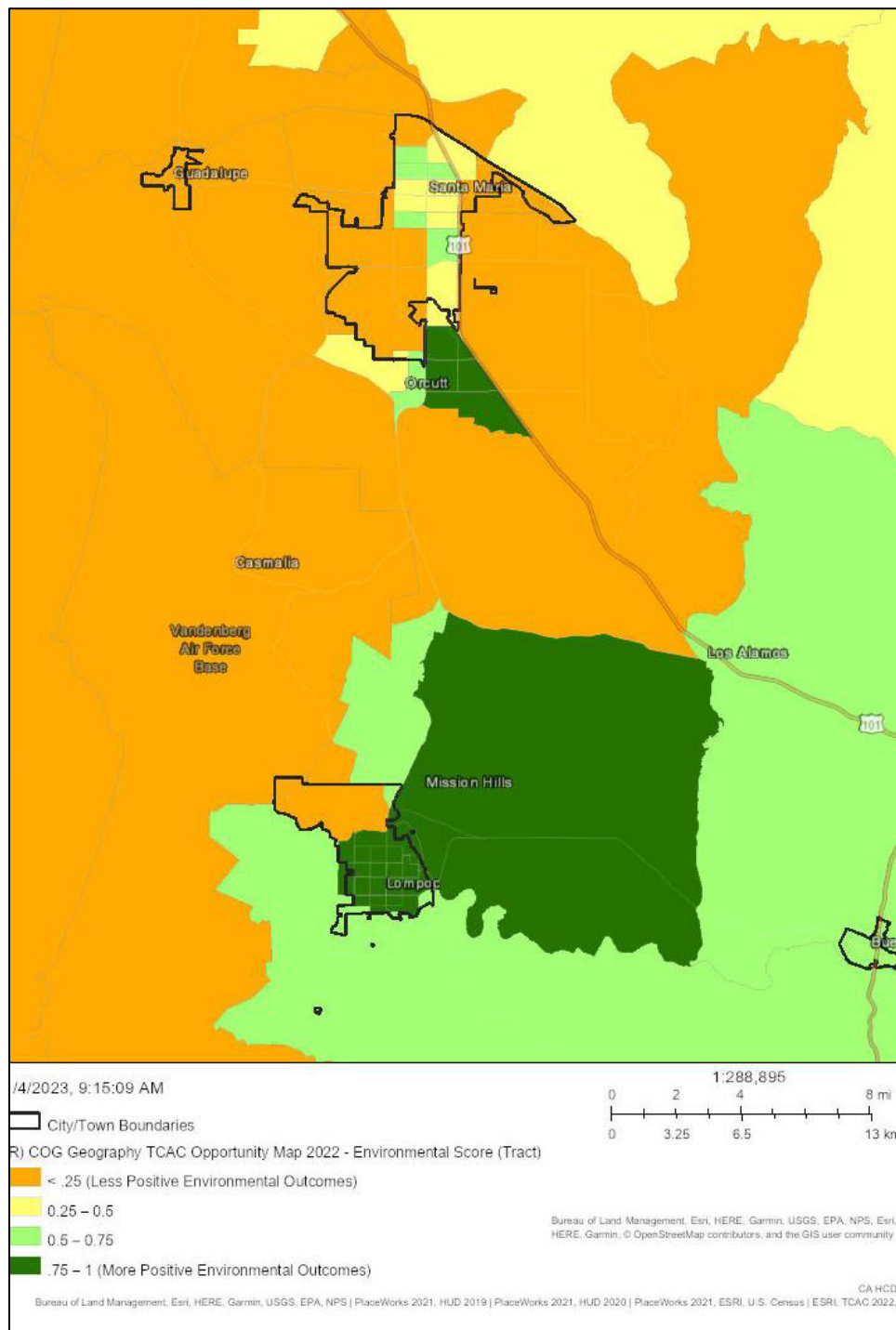
Source: (State HCD AFFH Data Viewer, 2022)

Figure D-60. TCAC Environmental Score by Tract – Isla Vista (2022)



Source: (State HCD AFFH Data Viewer, 2022)

Figure D-61. TCAC Environmental Score by Tract - Santa Maria and Lompoc (2022)



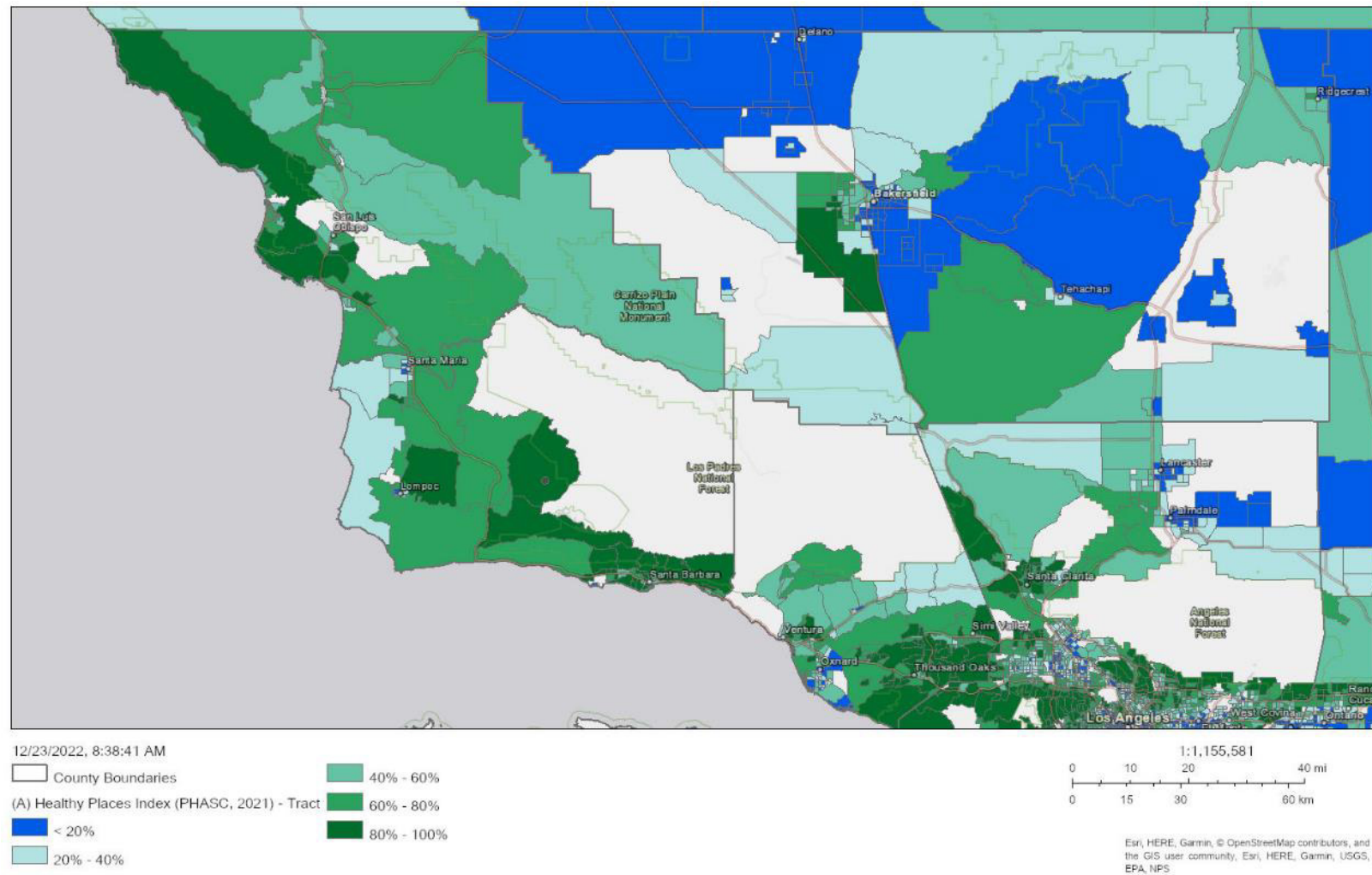
Source: (State HCD AFFH Data Viewer, 2022).

Healthy Places Index

Regional Trends

Residents should have the opportunity to live healthy lives and live in healthy communities. The Healthy Places Index (HPI) is a new tool that allows local officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by the Public Health Alliance of Southern California to assist in comparing community conditions across the state. It combined 25 community characteristics such as housing, education, economic, and social factors into a single indexed HPI Percentile Score, where lower percentiles indicate lower conditions. Figure D-62 shows the HPI percentile score distributions in the region. Many areas, including public lands, do not show a score. San Luis Obispo County has the highest scores overall (40 percent and above), while Kern County has the largest areas with lower scores (40 percent and below).

Figure D-62. Regional Healthy Places Index by Tract

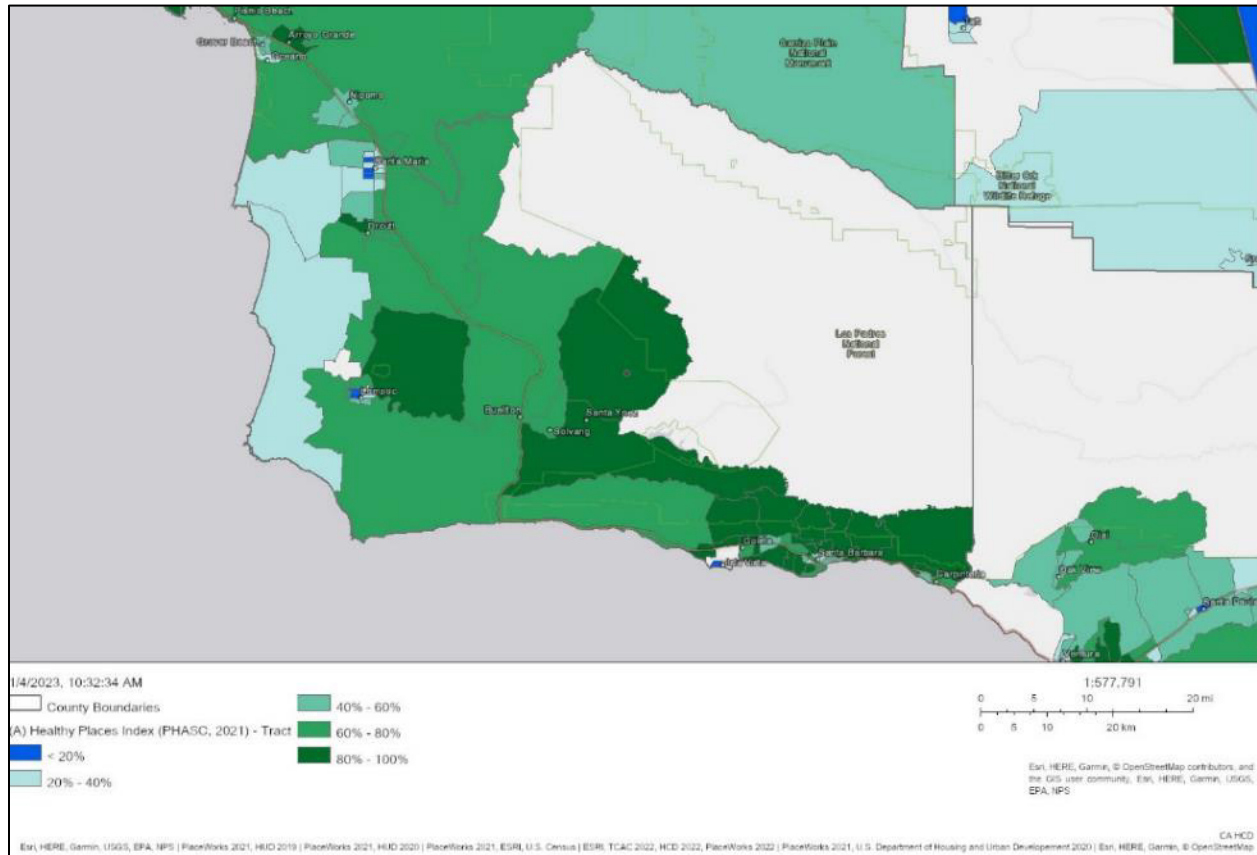


Source: (State HCD AFFH Data Viewer, 2022)

Local Trends

Figure D-63 shows the Healthy Places Index scores for Santa Barbara County. Overall, the scores are high (60 percent or greater). However, the unincorporated areas west of the City of Santa Maria in the Santa Maria HMA and the unincorporated area of Isla Vista and Eastern Goleta Valley in the South Coast HMA have much lower index scores, indicating lower access to housing, education, and economic opportunities. (Figure D-64 and Figure D-65).

Figure D-63. Santa Barbara County Healthy Places Index by Tract (2021)



Source: (State HCD AFFH Data Viewer, 2022).

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City/Town Boundaries

A) Healthy Places Index (PHASC, 2021) - Tract

< 20%

20% - 40%

40% - 60%

60% - 80%

80% - 100%

0 2 4 8 mi

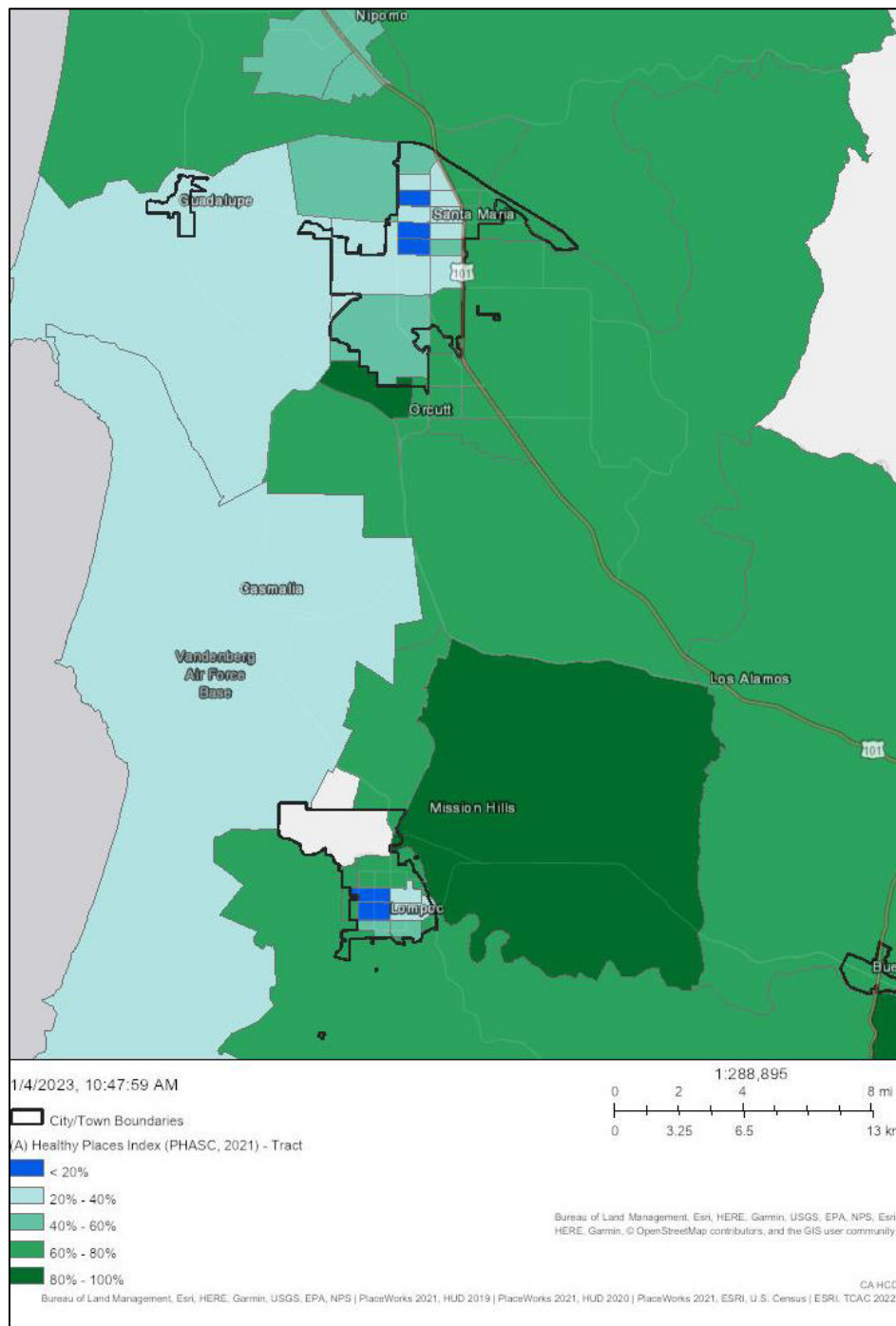
0 3.25 6.5 13 km

Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, ESRI, U.S. Census | ESRI, TCAC 2022, HCD 2022, PlaceWorks 2022 | PlaceWorks 2021, U.S. Department of Housing and Urban Development

CA HCD

D-106

Figure D-65. Healthy Places Index by Tract - Santa Maria and Lompoc (2021)



Source: (State HCD AFFH Data Viewer, 2022)

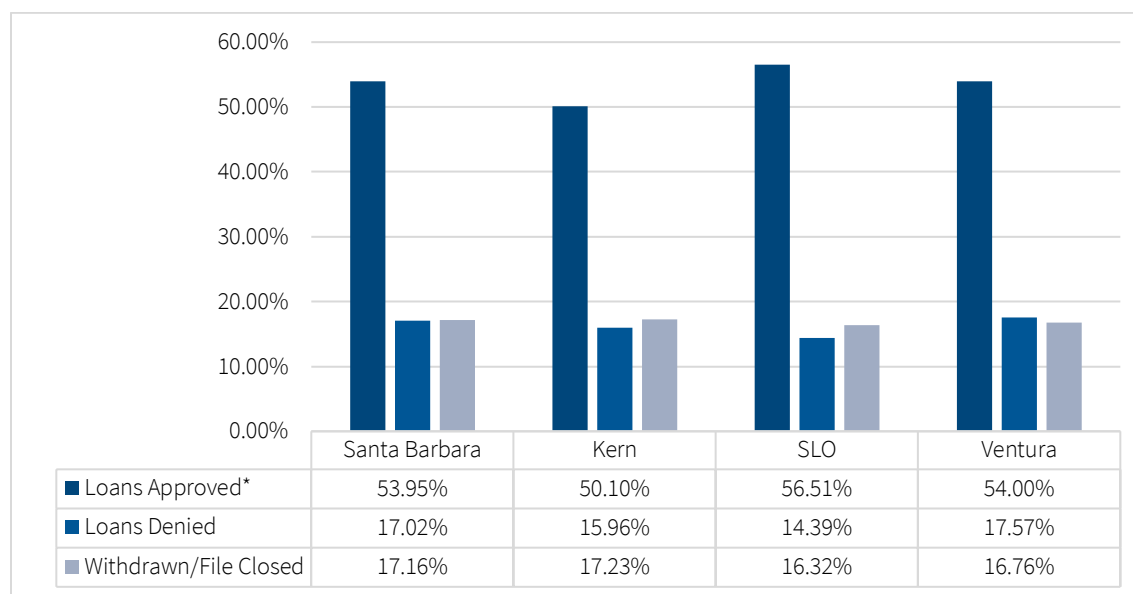
Home Loans

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the continued impacts of the lending/credit crisis. In the past, credit market distortions and other activities such as “redlining” were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and the race or national origin, gender, and annual income of loan applicants.

Regional Trends

Figure D-66 and Table D-23 show the 2018 HMDA data for the four-county region. San Luis Obispo County had the highest loan approval rate overall, 56.51 percent, while Kern County had the lowest, at 50.10 percent. In terms of denial rates, Ventura County had the highest percentage (17.57 percent) while San Luis Obispo County had the lowest (14.39 percent). When looking at loan approval rates by race and ethnicity, White residents had the highest percentage in all counties except San Luis Obispo where residents had the greatest percentage of loan approvals. Conversely, in Santa Barbara, Kern, and Ventura Counties, residents identifying as two or more races had the lowest approval rates. In San Luis Obispo County, American Indian and Alaska Native residents had the lowest rates for loan approvals.

Figure D-66. Regional HMDA Data (2018)



Note: *Loans approved include loans originated and loans approved but not accepted by the applicant

Categories not included in this analysis include loan purchases (from one institution to another and preapproval requests approved but not accepted

Source: (Home Mortgage Disclosure Act)

Table D-23. HMDA Approval Rates By Race/Ethnicity (2018)*

Race/Ethnicity	Santa Barbara County	Kern County	San Luis Obispo County	Ventura County
White	59.32%	58.30%	61.33%	59.69%
Asian	49.92%	56.29%	55.69%	57.18%
Black/African American	47.82%	50.31%	56.14%	54.91%
Hispanic/Latino	54.14%	54.05%	52.96%	51.99%
American Indian/Alaska Native	51.85%	42.37%	50.82%	50.23%
Two or More Races	41.94%	34.88%	70.00%	45.10%
Countywide	53.95%	50.10%	56.51%	54.00%

Note: *Loans approved include loans originated and loans approved but not accepted by the applicant

Source: (Home Mortgage Disclosure Act)

Local Trends

The 2018 HMDA data shows that countywide, the loan approval rate was 53.95 percent for Santa Barbara residents while the denial rate was 17.02 percent. White residents had the highest loan approval rate at 59.32 percent, followed by Hispanic/Latinos (54.14 percent), American Indian/Alaska Natives (51.85 percent), Asians (49.92 percent), Black/African Americans (47.82 percent), and residents identifying as two or more races (41.94 percent).

D.4.5 Disproportionate Housing Needs

State HCD's AFFH Guidance Memo (State HCD, 2021) defines disproportionate housing needs as a "condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area" (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Santa Barbara County. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom).

According to 2021 CHAS data based on the 2014-2018 ACS, approximately 47 percent of Santa Barbara County households experience housing problems, compared to approximately 44 percent of households in the unincorporated county. Renters countywide, including in the

unincorporated county areas, are more likely to experience housing problems compared to owners.

Cost Burden

Regional Trends

As presented in Table D-24, in Santa Barbara County, approximately 41 percent of households are cost-burdened. Renters experience cost burdens at higher rates than owners (53 percent vs. 29 percent, respectively), regardless of race. Among renters, Pacific Islander (100 percent), American Indian (64.7 percent), and Black (61.2 percent) households are cost burdened at the highest rates. Hispanic households are also cost-burdened at a rate exceeding the countywide average of 52.6 percent for renters (71.2 percent). Based on HUD CHAS data using the 2014-2018 ACS, renter-occupied households represent 47.8 percent of the countywide population. American Indian, Black, and Hispanic households are also cost burdened at the highest rates among owner-occupied households.

Regionally, cost-burdened owner households are not concentrated in a single area. Between 20 and 60 percent of owners in most tracts in Santa Barbara County and the adjacent areas of Ventura County, San Luis Obispo County, and Kern County are cost-burdened (Figure D-67). Cost-burdened owners at the tract level are shown for the region in Figure D-68. Tracts with larger populations of cost-burdened renters tend to be concentrated in and around larger cities such as Santa Barbara, Lompoc, Oxnard, Ventura, Oxnard, and San Luis Obispo. Overpaying renters are less prevalent in tracts in eastern and northern Santa Barbara and Ventura counties, as well as in Kern County.

Table D-24. Housing Problems and Cost Burden by Race/Ethnicity – Santa Barbara County (2021)

	White	Black	Asian	Am. Ind.	Pac. Isl.	Hispanic	All
With Housing Problem							
Owner-Occupied	28.9%	37.9%	31.1%	39.6%	0.0%	44.7%	32.9%
Renter-Occupied	53.3%	65.2%	53.8%	64.7%	87.5%	71.2%	61.6%
All Households	38.3%	55.9%	42.3%	49.5%	29.2%	61.3%	46.7%
With Cost Burden							
Owner-Occupied	28.2%	36.1%	27.8%	38.5%	0.0%	32.6%	29.3%
Renter-Occupied	50.6%	61.2%	48.5%	64.7%	100.0%	54.7%	52.6%
All Households	36.8%	52.6%	38.0%	48.8%	33.3%	46.4%	40.4%

Source: (HUD, 2021)

Housing problems and cost burdens can also disproportionately affect special needs populations. As presented in Table D-25, large households, regardless of tenure, are more likely to experience

housing problems compared to owners and renters countywide. However, large households are less likely to be cost-burdened compared to the countywide average. This is likely due to a high number of large households that are overcrowded. Overcrowding is further discussed in the following subsection.

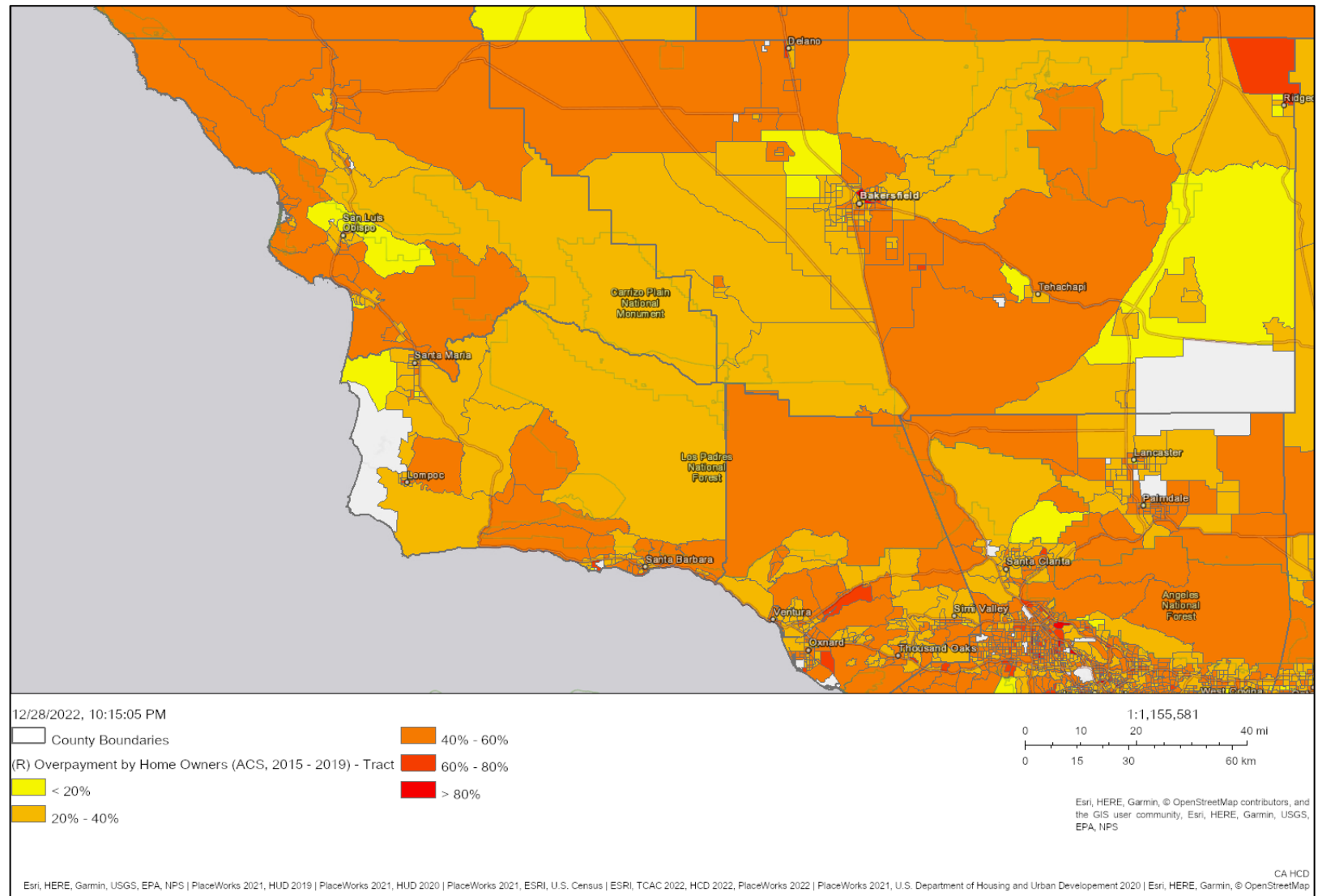
Elderly households are more likely to experience a cost burden due to fixed incomes. Approximately 29.6 percent of elderly owners and 74.4 percent of elderly renters are cost-burdened compared to 29.3 percent of owners and 52.6 percent of renters countywide (Table D-25). These figures indicate a need for more senior housing options throughout the county, especially in the South Coast where housing costs tend to be higher and options for affordable senior housing are limited.

Table D-25. Housing Problems, Elderly and Large Households – Santa Barbara County (2021)

	Owner-Occupied			Renter-Occupied			All HH
	Elderly	Large HH	All Owner	Elderly	Large HH	All Renters	
Any housing problem	30.2%	55.4%	32.9%	78.5%	83.5%	61.6%	46.7%
Cost burden >30%	29.6%	29.0%	29.3%	74.4%	51.0%	52.6%	40.4%

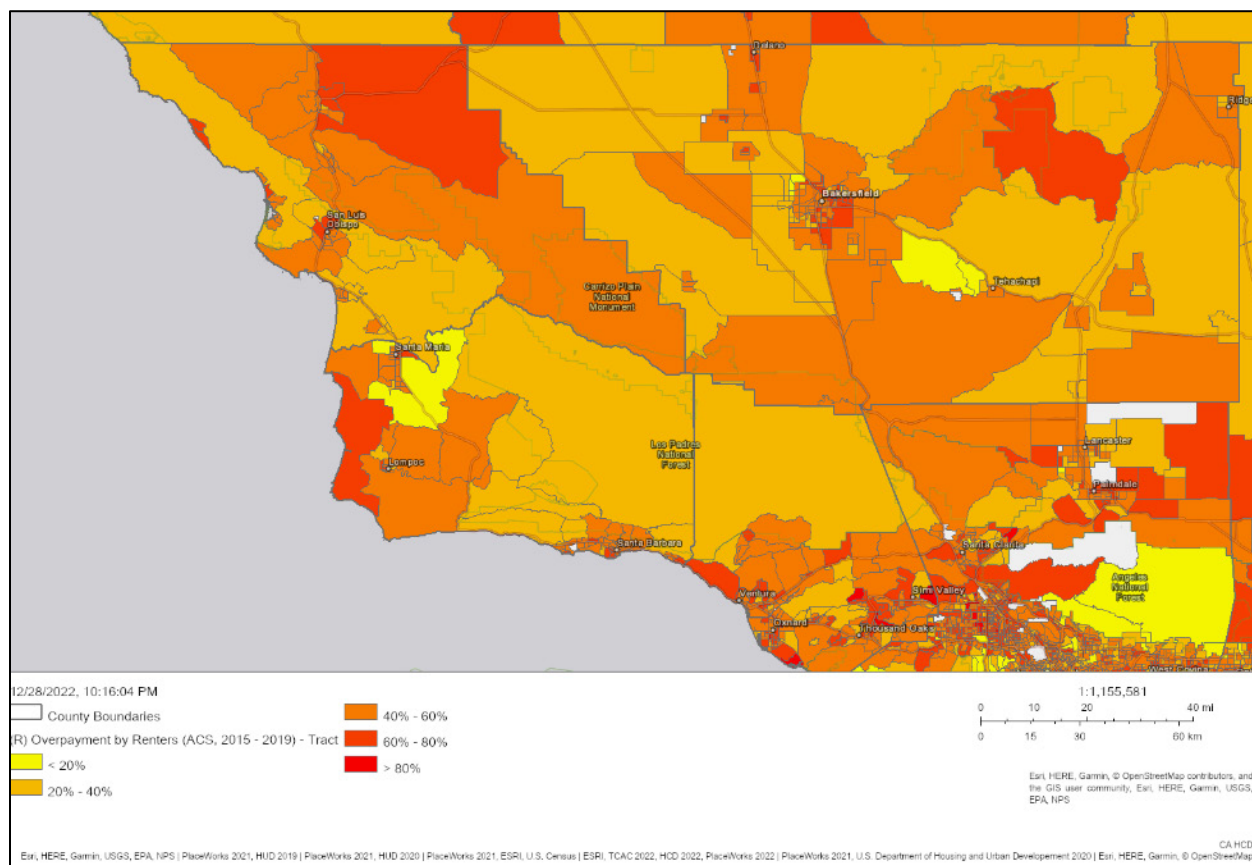
Source: (HUD, 2021)

Figure D-67. Regional Population of Cost-Burdened Homeowners by Tract (2019)



Source: (State HCD AFFH Data Viewer, 2022).

Figure D-68. Regional Population of Cost-Burdened Renters by Tract (2019)



Source: (State HCD AFFH Data Viewer, 2022).

Local Trends

Housing problem rates are lower in the unincorporated county (43.5 percent) than in the county overall (46.7); however, 40.4 percent of both the county as a whole and the unincorporated county experience cost burden (Table D-26). Trends of disproportionate housing problems (e.g., lack of complete kitchen or plumbing facilities) and cost burdens for American Indian, Black, and Hispanic residents persist in the unincorporated county. Black households have the highest rate of housing problems in the unincorporated county (56.3 percent), followed by Hispanic households (56 percent), American Indian households (52.7 percent), and Asian households (48.2 percent). Like the trend countywide, owner households experience housing problems and cost burdens at lower rates than renter households in unincorporated areas.

Table D-26. Housing Problems and Cost Burden by Race/Ethnicity – Unincorporated County (2021)

	White	Black	Asian	Am. Ind.	Pac. Isl.	Hispanic	All
With Housing Problem							
Owner-Occupied	27.8%	5.0%	20.0%	51.2%	0.0%	42.1%	29.4%
Renter-Occupied	65.4%	87.7%	63.1%	55.7%	--	68.3%	66.6%
All Households	39.4%	56.3%	48.2%	52.7%	0.0%	56.0%	43.5%
With Cost Burden							
Owner-Occupied	26.6%	5.0%	20.0%	45.7%	0.0%	37.8%	27.8%
Renter-Occupied	61.7%	81.5%	57.2%	55.7%	--	59.1%	61.0%
All Households	37.5%	52.5%	44.4%	49.0%	0.0%	49.1%	40.4%

Note: Unincorporated county data was calculated by aggregating the values for all the CDPs in the unincorporated county communities as follows: Isla Vista, Mission Canyon, Montecito, Summerland, Toro Canyon, Garey, Orcutt, Sisquoc, Ballard, Los Alamos, Los Olivos, Santa Ynez, Casmalia, Mission Hills, Vandenberg Village, Cuyama, and New Cuyama.

Source: (HUD, 2021).

As shown in Figure D-69, the percentage of cost-burdened owner households varies across the unincorporated area. However, in most unincorporated Santa Barbara County tracts, between 20 and 60 percent of owner-occupied households are cost-burdened. There are more cost-burdened owners in tracts in the cities of Santa Barbara, Goleta, and Lompoc. As presented in Figure D-71, more than 60 percent of owners in a tract spanning between Isla Vista and the City of Goleta spend 30 percent or more of their income on housing.

As shown in Figure D-70, Figure D-72, and Figure D-74, a larger proportion of renters are cost-burdened in most Santa Barbara tracts compared to owner-occupied households. This is consistent with the trend outlined in Table D-26 above, where 61 percent of renters are cost-burdened compared to only 27.8 percent of owners. Cost-burdened renters are most prevalent in coastal areas and the unincorporated Isla Vista area and the cities of Santa Barbara, Goleta, Carpinteria, Lompoc, and Santa Maria. Cost-burdened renters are least prevalent in tracts in the eastern and northwestern county areas. In general, tracts with larger populations of cost-burdened renters also have larger total renter populations (Figure D-75). As discussed in *Appendix D.4.2, Integration and Segregation*, the urban areas, where there are more renters including cost-burdened renters, also tend to have larger racial/ethnic minority populations and low- to moderate-income (LMI) households.

As discussed above, certain special needs populations such as the elderly or large households may experience housing problems and cost burdens at higher rates. Approximately 48 percent of large owner-occupied households experience one or more housing problems compared to only 29.4 percent of all owners in the unincorporated county (Table D-27). However, only 3.9 percent of large owner households are cost-burdened. The large population of large owner households experiencing housing problems is likely due to overcrowding. Like the owner-occupied household

population, a larger proportion of large renter households (70.4 percent) experience at least one housing problem compared to all renters in the unincorporated county (66.7 percent). However, only 46.5 percent are cost-burdened compared to 60.9 percent of all renters in the unincorporated county. Large households of five or more people may struggle to find suitable housing with an adequate number of bedrooms. Overcrowding is further discussed in the following subsection.

Elderly owners have lower rates of housing problems and cost burden compared to the average amongst owners in the unincorporated county. However, elderly renters are significantly more likely to experience housing problems including cost burden. Nearly 85 percent of elderly renter households experience one or more housing problems and 76 percent are cost-burdened. Elderly households are more likely to experience cost burdens due to fixed or low incomes.

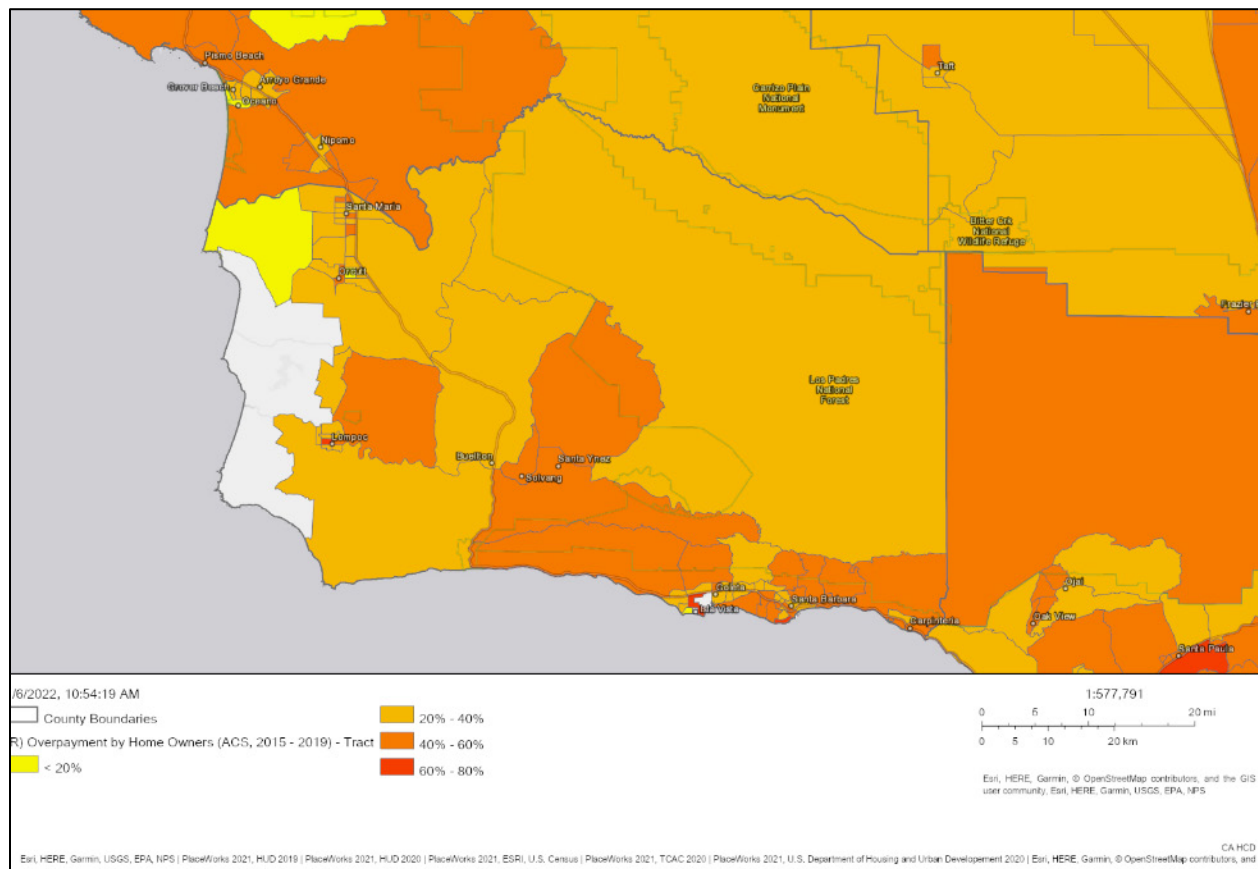
Table D-27. Housing Problems, Elderly and Large Households – Unincorporated County (2021)

	Owner-Occupied			Renter-Occupied			All HH
	Elderly	Large HH	All Owner	Elderly	Large HH	All Renters	
Any housing problem	27.3%	48.0%	29.4%	84.8%	70.4%	66.7%	43.6%
Cost burden >30%	26.9%	3.9%	28.2%	76.0%	46.5%	60.9%	40.6%

Note: Unincorporated county data was calculated by aggregating the values for all the CDPs in the unincorporated county communities as follows: Isla Vista, Mission Canyon, Montecito, Summerland, Toro Canyon, Garey, Orcutt, Sisquoc, Ballard, Los Alamos, Los Olivos, Santa Ynez, Casmalia, Mission Hills, Vandenberg Village, Cuyama, and New Cuyama.

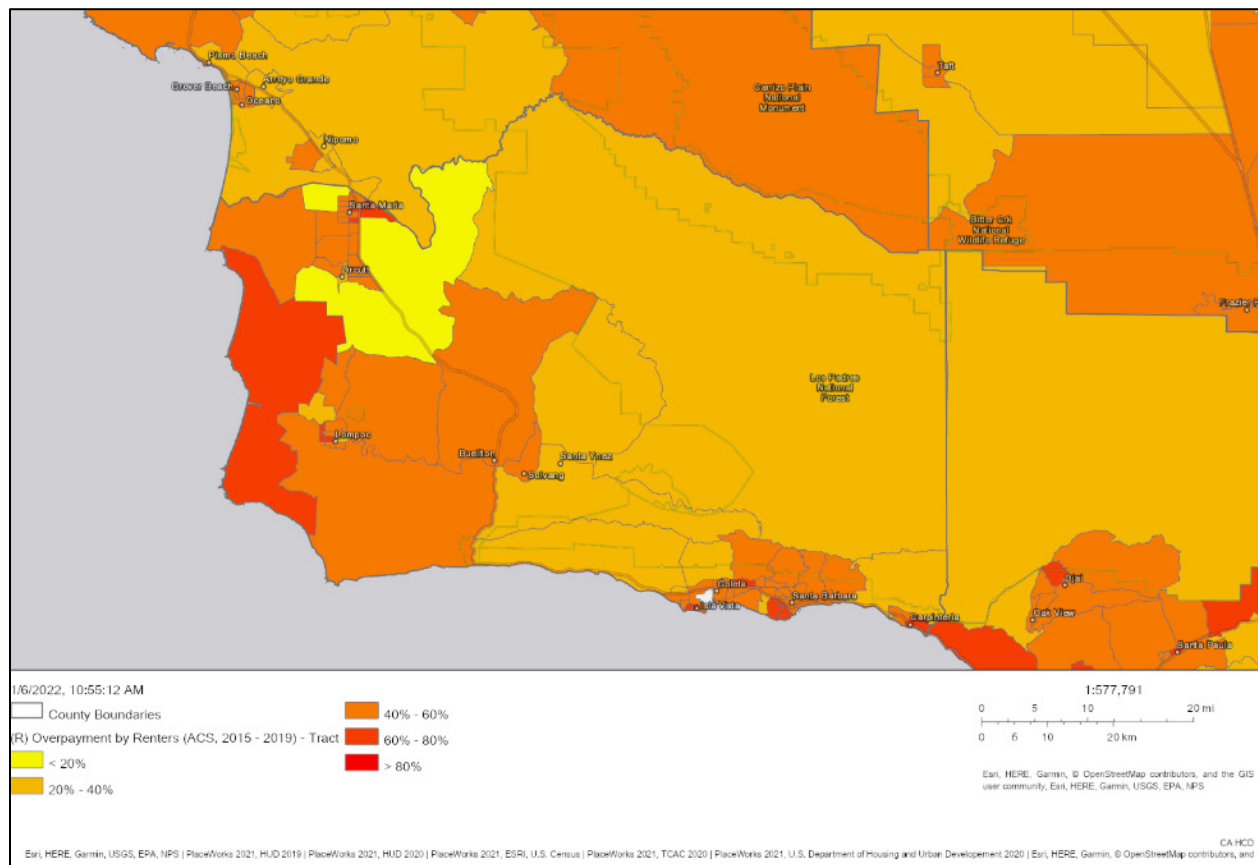
Source: (HUD, 2021).

Figure D-69. Population of Cost-Burdened Homeowners by Tract – Santa Barbara County (2019)



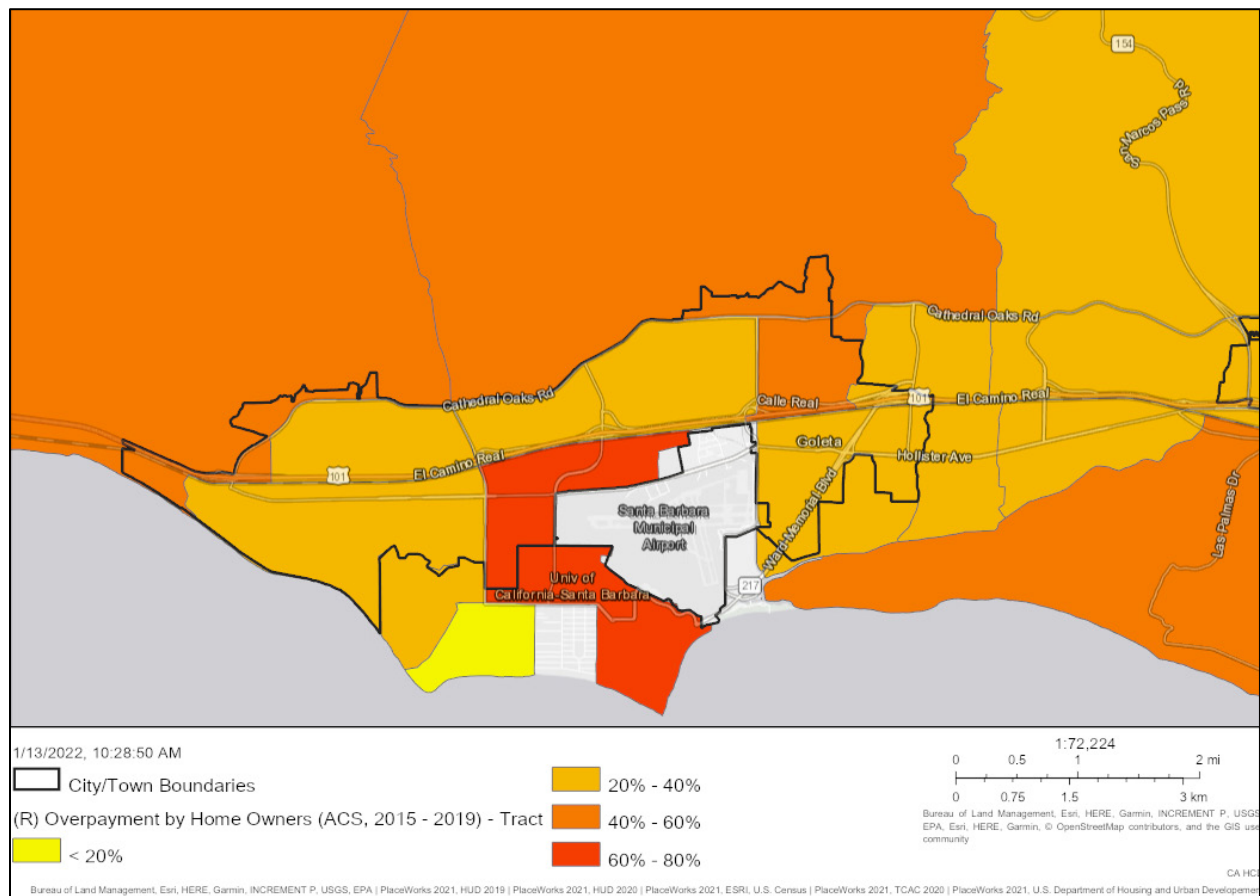
Source: (State HCD AFFH Data Viewer, 2022).

Figure D-70. Population of Cost-Burdened Renters by Tract – Santa Barbara County (2019)



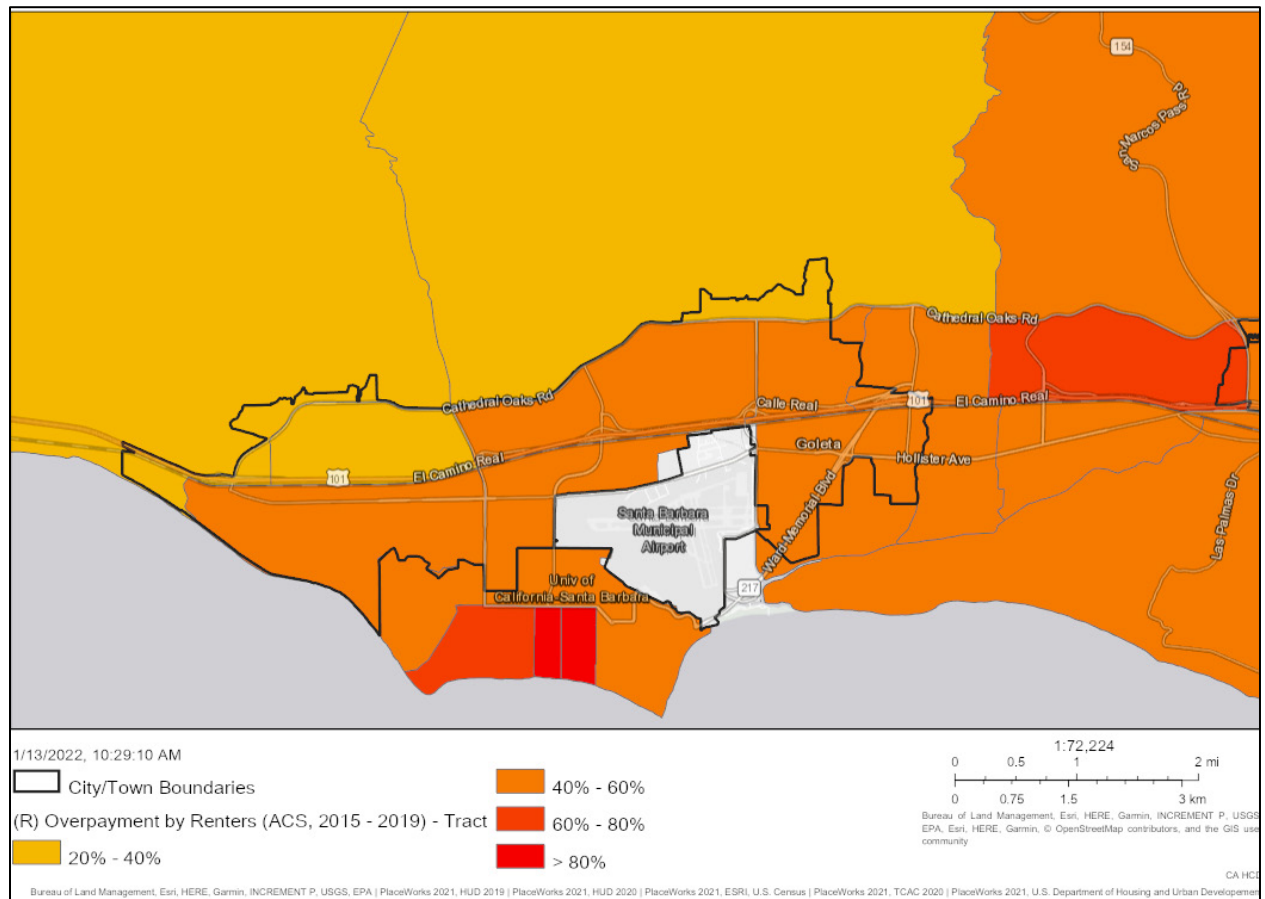
Source: (State HCD AFFH Data Viewer, 2022).

Figure D-71. Population of Cost-Burdened Homeowners by Tract – Isla Vista (2019)



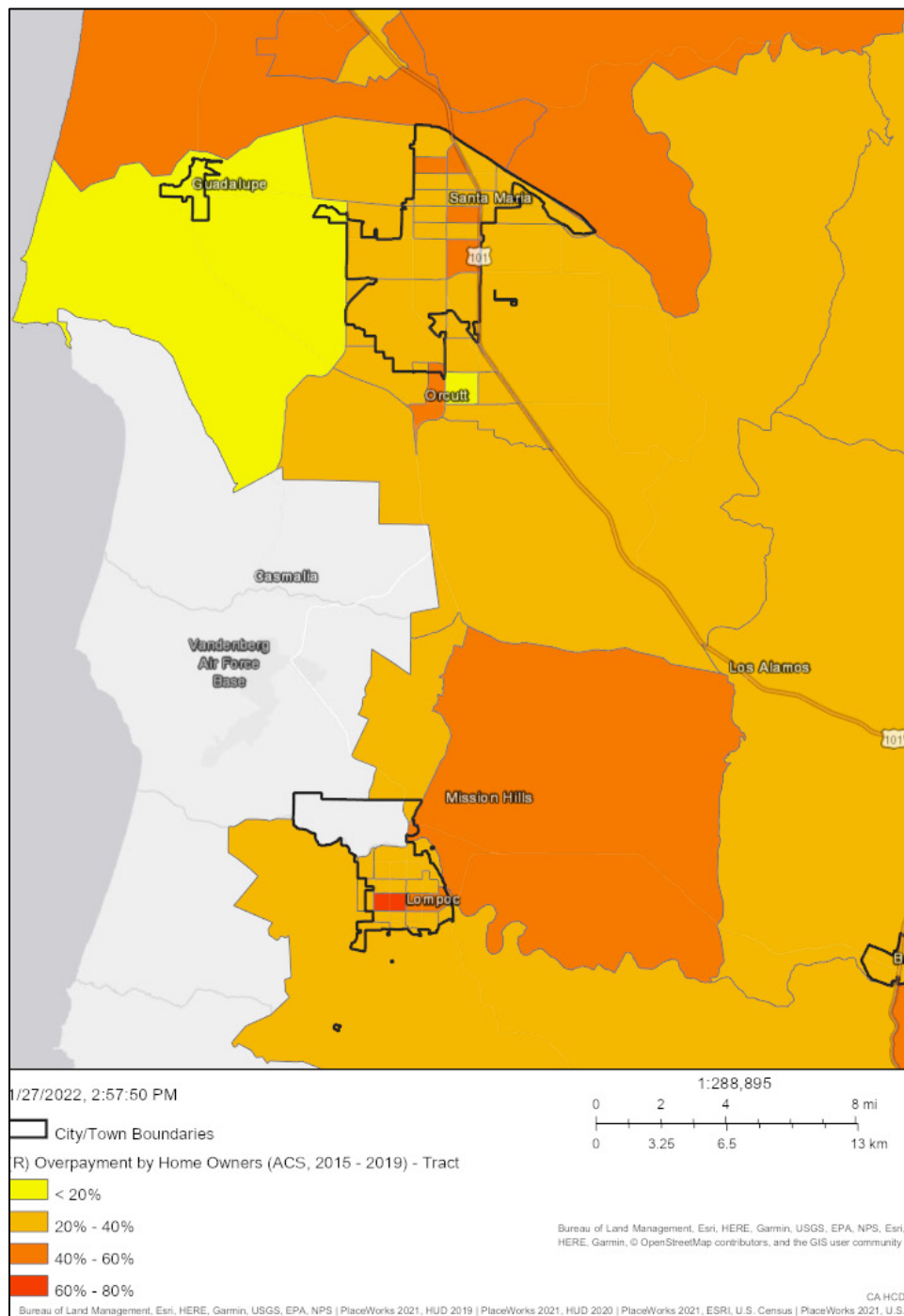
Source: (State HCD AFFH Data Viewer, 2022).

Figure D-72. Population of Cost-Burdened Renters by Tract – Isla Vista (2019)



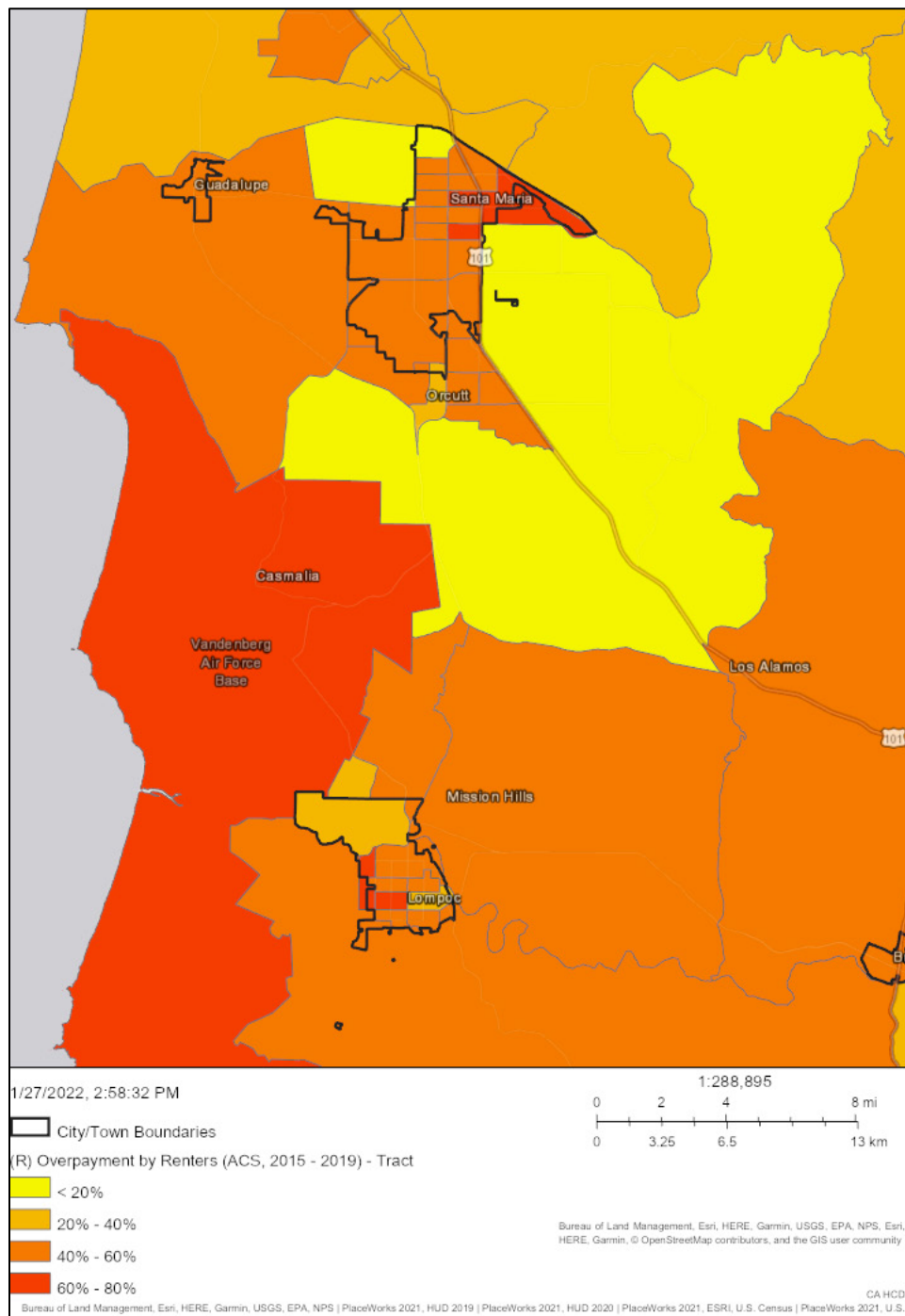
Source: (State HCD AFFH Data Viewer, 2022)

Figure D-73. Population of Cost-Burdened Homeowners by Tract – Santa Maria and Lompoc (2019)



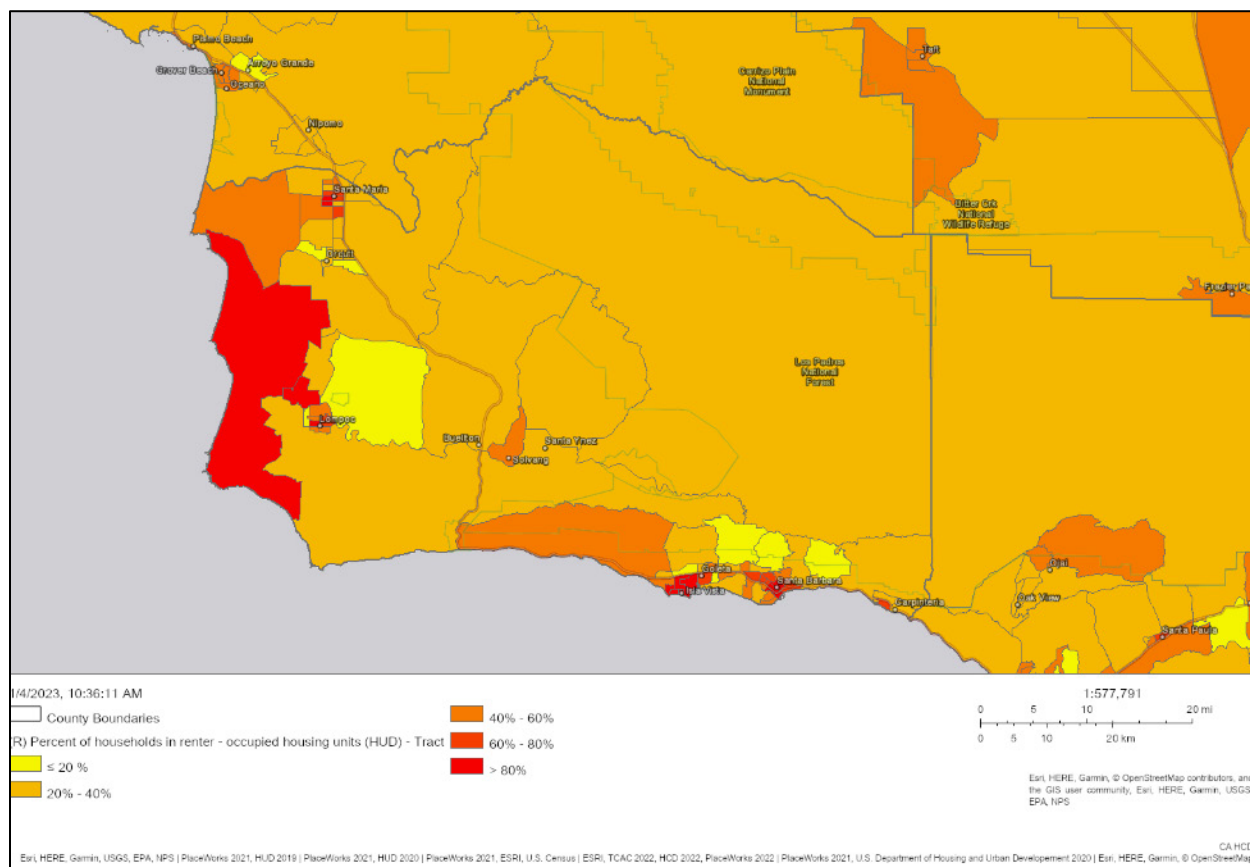
Source: (State HCD AFFH Data Viewer, 2022).

Figure D-74. Population of Cost-Burdened Renters by Tract – Santa Maria and Lompoc (2019)



Source: (State HCD AFFH Data Viewer, 2022).

Figure D-75. Percent of Renter-Occupied Households by Tract (2016)



Source: (State HCD AFFH Data Viewer, 2022).

Overcrowding

Regional Trends

Overcrowding is defined by the U.S. Census Bureau as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchens). According to 2019 five-year ACS estimates, nearly 11 percent of Santa Barbara County households are overcrowded. A larger proportion of households in Santa Barbara County are overcrowded compared to Kern County (9.2 percent), San Luis Obispo County (3.3 percent), and Ventura County (6.4 percent) (Table D-28). In all counties, renters are more likely to experience overcrowding than owners. In Santa Barbara County, nearly 17 percent of renter households are overcrowded compared to only 5 percent of owners.

The large population of overcrowded households in Santa Barbara County may be in part due to the large student population, a large proportion of which attend UCSB and Santa Barbara City College and reside in and around Isla Vista. Approximately 42.6 percent of the county population is enrolled in college or graduate school according to 2015-2019 ACS estimates. However, only 3.3

percent of households in San Luis Obispo County are overcrowded despite a college and graduate student population of 47.6 percent. The UCSB housing shortage is further discussed in the following subsection.

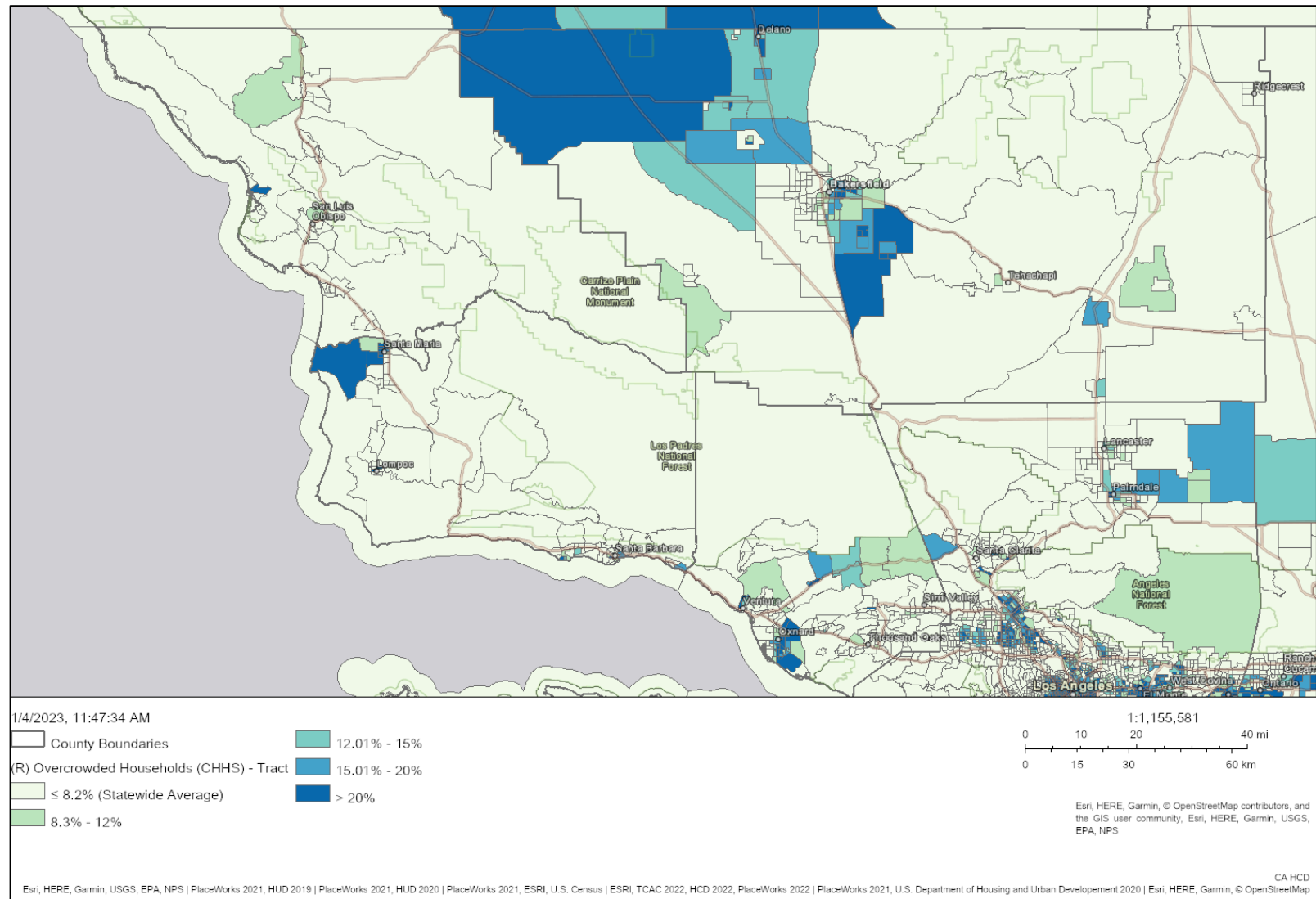
As shown in Figure D-76, tracts with larger populations of overcrowded households are most prevalent in Los Angeles County, Oxnard, northwest Kern County, the area in and around Bakersfield, Guadalupe, Santa Maria, and the surrounding areas.

Table D-28. Overcrowded Households by County (2019)

	Santa Barbara County	Kern County	San Luis Obispo County	Ventura County
Owner-Occupied	5.1%	5.4%	1.6%	3.0%
Renter-Occupied	16.9%	14.6%	6.0%	12.1%
All Households	10.7%	9.2%	3.3%	6.4%

Source: (U.S. Census Bureau, 2019).

Figure D-76. Regional Overcrowded Households by Tract (2020)



Source: (State HCD AFFH Data Viewer, 2022)

Local Trends

Like the county as a whole, overcrowding is more common amongst renter-occupied households compared to owner-occupied households. However, overcrowding is less prevalent in the unincorporated county compared to the county as a whole, regardless of tenure. Table D-29 shows rates of overcrowding for unincorporated county communities. The following areas have the highest rates of overcrowding in the county:

- Garey (25.8 percent) is located east of Santa Maria;
- Isla Vista (18.1 percent) is adjacent to UCSB and Goleta;
- Los Alamos (14.6 percent) is located north of Buellton and east of Lompoc; and
- Sisquoc (11.9 percent) lies to the southeast of Santa Maria.

It is relevant to note that there are only 31 occupied housing units in Garey and 59 in Sisquoc. In most unincorporated county communities, more renter-occupied households are overcrowded. The Garey, Isla Vista, and Los Alamos communities specifically have large, overcrowded renter populations. Both Garey and Los Alamos are characterized by relatively small renter populations of 38.7 percent and 37.2 percent, respectively.

Isla Vista is predominantly occupied by students attending UCSB. According to the 2015-2019 ACS, 98 percent of households in Isla Vista are renters. The housing shortage surrounding UCSB specifically has heightened in recent years following the COVID-19 pandemic. Approaching the fall 2021 school year, UCSB had filled all available university housing but retained a waitlist of over 1,000 students still in search of housing (Shuda & Malley, 2022). In 2015, UCSB proposed Munger Hall for development, aiming to accommodate the projected enrollment increase of 25,000 by 2025. However, enrollment increased faster than expected, reaching 25,000 students in 2019. Munger Hall, in addition to other student and faculty housing, continues to be explored to accommodate the growing university population (Thorton, 2022).

Table D-29. Overcrowded Households by Unincorporated County Community (2019)

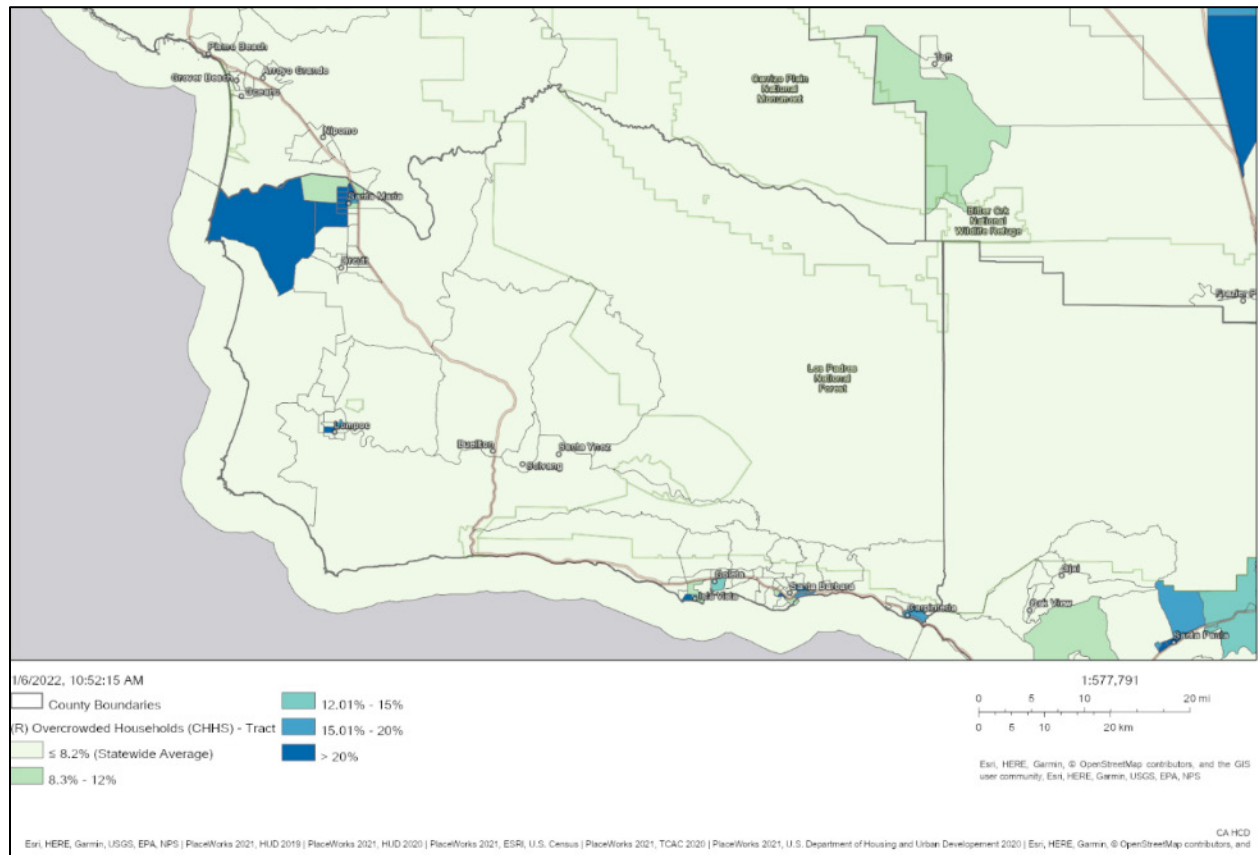
Community	All Households	Owner-Occupied	Renter-Occupied
Ballard	4.1%	5.6%	0.0%
Casmalia	0.0%	0.0%	0.0%
Cuyama	0.0%	0.0%	--
Garey	25.8%	0.0%	66.7%
Isla Vista	18.1%	0.0%	18.5%
Los Alamos	14.6%	0.0%	39.3%
Los Olivos	0.0%	0.0%	0.0%
Mission Canyon	0.0%	0.0%	0.0%
Mission Hills	5.7%	6.4%	0.0%
Montecito	1.5%	1.4%	1.5%
New Cuyama	1.3%	2.1%	0.0%
Orcutt	1.8%	1.9%	1.7%
Santa Ynez	3.4%	0.1%	12.9%
Sisquoc	11.9%	11.4%	12.5%
Summerland	0.0%	0.0%	0.0%
Toro Canyon	3.5%	4.6%	0.0%
Vandenberg Village	3.4%	1.8%	8.6%
Unincorporated County	6.0%	3.4%	10.2%

Note: Unincorporated county calculated by subtracting incorporated City data from countywide estimates.

Source: (U.S. Census Bureau, 2019).

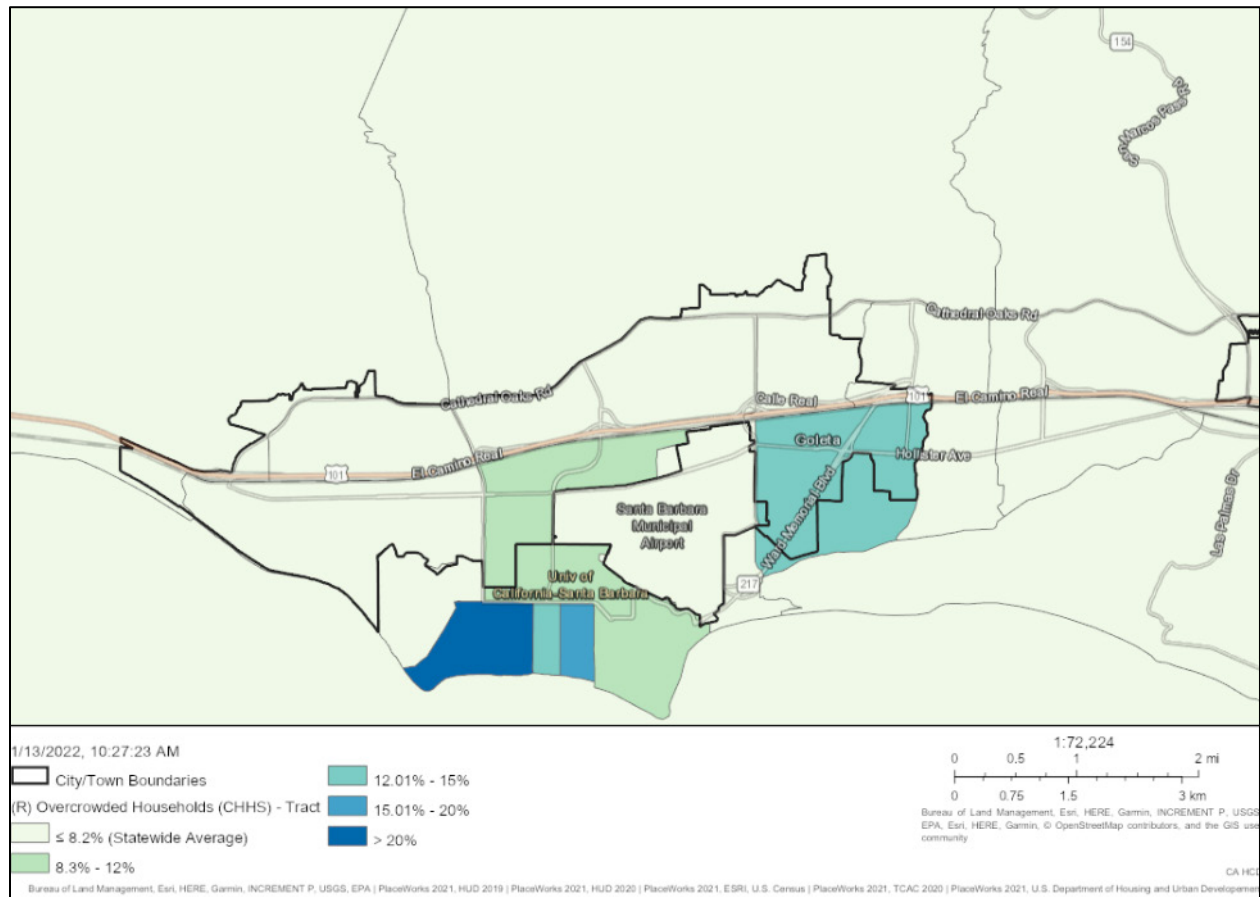
As shown in Figure D-77, tracts with overcrowded populations exceeding 8.2 percent, the statewide average, are most prevalent around Santa Maria, Lompoc, Goleta, Isla Vista, Santa Barbara, and Carpinteria. Figure D-78 shows overcrowded households by tract in Isla Vista. All tracts making up the Isla Vista community have populations of overcrowded households exceeding 8.2 percent, ranging from 9.2 percent of households in the eastern tract to 25 percent of households in the western tract. Tracts encompassing unincorporated county areas in the northwestern corner of the county also have populations of overcrowded households exceeding 8.2 percent (Figure D-79).

Figure D-77. Overcrowded Households by Tract – Santa Barbara County (2020)



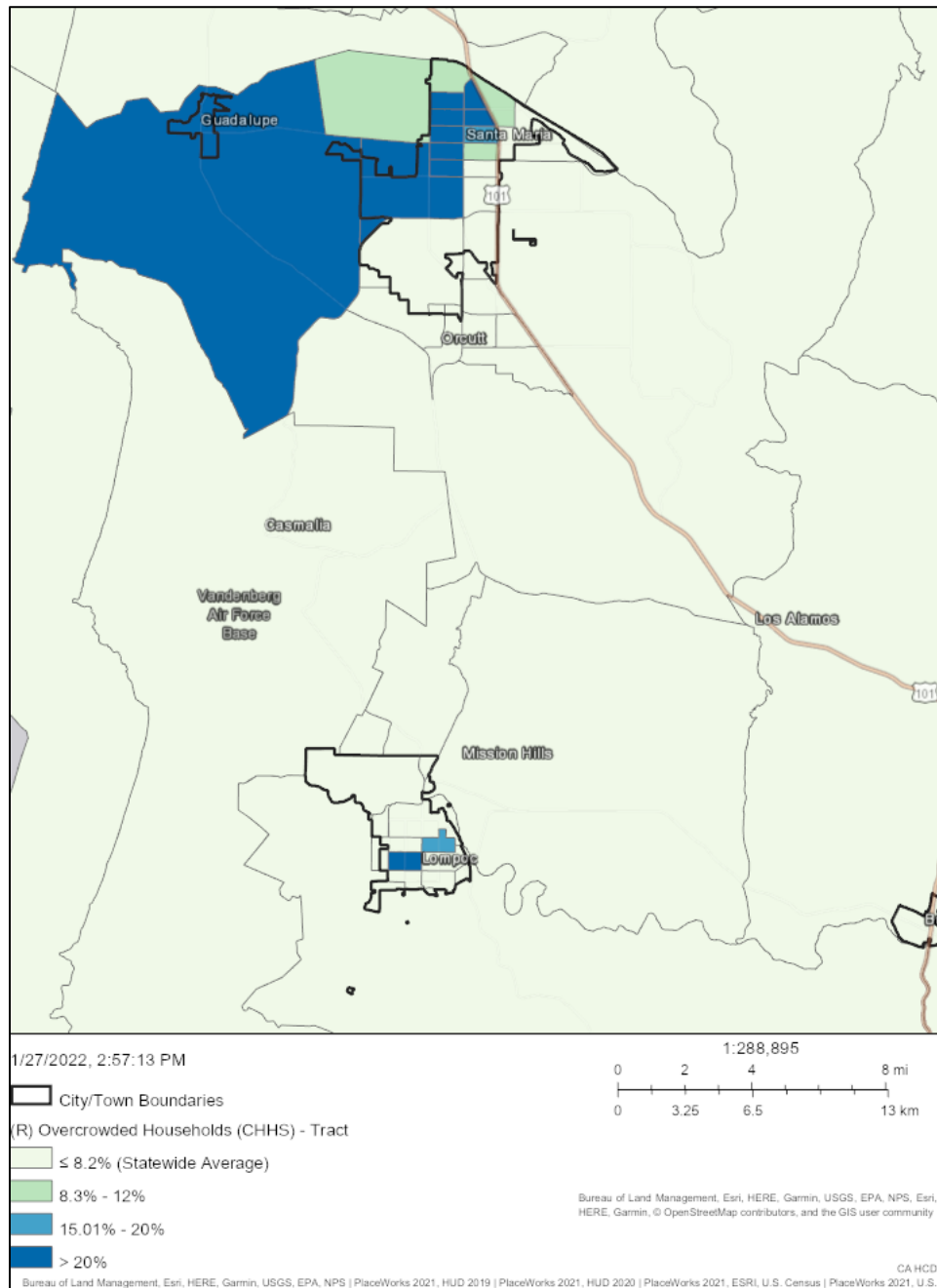
Source: (State HCD AFFH Data Viewer, 2022).

Figure D-78. Overcrowded Households by Tract – Isla Vista (2020)



Source: (State HCD AFFH Data Viewer, 2022).

Figure D-79. Overcrowded Households by Tract – Santa Maria and Lompoc



Source: (State HCD AFFH Data Viewer, 2022).

Substandard Housing Conditions

Regional Trends

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. Incomplete facilities and housing age are estimated using the 2015-2019 ACS. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

According to 2015-2019 ACS estimates, shown in Table D-30, about 1.1 percent of all households in Santa Barbara County lack complete kitchen facilities, and 0.4 percent lack complete plumbing facilities. In all the selected counties, including Santa Barbara County, renters are more likely to lack complete kitchen or plumbing facilities than owners. In Santa Barbara County, 2.1 percent of renters lack complete kitchen facilities compared to 0.2 percent of owners, and 0.6 percent lack complete plumbing facilities compared to 0.1 percent of owners.

The proportion of households lacking complete kitchen facilities in Santa Barbara County is slightly higher than neighboring counties but generally comparable. San Luis Obispo County has the lowest proportion of households lacking complete kitchen or plumbing facilities compared to Santa Barbara, Kern, and Ventura Counties.

Table D-30. Lack of Complete Facilities by County (2019)

County	Lacking complete kitchen facilities			Lacking complete plumbing facilities		
	Owner	Renter	All Households	Owner	Renter	All Households
Santa Barbara	0.2%	2.1%	1.1%	0.1%	0.6%	0.4%
Kern	0.3%	1.9%	1.0%	0.2%	0.8%	0.4%
San Luis Obispo	0.2%	1.8%	0.8%	0.1%	0.2%	0.1%
Ventura	0.2%	2.5%	1.0%	0.2%	0.6%	0.3%

Source: (U.S. Census Bureau, 2019).

Housing age can also be used as an indicator of substandard housing and rehabilitation needs. As stated above, structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation. In the county, 78.8 percent of the housing stock was built before 1990, including 45.4 percent built before 1970. As presented in Table D-31, a larger proportion of housing units in Santa Barbara County were built before 1970 compared to Kern County (30.4 percent), San Luis Obispo County (27 percent), and Ventura County (36 percent). However, the proportions of housing units built in 1989 or prior are comparable in Santa Barbara County (78.8 percent) and Ventura County (76.7 percent).

Figure D-80 shows the median year built for housing structures for counties in the region. Of the selected jurisdictions, Los Angeles County has the oldest median year built for housing units

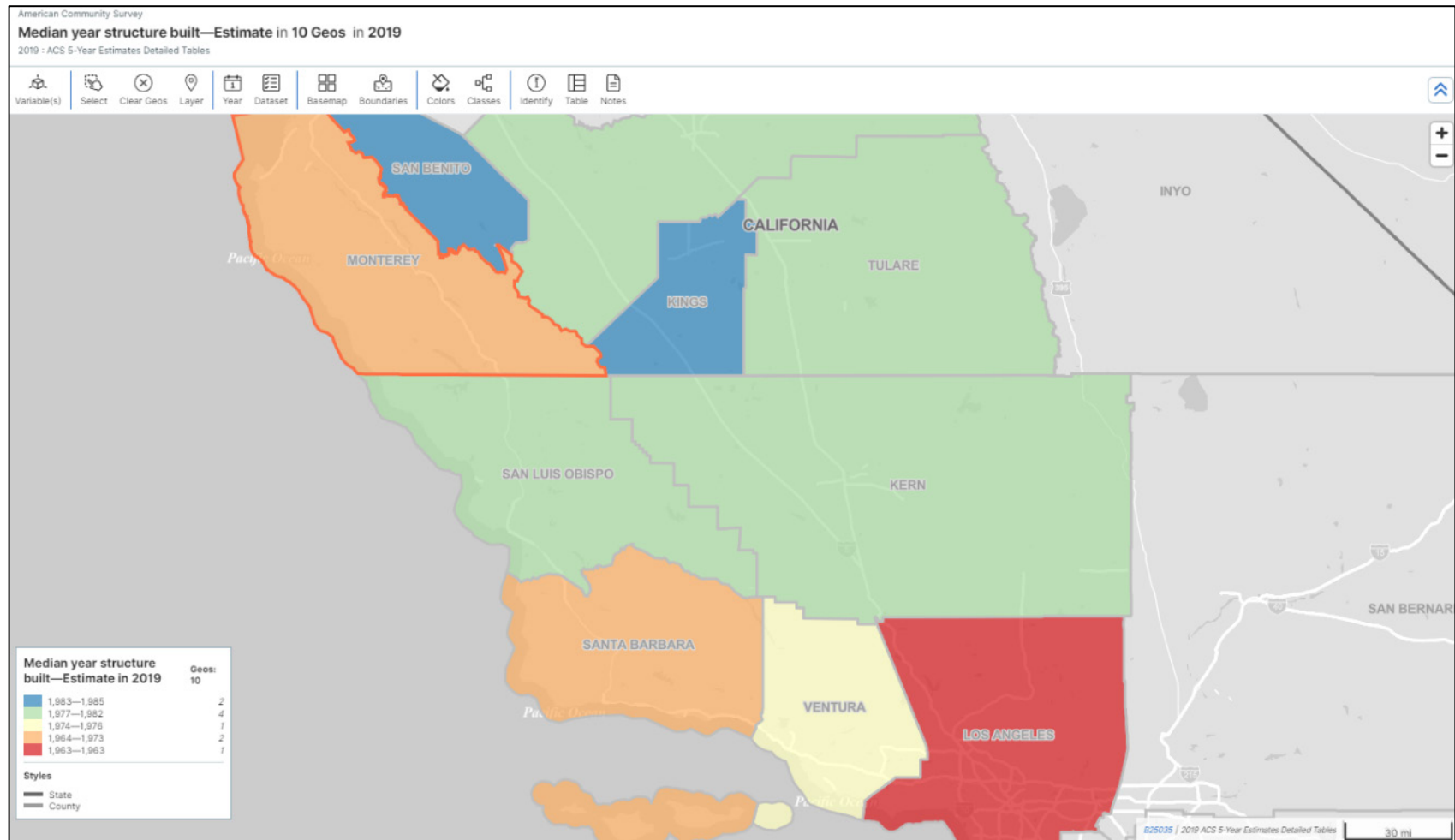
(1963), followed by Santa Barbara County (1972), Monterey County (1973), and Ventura County (1976). San Benito County and Kings County north of Santa Barbara have the highest median year built where more housing units were built more recently (1985 and 1984, respectively).

Table D-31. Year Housing Structures Built by County (2019)

	Built 1969 or earlier (50+ years)	1970-1989 (30-50 years)	1990 or later (<30 years)	Total
Santa Barbara	45.4%	33.4%	21.2%	157,161
Kern	30.4%	32.9%	36.8%	298,117
San Luis Obispo	27.0%	40.3%	32.7%	122,005
Ventura	36.0%	40.7%	23.3%	288,896

Source: (U.S. Census Bureau, 2019).

Figure D-80. Median Year Housing Structures Built by County (2019)



Source: (U.S. Census Bureau, 2019).

Local Trends

Overall, the unincorporated county has the same proportion of households lacking complete kitchen facilities (1.1 percent) and plumbing facilities (0.4 percent) as the county as a whole (Table D-32). A slightly larger proportion of renters in the incorporated county lack complete kitchen facilities (2.5 percent) and plumbing facilities (0.8 percent) compared to the entire county (2.1 percent and 0.6 percent, respectively).

Among the unincorporated communities, Isla Vista (5 percent), Los Olivos (2.5 percent), and Summerland (2.4 percent) have the largest proportions of households lacking complete kitchen facilities. Renters alone make up these households in all three of these communities; there are no owner-occupied households in Isla Vista, Los Olivos, or Summerland lacking complete kitchen facilities. Ballard (2.4 percent) and Summerland (1.6 percent) have the largest proportion of households lacking complete plumbing facilities. Similarly, all households lacking complete plumbing facilities in these communities are renter-occupied.

Table D-32. Lack of Complete Facilities by Unincorporated Community and County (2019)

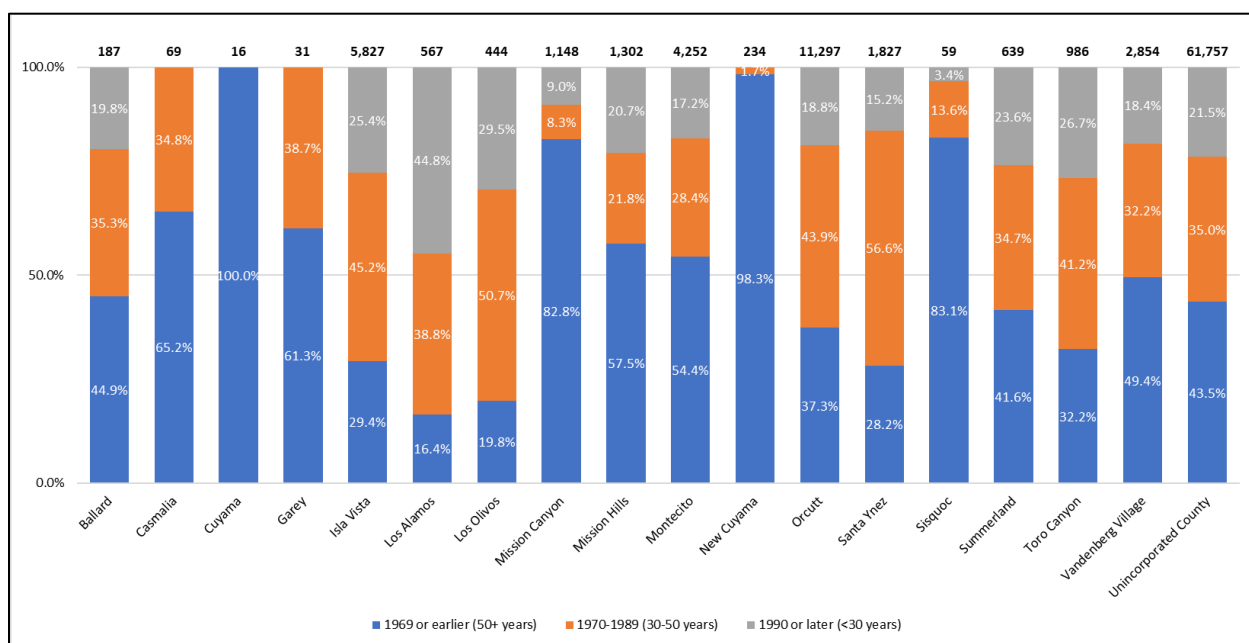
County	Lacking complete kitchen facilities			Lacking complete plumbing facilities		
	Owner	Renter	All Households	Owner	Renter	All Households
Ballard	2.4%	0.0%	1.8%	3.2%	0.0%	2.4%
Casmalia	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cuyama	0.0%	--	0.0%	0.0%	--	0.0%
Garey	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Isla Vista	0.0%	5.1%	5.0%	6.6%	0.0%	0.1%
Los Alamos	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Los Olivos	0.0%	10.7%	2.5%	0.0%	0.0%	0.0%
Mission Canyon	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Mission Hills	0.0%	5.5%	0.6%	0.0%	5.5%	0.6%
Montecito	0.0%	3.3%	0.9%	0.0%	1.1%	0.3%
New Cuyama	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Orcutt	0.2%	1.5%	0.5%	0.0%	0.0%	0.0%
Santa Ynez	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Sisquoc	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Summerland	0.0%	5.5%	2.4%	0.0%	3.5%	1.6%
Toro Canyon	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Vandenberg Village	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unincorporated County	0.3%	2.5%	1.1%	0.2%	0.8%	0.4%

Note: Unincorporated county calculated by subtracting incorporated City data from countywide estimates.

Source: (U.S. Census Bureau, 2019).

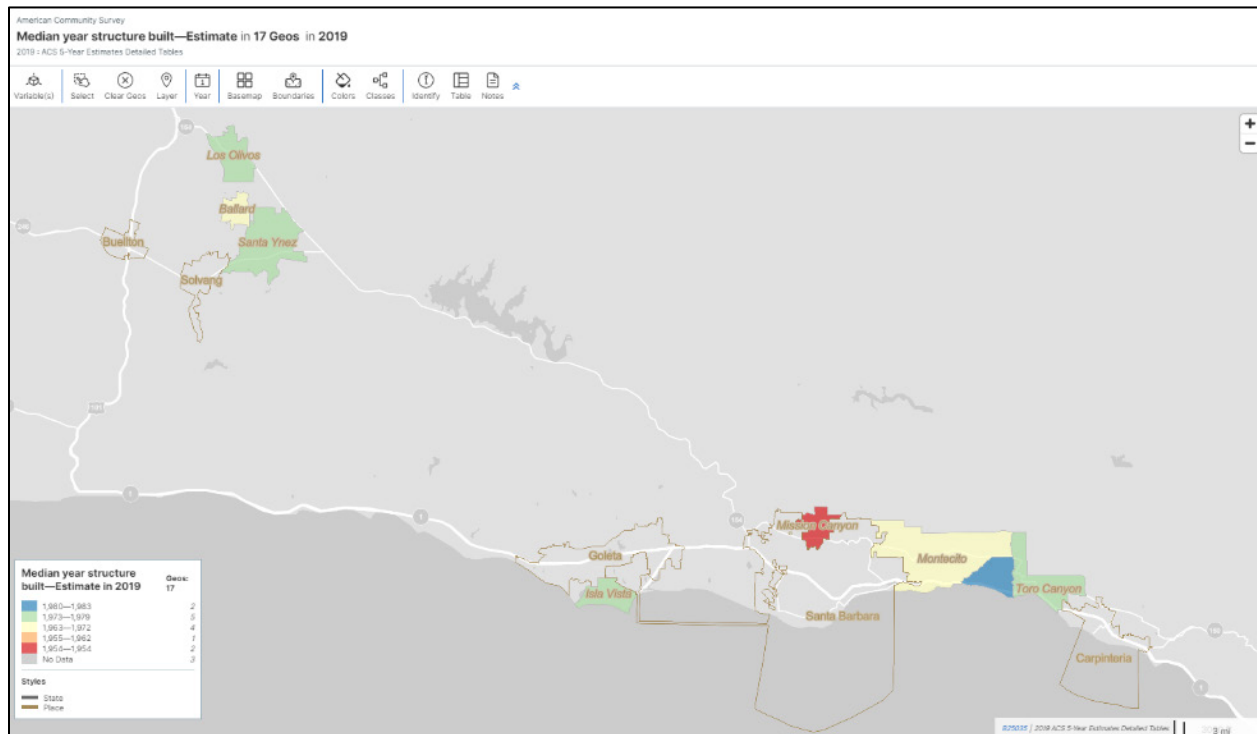
Within the unincorporated county, 100 percent of housing units in the Casmalia, Cuyama, Garey, and New Cuyama communities were built before 1990. Cuyama (100 percent), New Cuyama (98.3 percent), Sisquoc (83.1 percent), and Mission Canyon (82.8 percent) have the largest proportion of housing units built in 1969 or earlier. As shown in Figure D-81, the unincorporated county has a slightly larger proportion of housing units built in 1990 or later than the county as a whole. However, the distribution of the housing stock by age is generally comparable between Santa Barbara County and the unincorporated county. Of the unincorporated county communities, Los Alamos (44.8 percent), Los Olivos (29.5 percent), Toro Canyon (26.7 percent), and Isla Vista (25.4 percent) have the largest proportion of new housing units built in 1990 or later. Figure D-82 and Figure D-83 show the median year built for housing units in the unincorporated county communities

Figure D-81. Year Housing Structure Built – Unincorporated Communities and County (2019)



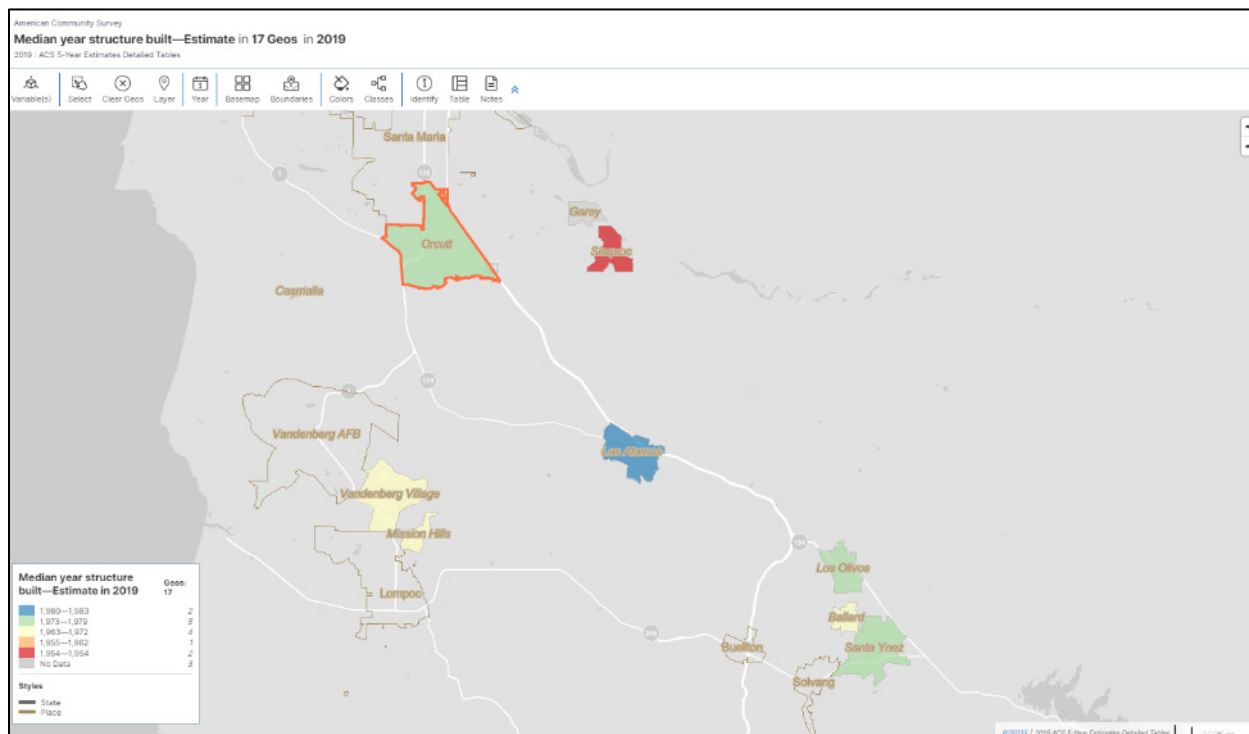
Note: Unincorporated county calculated by subtracting incorporated City data from countywide estimates.
Source: (U.S. Census Bureau, 2019).

Figure D-82. Median Year Housing Structures Built by Unincorporated Community – Southeast (2019)



Source: (U.S. Census Bureau, 2019).

Figure D-83. Median Year Housing Structures Built by Unincorporated Community – Northwest (2019)



Source: (U.S. Census Bureau, 2019).

Displacement Risk

Regional Trends

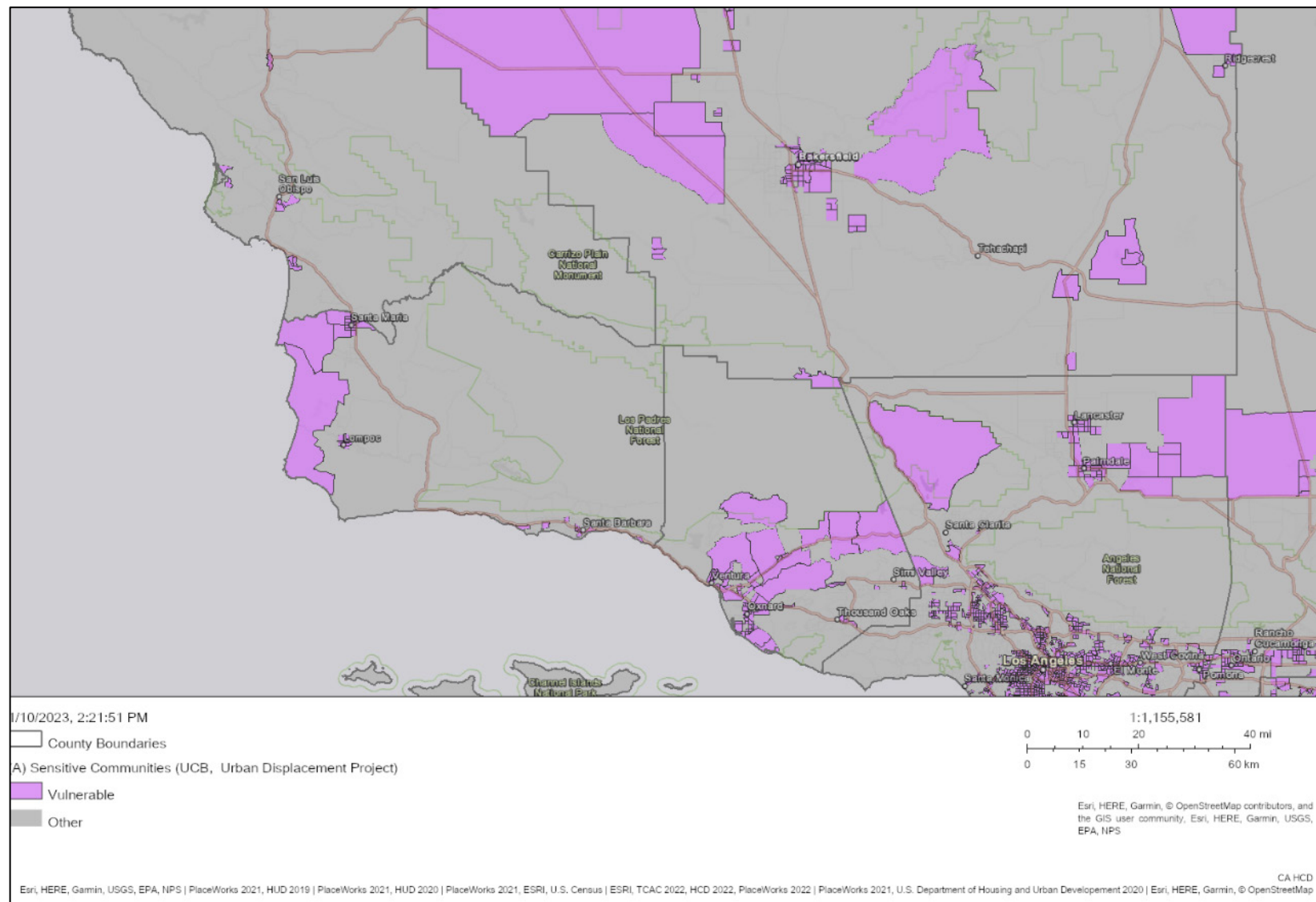
UC Berkley’s Urban Displacement project defines residential displacement as “the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control.” As part of this project, the research has identified populations vulnerable to displacement (named “sensitive communities”) in the event of increased redevelopment and increased housing costs. They defined vulnerability based on the share of low-income residents per tract and other criteria, including the share of renters above 40 percent, the share of people of color of more than 50 percent, the share of low-income households that are severely rent-burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. Using this methodology, sensitive communities in the region surrounding Santa Barbara County were identified as being most prevalent in the following areas:

- Ventura County in the cities of Ventura and Oxnard and along Highway 126;

- Throughout Los Angeles County, specifically in the central and southern Los Angeles areas; and
- Kern County in the northwest corner and in and around Bakersfield.

In Santa Barbara County, sensitive communities have been identified in the northwestern area along the coast and the Santa Maria and Lompoc areas, and along the southeastern coastal areas in the cities of Goleta, Santa Barbara, and Carpinteria.

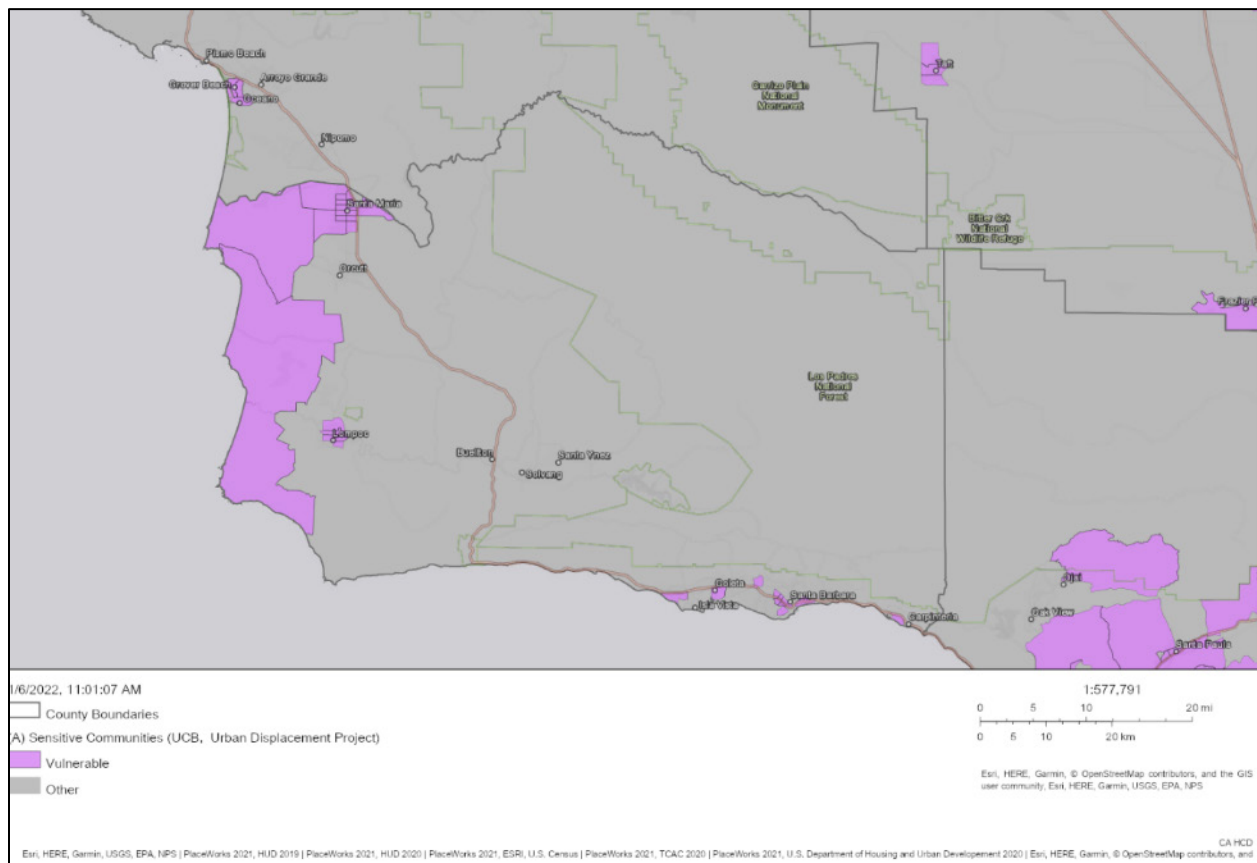
Figure D-84. Regional Sensitive Communities At Risk of Displacement (2021)



Local Trends

Sensitive communities in Santa Barbara County are presented in Figure D-85, below. As discussed above, sensitive communities at risk of displacement have been identified along the western and southeastern coastal areas. All tracts identified as vulnerable in the South Coast area are in incorporated cities (i.e., Goleta, Santa Barbara, and Carpinteria). On the western side of the county, the most sensitive communities are also located within the incorporated cities of Santa Maria, Lompoc, and Guadalupe. There are three tracts on the western side of the unincorporated county that are vulnerable. One of these tracts covers a small part of the unincorporated county northwest of Santa Maria. The remaining vulnerable communities are large tracts. The first encompasses the City of Guadalupe and the surrounding areas and the second stretches from Point Sal Beach State Park to Jalama Beach County Park and encompasses the Vandenberg Space Force Base. The second tract also includes the unincorporated communities of Casmaria and part of Vandenberg Village.

Figure D-85. Sensitive Communities At Risk of Displacement – Santa Barbara County (2021)



Source: (State HCD AFFH Data Viewer, 2022).

Homelessness

According to the County's 2022 homeless PIT count, there are 1,962 persons in Santa Barbara County experiencing homelessness (Table D-33) (County of Santa Barbara, 2022). The County saw an increase in the homeless population of 3.4 percent since 2020. Between 2019 and 2020, the homeless population increased by 5.2 percent. In 2022, 70 percent of the homeless population was unsheltered, and 30 percent was sheltered. Most homeless individuals (89 percent) are aged 24 or older, while 7 percent are minors under the age of 18, and 4 percent are young adults aged 18 to 24.

Table D-33. Change in Population Experiencing Homelessness (2019-2022)

Year	Homeless Population	% Change from Previous Year
2019	1,803	--
2020	1,897	5.2%
2022	1,962	3.4%

Source: (Santa Barbara County, 2022).

Table D-34 compares the racial/ethnic composition of the homeless population and the population countywide. The White population is the most overrepresented racial group in the homeless population, representing 83 percent of the homeless population but only 44.5 percent of the population countywide. The Black population, population of multiple races, American Indian/Alaska Native population, and Native Hawaiian/Pacific Islander population are also overrepresented in the population of persons experiencing homelessness.

Table D-34. Homeless and County Population by Race/Ethnicity (2022, 2019)

Race	Homeless Population	County Population
White	83.0%	44.5%
Black	8.0%	1.9%
Multiple Races	4.0%	2.3%
American Indian/Alaska Native	3.0%	0.4%
Asian	1.0%	5.4%
Native Hawaiian/Pacific Islander	1.0%	0.1%
Hispanic	38.0%	45.4%

Source: (Santa Barbara County, 2022); (U.S. Census Bureau, 2019).

According to the 2022 PIT count, 42 percent of homeless individuals were identified in the City of Santa Barbara, 23 percent in Santa Maria, 14 percent in Lompoc, six percent in Isla Vista, and five percent in Goleta. Another one percent of the homeless population lived in Carpinteria or

Summerland and less than one percent lived in Montecito, Guadalupe, Orcutt, and the Santa Ynez Valley.

Most individuals surveyed had been homeless for three or more years (47 percent), followed by 1-3 years (29 percent), and 0-11 months (24 percent). Most homeless individuals became homeless in Santa Barbara County. Approximately 74 percent of those surveyed stated their more recent permanent address was in Santa Barbara County and 61 percent said they've lived in Santa Barbara County for 10 years or longer.

Disabling conditions are common in the population of persons experiencing homelessness. Of the individuals surveyed, 39 percent reported having a mental health disability, 31 percent substance abuse, 29 percent chronic health problems, and 27 percent a physical disability. Approximately 29 percent of the homeless population was chronically homeless, experiencing homelessness for a year or more or at least four episodes of homelessness totaling 12 months in the past three years. Of those persons six percent were veterans and four percent were unaccompanied children or transitional-age youths. The PIT count identified 63 homeless families, 89 percent of which were residing in shelters or transitional housing programs. The remaining unsheltered population, including those not included in the PIT count, demonstrates a need for additional shelters and transitional housing within the county.

Table D-35. Homeless Population by Subpopulations (2022)

	Individuals	Percent
Disabling Conditions¹		
Chronic Health Problems	262	29%
Physical Disability	244	27%
Substance Abuse	281	31%
Mental Health Disability	353	39%
Developmental Disability	81	9%
HIV/AIDS	9	1%
Chronically Homeless ²	565	29%
Veterans ²	117	6%
Families	63	--
Unaccompanied Children and Transitional-Age Youth ²	72	4%

1. Individuals calculated based on the total number of individuals surveyed (905).

2. Percent is calculated based on the total homeless population (1,962).

Source: (Santa Barbara County, 2022).

According to the State HCD AFFH Data Viewer, the following emergency shelters are located in Santa Barbara County:

- PATH Cottage Hospital (City of Santa Barbara) – 30 beds
- Santa Barbara Rescue Mission Homeless Guest Services (City of Santa Barbara) – 118 beds
- Transition House Emergency Shelter (City of Santa Barbara) – 70 beds
- The Salvation Army Hospitality House (City of Santa Barbara) – 6 beds
- Channel Islands YMCA Noah's Anchorage Youth Crisis Shelter (City of Santa Barbara) – 8 beds
- WillBridge of Santa Barbara Mission Street ES (City of Santa Barbara) – 10 beds
- Santa Barbara County Department of Social Services (unincorporated county, between Santa Barbara and Goleta) – 7 beds
- Good Samaritan Shelter Bridge House (unincorporated county, outside Lompoc) – 105 beds
- Good Samaritan Emergency Shelter (Santa Maria) – 110 beds
- Good Samaritan Shelter Santa Maria Safe House (Santa Maria) – 16 beds

D.5. Sites Inventory

State HCD requires that the County's sites inventory used to meet the RHNA shall affirmatively further fair housing. This includes ensuring RHNA units, especially lower-income units, are not disproportionately concentrated in areas with populations such as racial/ethnic minority groups, persons with disabilities, R/ECAPs, cost-burdened renters, etc. For the purposes of analyzing the County's RHNA strategy through the lens of Affirmatively Furthering Fair Housing, the sites inventory is analyzed through variables discussed in this Assessment of Fair Housing Issues in the following subsections.

D.5.1 Integration and Segregation

The distribution of units selected to meet the County's 2023-2031 RHNA by racial/ethnic minority population is presented in Table D-36 and Figure D-86. As discussed previously, most unincorporated county block groups have racial/ethnic minority populations between 21 and 60 percent. Unincorporated county block groups with larger racial/ethnic minority populations are generally concentrated around cities including Santa Maria, Guadalupe, Lompoc, and Goleta. Consistent with the trend throughout the unincorporated county, most RHNA units are located in block groups with racial/ethnic minority populations between 21 and 60 percent. Approximately 39 percent of RHNA units are in block groups with racial/ethnic minority populations between 21 and 40 percent, and 44 percent of RHNA units are in block groups with racial/ethnic minority populations between 41 and 60 percent. A slightly larger proportion of units allocated towards the lower-income RHNA are in block groups where more than 61 percent of the population belongs to a racial or ethnic minority group (13.4 percent) compared to moderate-income units (11.1 percent) and above moderate-income units (8.7 percent). There is also a larger proportion of above moderate-income units in tracts with small racial/ethnic minority populations of 20 percent or lower (9.4 percent) compared to moderate- (0.1 percent) and lower-income RHNA units (3.8 percent). These trends show that lower and moderate-income units are only slightly more likely to be located in tracts with larger racial/ethnic minority populations. Further, the County's RHNA

strategy generally distributes sites throughout the unincorporated areas where housing is needed and feasible.

As mentioned above, there are no R/ECAPs or TCAC areas of high segregation and poverty in the unincorporated county.

Table D-36. Distribution of RHNA Units by Racial/Ethnic Minority Population

Racial/Ethnic Minority Population (Block Group)	Lower Income Units		Moderate Income Units		Above Moderate-Income Units		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<20%	175	3.8%	2	0.1%	616	9.4%	793	5.8%
21-40%	1,265	27.8%	993	38.1%	3,111	47.5%	5,369	39.2%
41-60%	2,499	54.9%	1,320	50.7%	2,252	34.4%	6,071	44.3%
61-80%	597	13.1%	288	11.1%	562	8.6%	1,447	10.6%
>81%	13	0.3%	1	0.0%	9	0.1%	23	0.2%
Total	4,549	100.0%	2,604	100.0%	6,550	100.0%	13,703	100.0%

Table D-37 and Figure D-87 show the distribution of RHNA units by populations of persons with disabilities at the tract level. Slightly more RHNA units (52.1 percent) are located in tracts where 10 to 20 percent of the population experiences one or more disabilities. The remaining 47.9 percent of units are in tracts where fewer than 10 percent of the population experiences a disability. There is only one tract in Santa Barbara County where more than 20 percent of the population experiences a disability. However, this tract is located within the incorporated City of Lompoc. The distribution of RHNA units generally follows the countywide trend where most tracts have populations of persons with disabilities representing between 10 and 20 percent of the total tract population. A larger proportion of low-income (63.6 percent) and moderate-income (55.9 percent) units are in tracts where fewer than 10 percent of the population is disabled compared to above moderate-income units (33.8 percent). The County's RHNA strategy does not disproportionately place lower or moderate-income units in tracts with larger populations of persons with disabilities.

Table D-37. Distribution of RHNA Units by Population of Persons with Disabilities

Population with Disability (Tract)	Lower Income Units		Moderate Income Units		Above Moderate-Income Units		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<10%	2,893	63.6%	1,455	55.9%	2,213	33.8%	6,561	47.9%
10-20%	1,656	36.4%	1,149	44.1%	4,337	66.2%	7,142	52.1%
20-30%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
>40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	4,549	100.0%	2,604	100.0%	6,550	100.0%	13,703	100.0%

The distribution of RHNA units is analyzed by populations of children residing in married-couple households by tract (Table D-38 and Figure D-88) and children residing in single-parent female-headed households by tract (Table D-39 and Figure D-89). The County's RHNA strategy does place more lower-income units in tracts in this section of the county where more children reside in female-headed households. However, nearly all programs outlined in this Housing Element Update in *Chapter 5, Housing Plan and Resources*, aim to mitigate fair housing issues in this area of the county and ensure future households are not exposed to fair housing issues in excess.

Over half (57.7 percent) of RHNA units are in tracts where 60 to 80 percent of children live in married-couple households. Another 22.3 percent are in tracts where more than 80 percent of children live in married-couple households and 20 percent are in tracts where only 40 to 60 percent of children live in married-couple households. While a larger proportion of lower-income units are in tracts where less than 60 percent of children live in married-couple households compared to moderate- and above moderate-income units, a larger proportion of lower-income units are also in tracts where more than 80 percent of children reside in married-couple households. Thus, the County's RHNA strategy does not disproportionately place lower or moderate-income RHNA units in tracts where fewer children reside in married-couple households.

Nearly two-thirds (64.5 percent) of units selected to meet the RHNA are in tracts where less than 20 percent of children reside in single-parent female-headed households. Another 15.7 percent of units are in tracts where 20 to 40 percent of children live in female-headed households. As discussed previously, unincorporated county tracts where more than 40 percent of children live in female-headed households are adjacent to Goleta and in Isla Vista. There is one additional tract where more than 40 percent of children reside in female-headed households; however, this tract is located in the incorporated City of Lompoc and does not contain any County RHNA sites. The tract where 40 to 60 percent of children live in female-headed households, with a RHNA allocation of 1,340 lower-income units, 679 moderate-income units, and 677 above moderate-income units, encompasses part of the City of Goleta and some unincorporated county land south of the City. The tract with a population of children living in female-headed households exceeding 60 percent is located in Isla Vista. A total of 13 lower-income RHNA units have been allocated in this tract. As discussed throughout this Appendix, the Isla Vista community and the unincorporated area surrounding Goleta has several overlapping fair housing issues and communities of interest, including children in female-headed households, racial/ethnic minority populations, LMI households, overcrowded households, and cost-burdened renters.

Table D-38. Distribution of RHNA Units by Children Residing in Married Couple Households

Children in Married Couple Households (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<20%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20-40%	13	0.3%	0	0.0%	0	0.0%	13	0.1%
40-60%	1,361	29.9%	690	26.5%	686	10.5%	2,737	20.0%
60-80%	1,998	43.9%	1,322	50.8%	4,580	69.9%	7,900	57.7%
>80%	1,177	25.9%	592	22.7%	1,284	19.6%	3,053	22.3%
Total	4,549	100.0%	2,604	100.0%	6,550	100.0%	13,703	100.0%

Table D-39. Distribution of RHNA Units by Children Residing in Female-Headed Households

Children in Female-Headed Households (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<20%	2,564	56.4%	1,622	62.3%	4,658	71.1%	8,844	64.5%
20-40%	632	13.9%	303	11.6%	1,215	18.5%	2,150	15.7%
40-60%	1,340	29.5%	679	26.1%	677	10.3%	2,696	19.7%
60-80%	13	0.3%	0	0.0%	0	0.0%	13	0.1%
>80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	4,549	100.0%	2,604	100.0%	6,550	100.0%	13,703	100.0%

The distribution of RHNA units by population of LMI households at the block group level is presented in Table D-40 and Figure D-90. As discussed previously, a large proportion of unincorporated county tracts are LMI areas where more than 50 percent of households are low - or moderate-income. Despite this, only 16.9 percent of RHNA units, including 15.8 percent of lower-income units, 20.9 percent of moderate-income units, and 16 percent of above moderate-income units, are in LMI areas. The County's RHNA strategy does not disproportionately place lower or moderate-income units in LMI areas.

Table D-40. Distribution of RHNA Units by LMI Household Population

Population of LMI Households (Block Group)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<25%	460	10.1%	293	11.3%	1,495	22.8%	2,248	16.4%
25-50%	3,368	74.0%	1,766	67.8%	4,010	61.2%	9,144	66.7%
50-75%	687	15.1%	526	20.2%	1,030	15.7%	2,243	16.4%
75-100%	34	0.7%	19	0.7%	15	0.2%	68	0.5%
Total	4,549	100.0%	2,604	100.0%	6,550	100.0%	13,703	100.0%

Figure D-86. Sites Inventory and Racial/Ethnic Minority Populations by Block Group (2018)

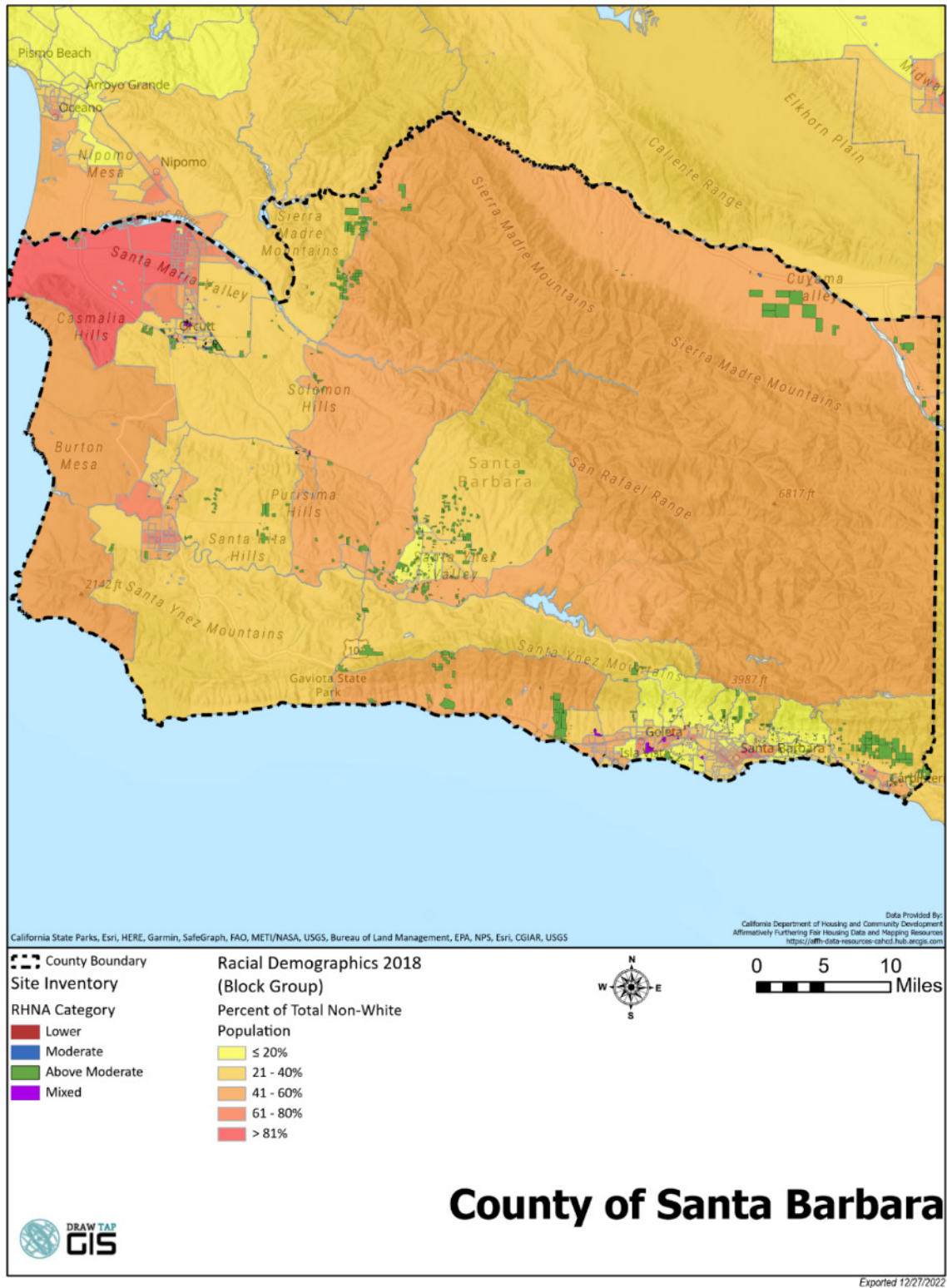


Figure D-87. Sites Inventory and Population of Persons with Disabilities by Tract (2019)

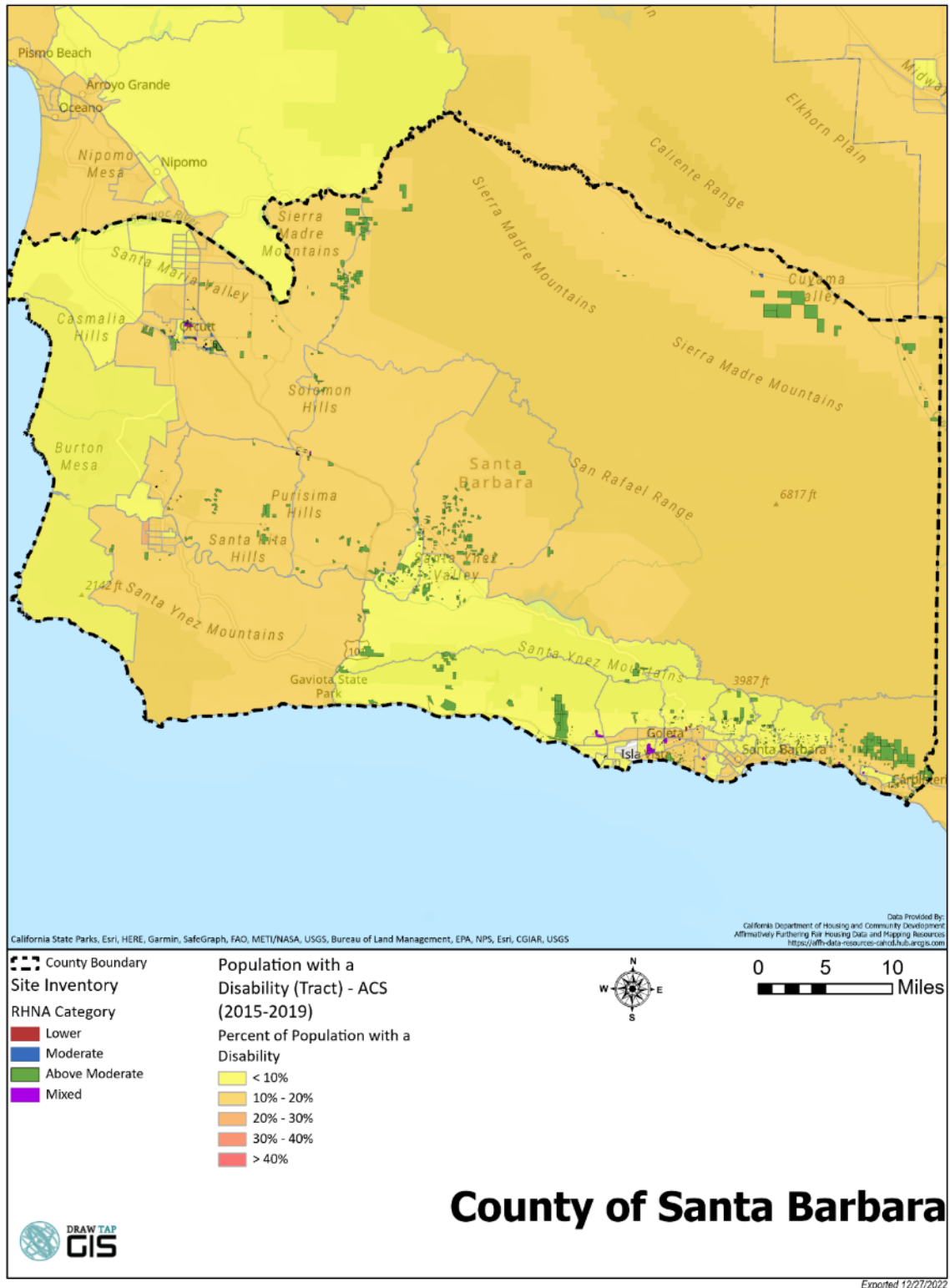


Figure D-88. Sites Inventory and Children Living in Married Couple Households by Tract (2019)

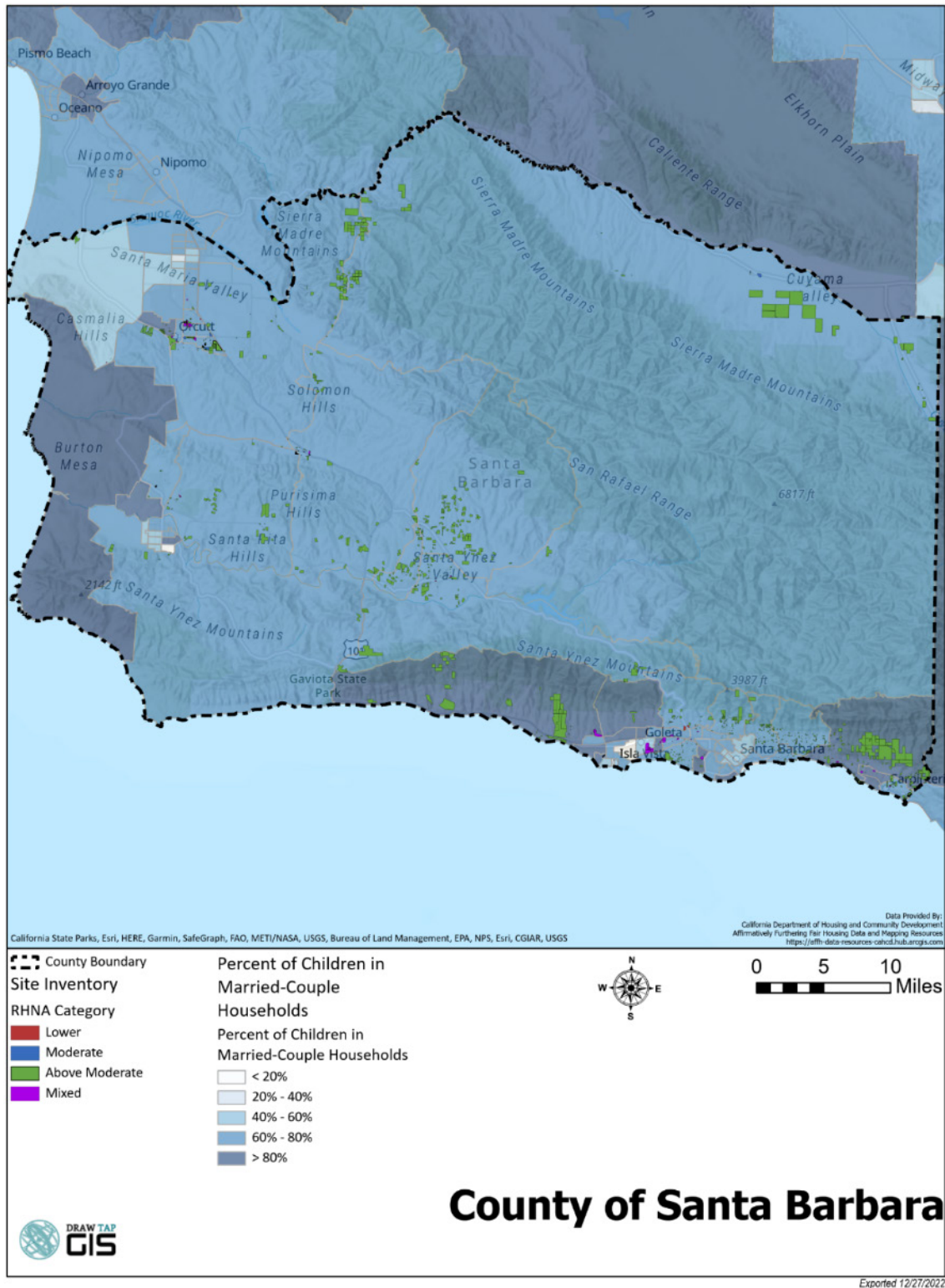


Figure D-89. Sites Inventory and Children Living in Female-Headed Households by Tract (2019)

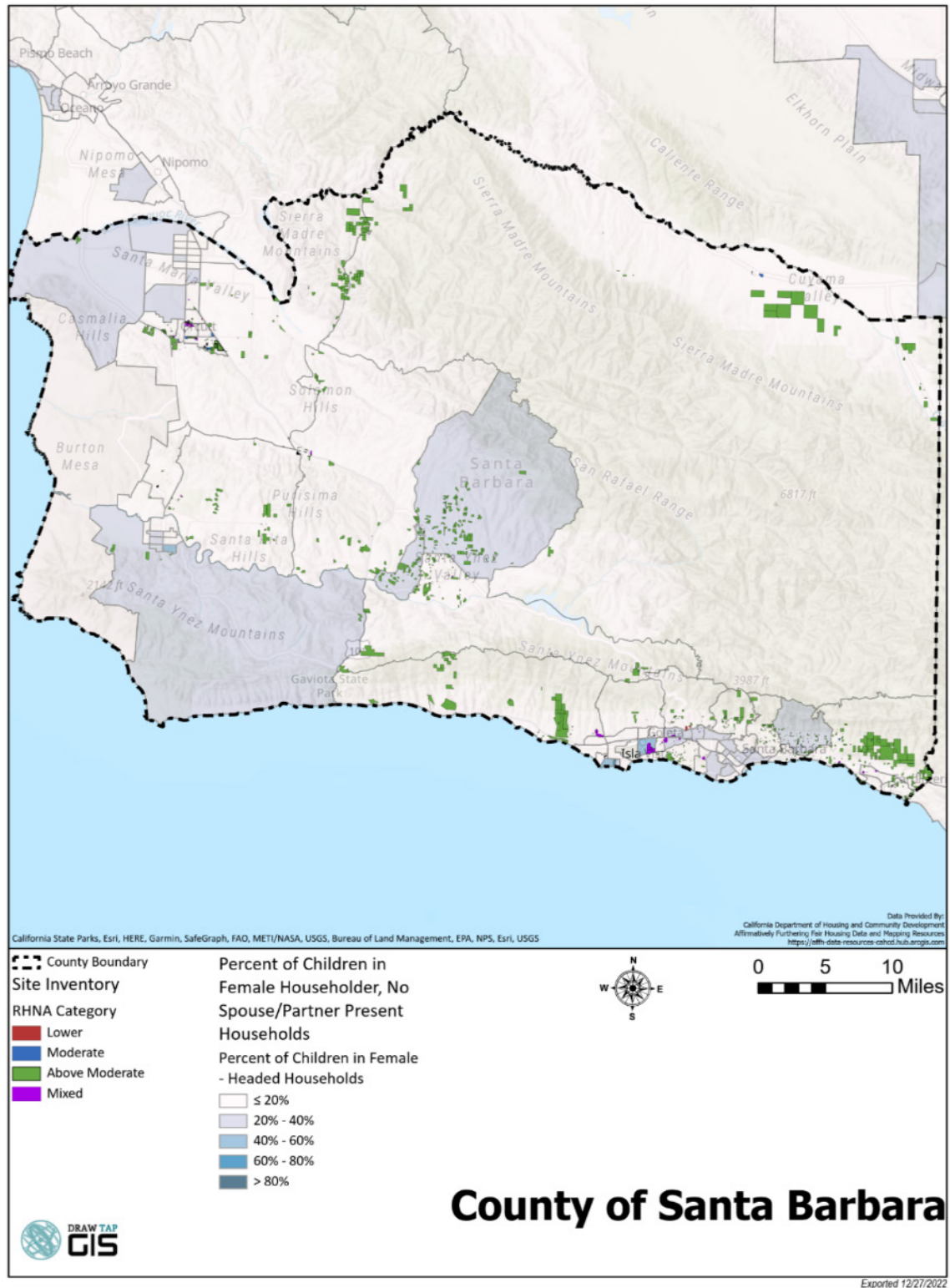
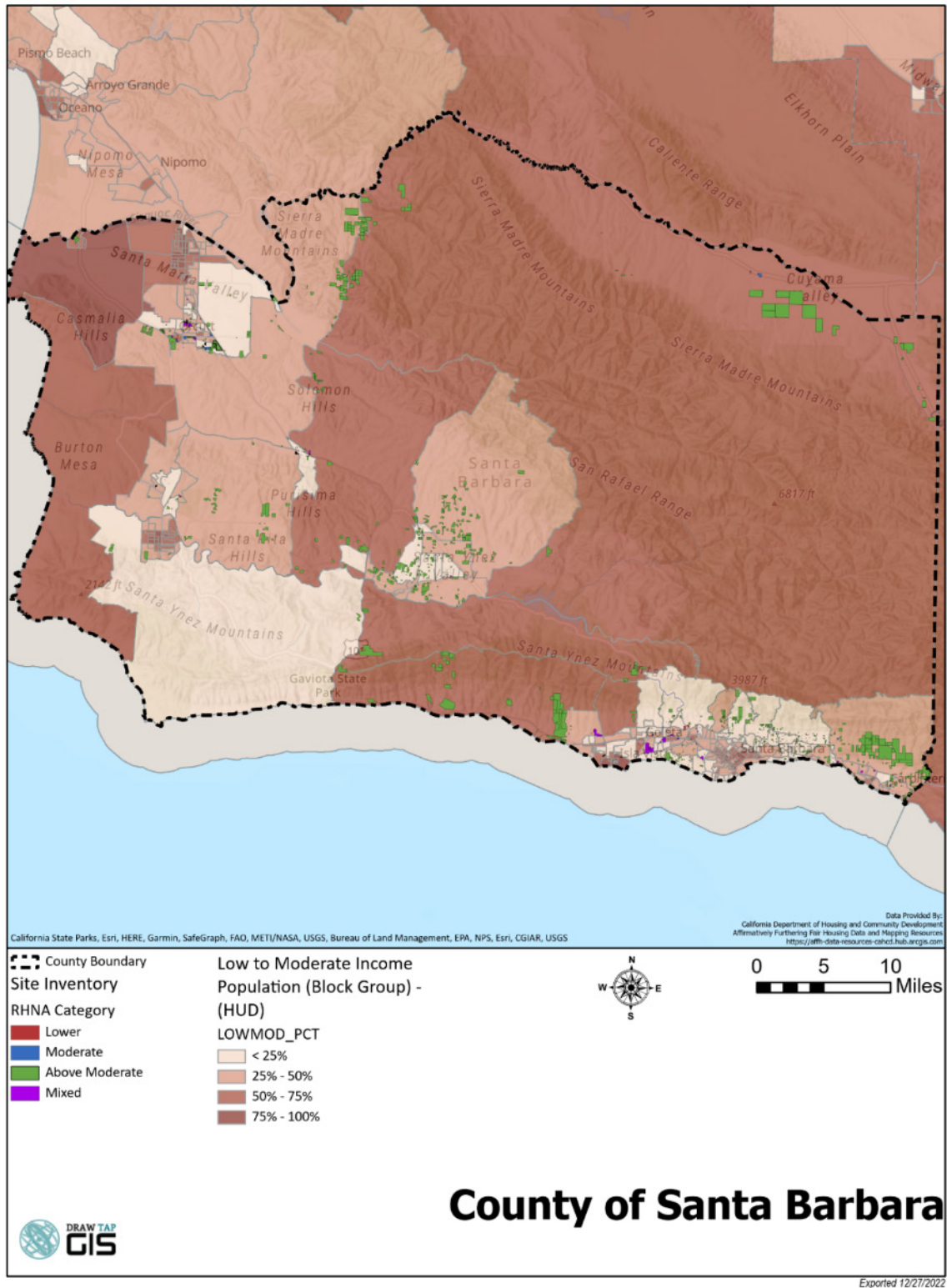


Figure D-90. Sites Inventory and LMI Households by Block Group



D.5.2 Access to Opportunities

TCAC Opportunity Area categories are variable throughout the unincorporated county. As shown in Table D-41 and Figure D-91, most RHNA units (68.8 percent) are in the highest or high resource tracts including 76.2 percent of lower-income units, 72.4 percent of moderate-income units, and 62.2 percent of above moderate-income units. There are no TCAC-designated areas of high segregation and poverty in the unincorporated county. Only 6.6 percent of lower-income units, 8.9 percent of moderate-income units, and 5.3 percent of above moderate-income units are in low-resource tracts. The County's RHNA strategy encourages affordable housing in high-resource areas and ensures lower and moderate-income units are not disproportionately allocated in low-resource tracts.

Table D-41. Distribution of RHNA Units by TCAC Opportunity Area Categorization

TCAC Opportunity Area Category (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
Highest Resource	277	6.1%	19	0.7%	937	14.3%	1,233	9.0%
High Resource	3,189	70.1%	1,866	71.7%	3,138	47.9%	8,193	59.8%
Moderate Resource	781	17.2%	486	18.7%	2,111	32.2%	3,378	24.7%
Low Resource	302	6.6%	233	8.9%	350	5.3%	885	6.5%
Missing/Insufficient Data	0	0.0%	0	0.0%	14	0.2%	14	0.1%
Total	4,549	100.0%	2,604	100.0%	6,550	100.0%	13,703	100.0%

As discussed above, tracts with lower CalEnviroScreen 4.0 scores are most prevalent in the northwestern county area and the unincorporated area adjacent to Goleta. In general, Santa Barbara County tracts have good CalEnviroScreen 4.0 scores within the 40th percentile. Consistent with this trend, 68.7 percent of lower-income units, 68.7 percent of moderate-income units, and 79.6 percent of above moderate-income units are in tracts with scores in the 40th percentile or below (best scores) (Table D-42 and Figure D-92). Conversely, 29.7 percent of lower-income units, 25.8 percent of moderate-income units, and 10.4 percent of above moderate-income units are in tracts with scores in the 71st percentile or higher (worst scores). The tracts with the worst scores containing RHNA units are adjacent to Goleta and in the north westernmost corner of the county. While more units allocated towards the lower- and moderate-income RHNA are in these tracts, programs outlined in this Housing Element Update in *Chapter 5, Housing Plan and Resources*, aim to mitigate fair housing issues in this area of the county and ensure future households are not exposed to fair housing issues in excess.

Table D-42. Distribution of RHNA Units by CalEnviroScreen 4.0 Percentile Score

CalEnviroScreen 4.0 Percentile Score (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
1-10%	334	7.3%	152	5.8%	1,324	20.2%	1,810	13.2%
11-20%	835	18.4%	443	17.0%	1,523	23.3%	2,801	20.4%
21-30%	1,297	28.5%	790	30.3%	1,069	16.3%	3,156	23.0%
31-40%	657	14.4%	403	15.5%	1,295	19.8%	2,355	17.2%
41-50%	73	1.6%	144	5.5%	661	10.1%	878	6.4%
51-60%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
61-70%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
71-80%	1,340	29.5%	671	25.8%	669	10.2%	2,680	19.6%
81-90%	13	0.3%	1	0.0%	9	0.1%	23	0.2%
Total	4,549	100.0%	2,604	100.0%	6,550	100.0%	13,703	100.0%

Figure D-91. Sites Inventory and TCAC Opportunity Area Score by Tract (2021)

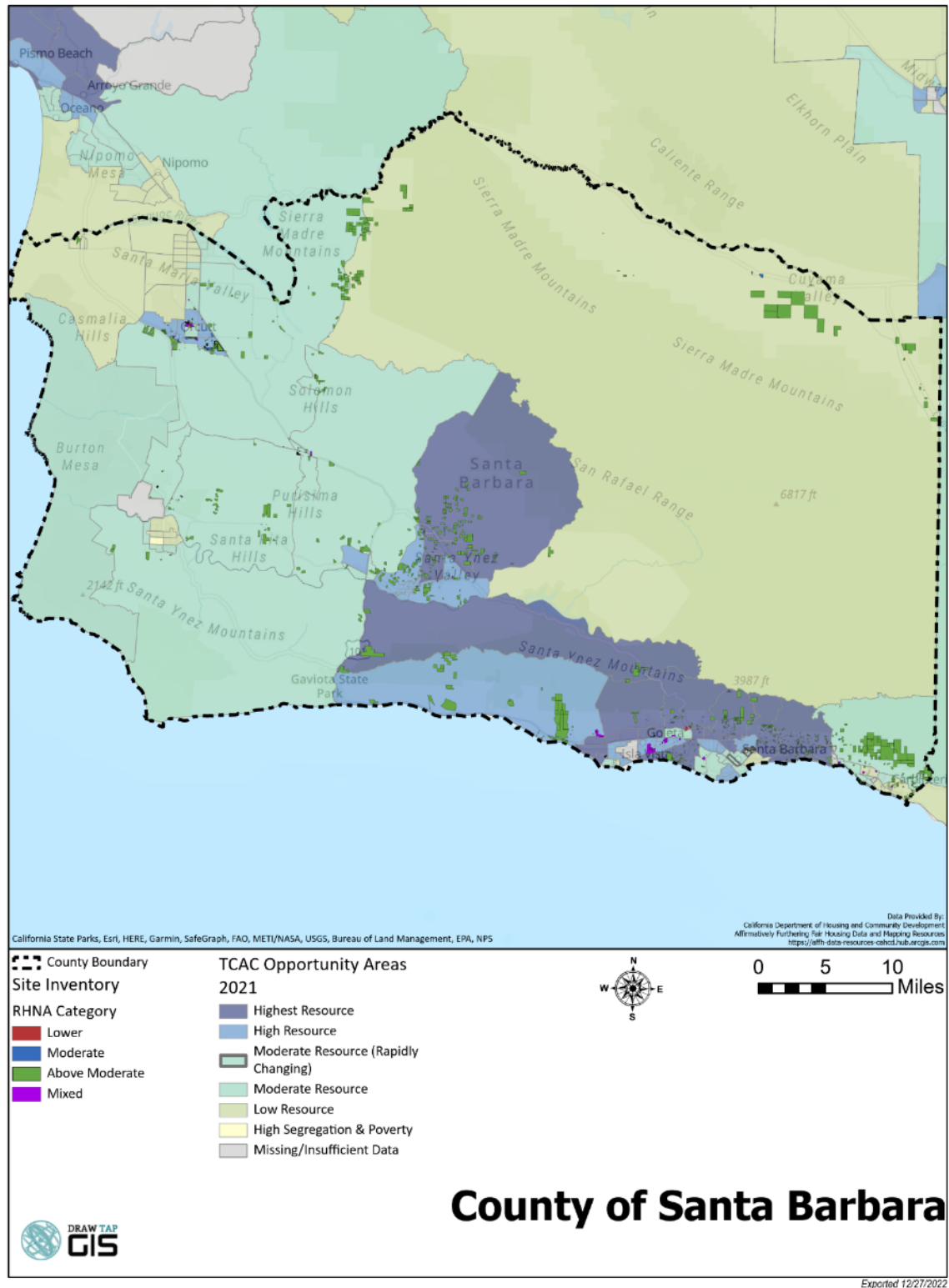
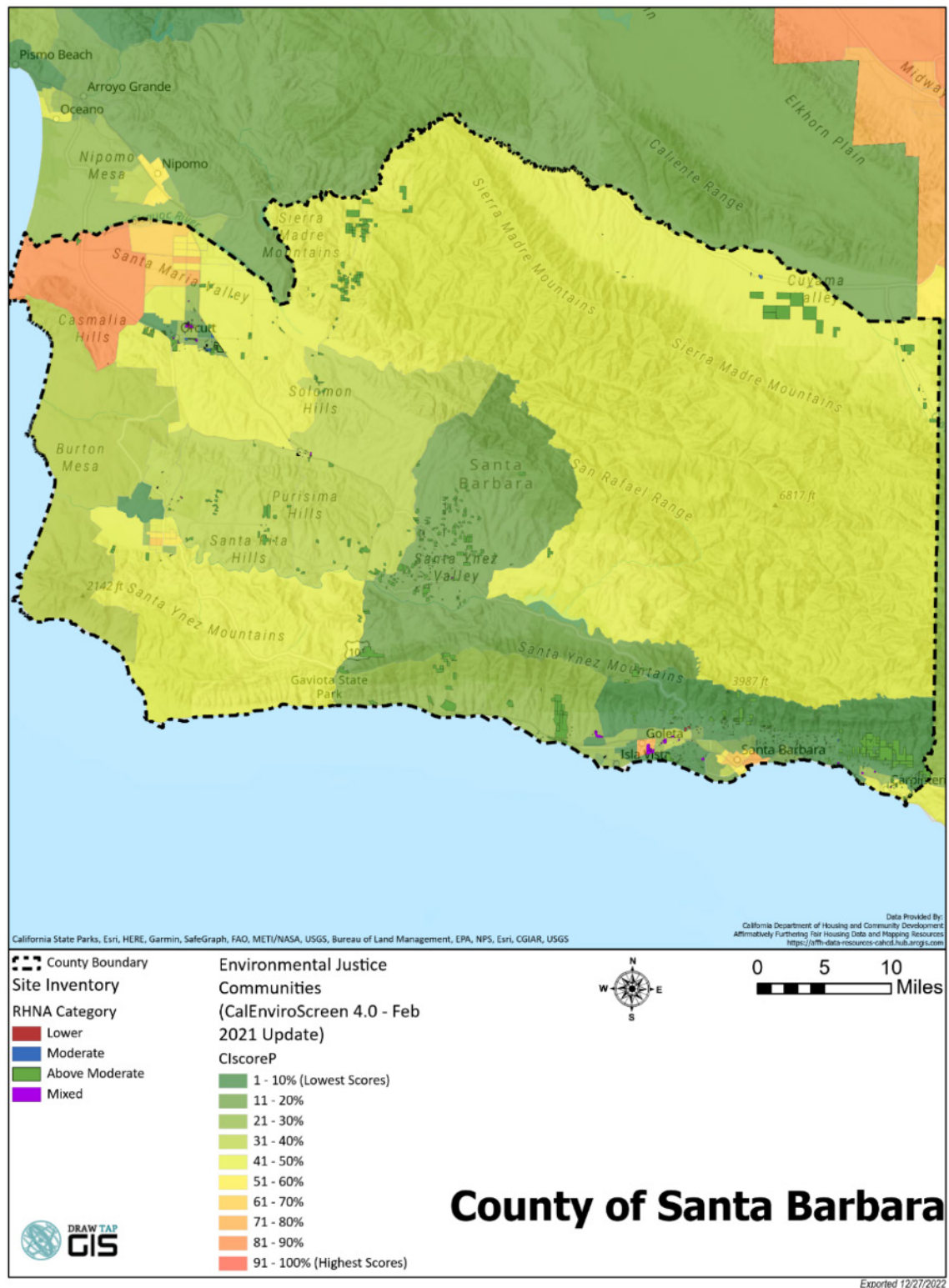


Figure D-92. Sites Inventory and CalEnviroScreen 4.0 Scores by Tract (2021)



D.5.3 Disproportionate Housing Needs

The distribution of RHNA units by population of overpaying owner-occupied households at the tract level is presented in Table D-43 and Figure D-93. Between 20 and 60 percent of owners are cost-burdened in most county tracts. Consistent with this trend, 91.7 percent of units selected to meet the RHNA are in tracts where 20 to 60 percent of owner-occupied households overpay for housing. There are no RHNA units in tracts where more than 60 percent of owners are cost-burdened. Approximately 13 percent of lower-income units, 10 percent of moderate-income units, and 4.5 percent of above moderate-income units are in tracts where fewer than 20 percent of owners are cost-burdened. Therefore, the County's RHNA strategy does not disproportionately place lower or moderate-income units in areas where the cost burden amongst owners is more prevalent.

Table D-43. Distribution of RHNA Units by Population of Cost-Burdened Owners

Cost-Burdened Owner Households (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<20%	574	12.6%	264	10.1%	296	4.5%	1,134	8.3%
20-40%	2,846	62.6%	1,724	66.2%	3,722	56.8%	8,292	60.5%
40-60%	1,129	24.8%	616	23.7%	2,532	38.7%	4,277	31.2%
60-80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
>80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	4,549	100.0%	2,604	100.0%	6,550	100.0%	13,703	100.0%

Like the trend amongst owner-occupied households, between 20 and 60 percent of renters in most Santa Barbara County tracts overpay for housing. However, there are significantly more tracts where 60 to 80 percent of renters are cost-burdened. Despite this, 98.1 percent of lower-income RHNA units, 97.4 percent of moderate-income units, and 86.5 percent of above moderate-income units are in tracts where only 20 to 60 percent of renters are cost-burdened. An additional 86 lower-income units, 43 moderate-income units, and 467 above moderate-income units are in tracts where 60 percent or more of renters overpay for housing. Unincorporated tracts containing RHNA units where more than 60 percent of renters are cost burden are in the Goleta/Isla Vista areas and adjacent to Carpinteria. While the tract encompassing most of the western coastal area also has a larger population of cost-burdened renters, there are no RHNA units allocated in this tract. The RHNA strategy generally distributes sites throughout the county and does not expose units of a single income level to populations of cost-burdened renters in excess of the countywide trend.

Table D-44. Distribution of RHNA Units by Population of Cost-Burdened Renters

Cost-Burdened Renter Households (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<20%	0	0.0%	26	1.0%	414	6.3%	440	3.2%
20-40%	1,015	22.3%	705	27.1%	1,594	24.3%	3,314	24.2%
40-60%	3,448	75.8%	1,830	70.3%	4,075	62.2%	9,353	68.3%
60-80%	65	1.4%	33	1.3%	467	7.1%	565	4.1%
>80%	21	0.5%	10	0.4%	0	0.0%	31	0.2%
Total	4,549	100.0%	2,604	100.0%	6,550	100.0%	13,703	100.0%

Tracts with populations of overcrowded households exceeding the statewide average of 8.2 percent are concentrated in the areas in and around Carpinteria, Santa Barbara, Goleta, Isla Vista, and the northwestern corner of the county (Figure D-95). Table D-45 shows that 78.5 percent of RHNA units are located in tracts where less than 8.2 percent of households are overcrowded. A larger proportion of above moderate-income units (87.2 percent) are in tracts where less than 8.2 percent of households are overcrowded compared to lower-income units (68.9 percent) and moderate-income units (73.5 percent). An additional 1,353 lower-income units, 671 moderate-income units, and 669 above moderate-income units are in tracts where 12 to 15 percent of households are overcrowded. Approximately 1.3 percent of lower-income units, 0.7 percent of moderate-income units, and 2.6 percent of above moderate-income units are in tracts where more than 15 percent of households are overcrowded. While there is a significant proportion of RHNA units in tracts with larger populations of overcrowded households, additional housing units in these areas may reduce overcrowding. Further, programs outlined in this Housing Element Update in *Chapter 5, Housing Plan and Resources* aim to mitigate fair housing issues in these areas and serve existing and future populations.

Table D-45. Distribution of RHNA Units by Population of Overcrowded Households

Overcrowded Households (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<8.2%	3,135	68.9%	1,914	73.5%	5,710	87.2%	10,759	78.5%
8.3-12%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
12-15%	1,353	29.7%	671	25.8%	669	10.2%	2,693	19.7%
15-20%	48	1.1%	10	0.4%	154	2.4%	212	1.5%
>20%	13	0.3%	9	0.3%	17	0.3%	39	0.3%
Total	4,549	100.0%	2,604	100.0%	6,550	100.0%	13,703	100.0%

Vulnerable communities at risk of displacement have been identified throughout the county, primarily in coastal areas and in and around incorporated cities. Table D-46 and Figure D-96 show the distribution of RHNA units by sensitive communities. Most RHNA units (79.3 percent) are in tracts that are not considered vulnerable communities. The remaining 20.7 percent, including 31.3 percent of lower-income units, 26.3 percent of moderate-income units, and 11.1 percent of above moderate-income units, are in sensitive communities at risk of displacement. Many of the sites identified to meet the RHNA located in vulnerable communities are in tracts adjacent to Goleta and the northwesternmost corner of the county.

Table D-46. Distribution of RHNA Units by Communities At Risk of Displacement

Sensitive Community At Risk of Displacement (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
Sensitive Community	1,426	31.3%	685	26.3%	724	11.1%	2,835	20.7%
Not a Sensitive Community	3,123	68.7%	1,919	73.7%	5,826	88.9%	10,868	79.3%
Total	4,549	100.0%	2,604	100.0%	6,550	100.0%	13,703	100.0%

Figure D-93. Sites Inventory and Population of Cost-Burdened Owners by Tract (2019)

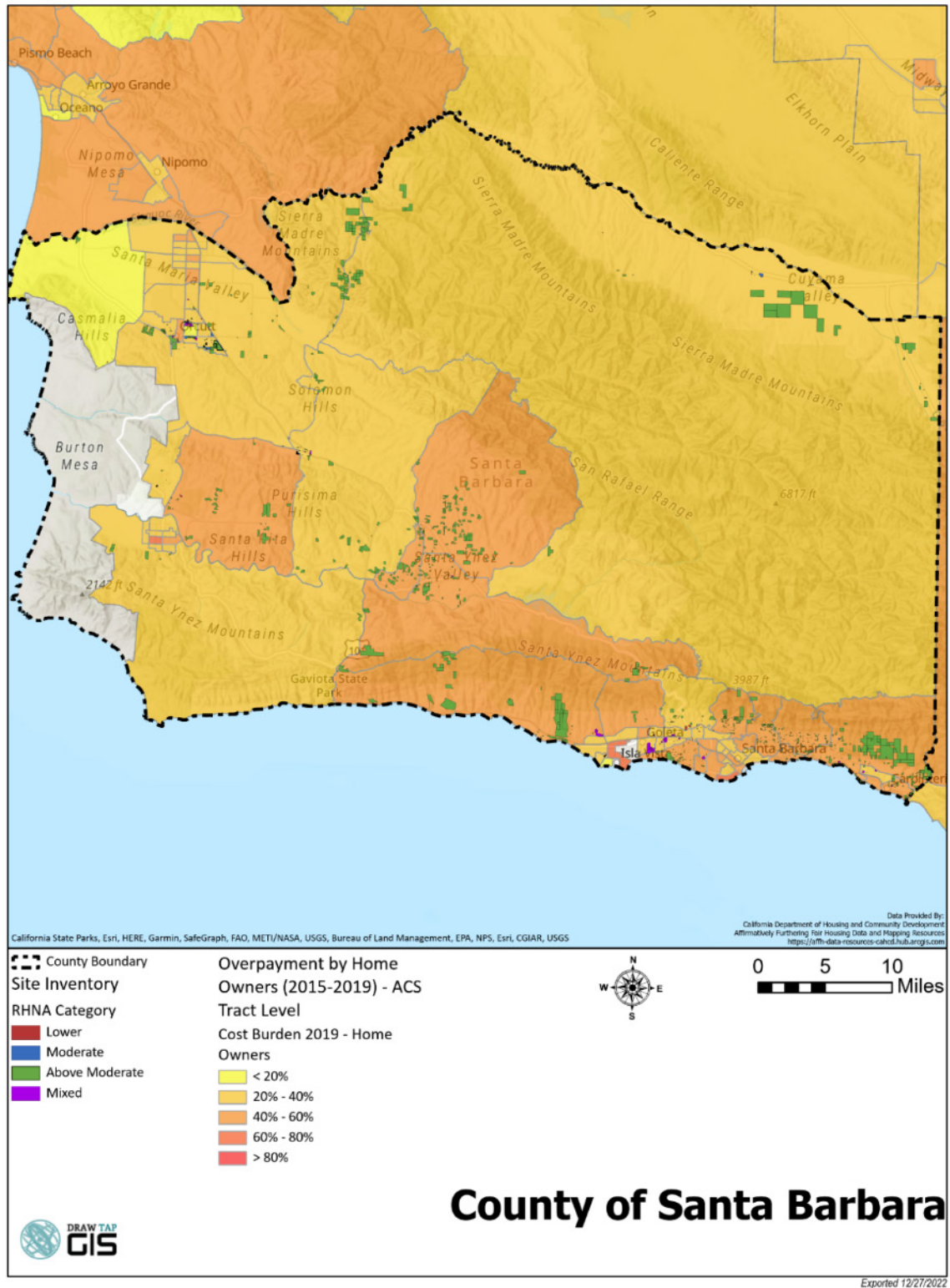
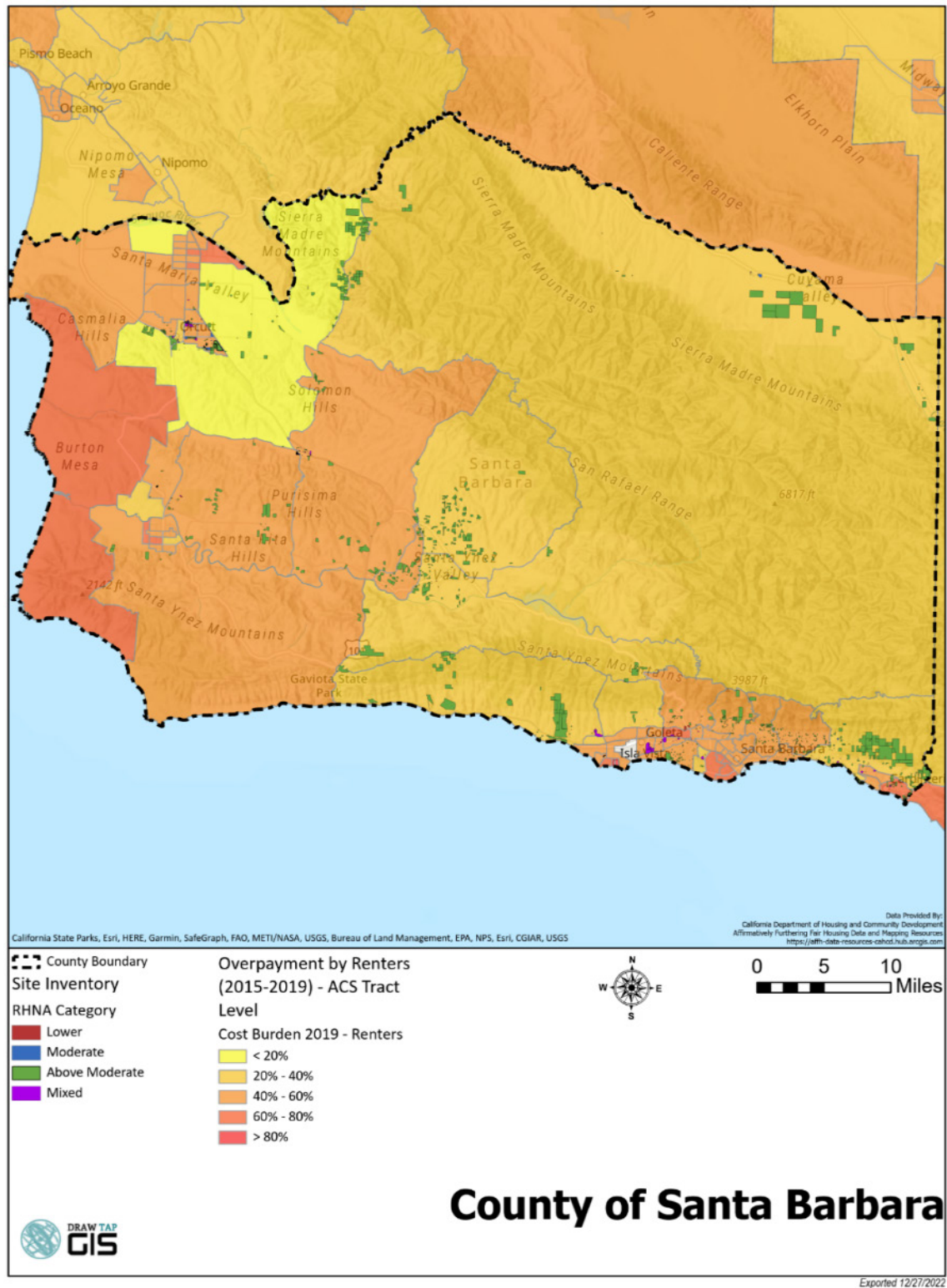


Figure D-94. Sites Inventory and Population of Cost-Burdened Renters by Tract (2019)



County of Santa Barbara

Overcrowded Households Data - CHHS - (Tract)

RHNA Category

- Lower
- Moderate
- Above Moderate
- Mixed

Percent Overcrowded

- ≤8.2 (Statewide Average)
- ≤12
- ≤15
- ≤20
- ≤70

Scale: 0 5 10 Miles

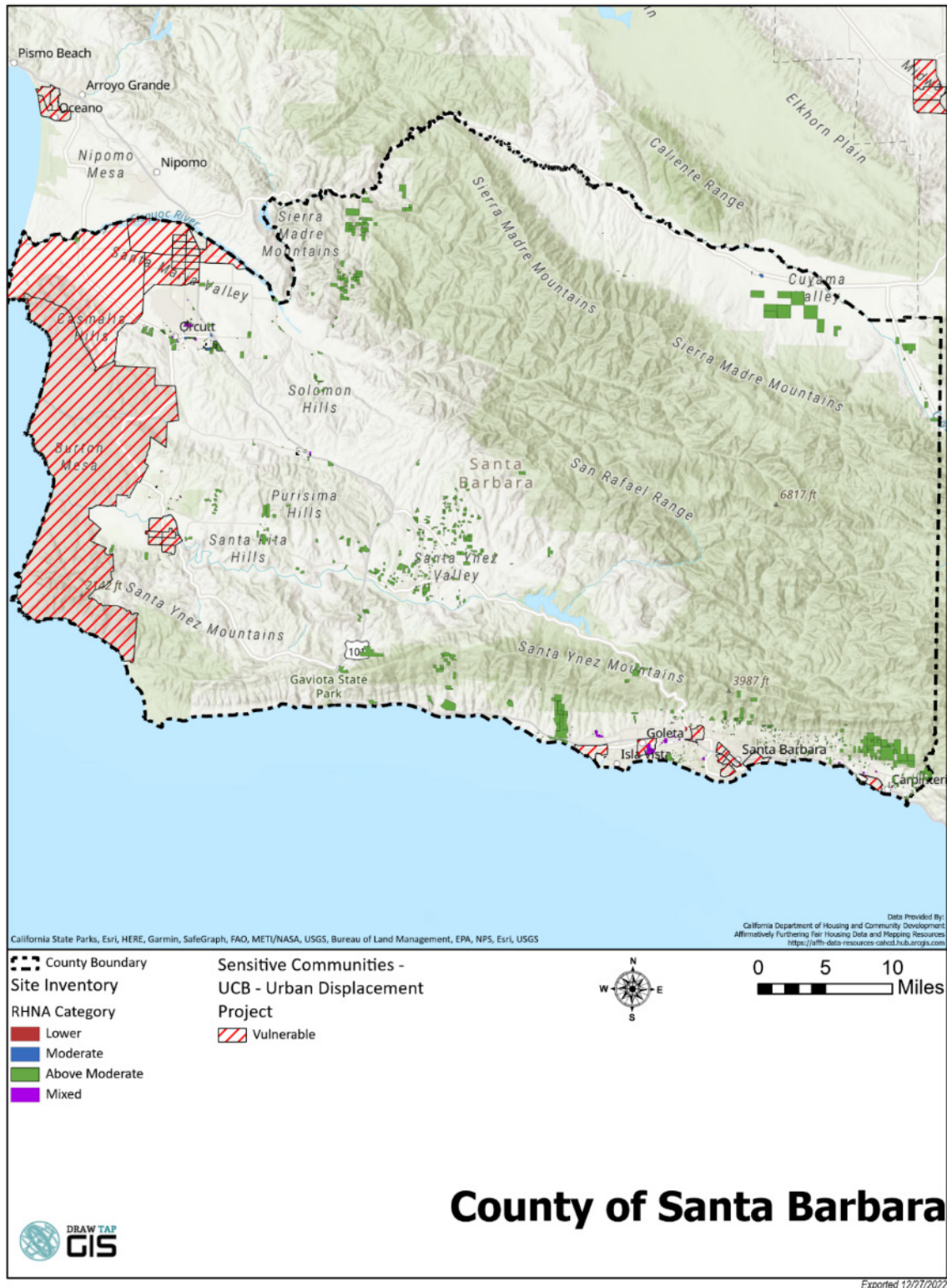
Legend:

- County Boundary
- Site Inventory

Data Provided By: California Department of Housing and Community Development, Affirmatively Furthering Fair Housing Data and Mapping Resources, <https://affirm-data-resources-calhcd.hub.arcgis.com>

Exported 12/27/2020

Figure D-96. Sites Inventory and Sensitive Communities At Risk of Displacement



D.5.4 Summary: Sites Inventory

For this analysis, the sites inventory is shown for AFFH variables by geography in Figure D-97 and Table D-47. The sites are shown in Table D-47 sorted by the following HMAs:

- Cuyama: Central and northeastern county
- Lompoc: Areas surrounding the City of Lompoc; southwestern county
- Santa Maria: Areas surrounding the City of Santa Maria; northwestern county
- Santa Ynez: Santa Ynez Valley area around the cities of Buellton, Solvang, and Santa Ynez
- South Coast: Areas surrounding the cities of Goleta, Santa Barbara, and Carpinteria; the southernmost county

Cuyama

There is only one tract containing RHNA sites in the Cuyama HMA. This tract encompasses a large area in the central and northeastern section of the county, including the Los Padres National Forest. A total of 229 RHNA units have been allocated in this HMA, including 33 lower-income units, 118 moderate-income units, and 78 above moderate-income units. Sites in the Cuyama HMA are mostly located in the northeasternmost corner of the county in the Cuyama Valley. This section of the county is primarily zoned for open land uses such as agriculture with smaller areas zoned for recreation, commercial, and residential uses.

Only 421 households currently exist in the tract encompassing this HMA. Block groups in this tract have non-White populations ranging from 0 to 53 percent. Approximately 60 percent of households residing in this tract are low- or moderate-income households, 5.1 percent of households are overcrowded, and 33.5 percent of renters are cost-burdened. This tract is categorized as a low-resource area. The County's RHNA strategy ensures units allocated to the lower-income RHNA alone are not disproportionately located in this low-resource tract. The RHNA strategy in the Cuyama HMA does not exacerbate existing fair housing conditions. Instead, it encourages mixed-income communities by allocating a variety of units suitable for households of various income levels.

Lompoc

There are three tracts containing RHNA units in the Lompoc HMA (tracts 28.08, 28.09, and 31.02). These tracts are all located along the Lompoc city boundaries. Of the 503 units allocated in these tracts, 107 are allocated towards the lower-income RHNA (21.3 percent), 50 towards the moderate-income RHNA (9.9 percent), and 346 towards the above moderate-income RHNA (68.8 percent). These tracts are zoned for various uses including open lands, agriculture, recreation, and various residential uses.

All three tracts are TCAC moderate resource areas with non-White populations ranging from 20.5 to 59 percent. None of the block groups in these tracts containing RHNA units are considered LMI areas where 50 percent or more of the household population is low- or moderate-income.

Between 1.5 and 3.4 percent of households in these tracts are overcrowded and 40.6 to 51.2 percent of renters are cost-burdened. In general, fair housing issues are not prevalent in the Lompoc HMA. The RHNA strategy in the Lompoc HMA includes a variety of units suitable for households of various income levels and does not allocate units of a single income level in this area disproportionately. Additional households in this section of the county will not exacerbate existing fair housing conditions.

Santa Maria

The Santa Maria HMA includes the unincorporated tracts in the northwestern corner of the county surrounding the City of Santa Maria. Like much of the unincorporated county, this HMA has large agricultural zones along with residential, commercial, and industrial zones. The second largest proportion of RHNA units is allocated in the Santa Maria HMA, following the South Coast HMA. There are 900 lower-income units (24.8 percent), 746 moderate-income units (20.6 percent), and 1,983 above moderate-income units (54.6 percent), totaling 3,629 units over nine tracts.

Of the nine tracts, five are high resource areas, three are moderate resource areas, and one is a low resource area. Of the units allocated in the Santa Maria HMA, 54.3 percent are in high-resource tracts, 45.1 percent are in moderate-resource tracts, and 0.6 percent are in the low-resource tract. Fair housing issues and populations of interest in the high and moderate resource tracts are generally consistent with the countywide trend. In these tracts, excluding the low resource tract, between 27 and 53 percent of the population belongs to a racial or ethnic minority group and less than 8.2 percent, the statewide average, of households are overcrowded. Tracts 20.12 and 25.02, the low resource tract, are the only tracts containing block groups that are considered LMI areas.

Tract 25.02 contains block groups with larger non-White populations, ranging from 89.4 to 92.7 percent, and LMI household populations, ranging from 58 to 94 percent. A larger proportion of households are also overcrowded in this tract (20.7 percent). Tract 25.02 is also categorized as a vulnerable community at risk of displacement. This tract encompasses the northwesternmost corner of the county including the City of Guadalupe. While fair housing issues are more prevalent here, the RHNA strategy only allocates 23 units in this tract (13 lower-income, 1 moderate-income, and 9 above moderate-income). The RHNA strategy in tract 25.02 ensures lower-income units alone are not exposed to adverse fair housing conditions. Further, additional housing units in this tract, including affordable units, may reduce overcrowding and cost burden in this area.

Overall, the RHNA strategy in the Santa Maria HMA allocates a variety of units throughout and does not concentrate units of a single income level in any one section of the HMA. The RHNA strategy encourages mixed-income communities and provides housing opportunities in high-resource areas in addition to housing opportunities in areas that may need additional housing where overcrowding and cost burden is prevalent. RHNA sites in the Santa Maria HMA will not exacerbate conditions related to fair housing.

Santa Ynez

The Santa Ynez HMA includes tracts in the unincorporated county surrounding the cities of Santa Ynez, Solvang, and Buellton. The County's RHNA strategy allocates units over four tracts in this HMA: 19.01, 19.03, 19.05, and 19.06. Like the remainder of the county, this area is largely zoned for agricultural uses with smaller residential and commercial designations. There are 763 units allocated in the Santa Ynez HMA including 133 lower-income units (17.4 percent), 128 moderate-income units (16.8 percent), and 502 above moderate-income units (65.8 percent).

Tract 19.05 is a high resource area, tract 19.01 is a moderate resource area, and tracts 19.03 and 19.06 are high resource areas. Populations of interest and fair housing issues are generally low in these tracts. Between 15 and 51 percent of the population is non-White, 28 to 54 percent of renters are cost-burdened, and fewer than 8.2 percent of households are overcrowded in these tracts. Tracts 19.06 and 19.01 contain block groups that are LMI areas. The RHNA strategy in this HMA does not exacerbate fair housing conditions. A majority of lower-income units are located in high-resource tracts where fair housing issues are not prevalent. Further, the strategy ensures a mix of unit types is encouraged in this HMA to serve households of any income level.

South Coast

The South Coast HMA has the largest proportion of RHNA units over the most tracts compared to other HMAs. This is consistent with the countywide balance, where the largest proportion of the population lives in the South Coast HMA (Table D-47). Tracts containing RHNA units in this HMA are generally located along the 101 Freeway surrounding Goleta, Santa Barbara, and Carpinteria. Unincorporated communities in the South Coast HMA include Isla Vista, Eastern Goleta Valley, Mission Canyon, Montecito, and Summerland. This HMA has significantly more residential zoning designations compared to other HMAs. A total of 8,579 RHNA units are allocated in South Coast HMA tracts: 3,376 low-income units (39.4 percent), 1,562 moderate-income units (18.2 percent), and 3,641 above moderate-income units (42.4 percent).

RHNA units are allocated over 24 tracts in the South Coast HMA. Of these tracts, 12 are highest-resource, four are high-resource, five are moderate-resource, and three are low-resource. Most low-income RHNA units in this HMA are in high resource tracts (82.3 percent), followed by highest resource tracts (8.3 percent), low resource tracts (7.6 percent), and moderate resource tracts (1.8 percent). In comparison, 69.2 percent of all RHNA units in the South Coast HMA are in high resource tracts, 14.8 percent are in highest resource tracts, 8.6 percent are in moderate resource tracts, and 7.4 percent are in low resource tracts. The County's RHNA strategy allocates a larger proportion of lower (90.6 percent) and moderate-income (90.6 percent) RHNA units in highest resource and high resource tracts compared to above moderate-income units (75 percent).

Of the three low-resource tracts, two are located adjacent to Carpinteria and one is in Isla Vista. The tracts encompassing and surrounding Carpinteria also tend to have larger populations of overcrowded households. One tract adjacent to Carpinteria is also considered a sensitive

community at risk of displacement (tract 16.04). However, only six above moderate-income RHNA units are allocated in this tract.

Isla Vista is also an area where fair housing issues are more prevalent. As discussed previously, Isla Vista is characterized by a large student population. Students attending UCSB and Santa Barbara City College largely reside in Isla Vista. Students tend to have lower incomes and live in overcrowded conditions. It is relevant to note that the data presented in this fair housing analysis may not accurately portray the household incomes in Isla Vista as some students may be dependents and rely on their parents' or guardians' income. Block groups making up Isla Vista have the largest proportions of LMI households in the unincorporated county. Between 72 and 99 percent of households in Isla Vista Block Groups are low- or moderate-income households. Overpayment and overcrowding are also prevalent in Isla Vista. Between 40.5 and 84.1 percent of renters overpay and 0 to 25 percent of households are overcrowded in Isla Vista tracts. A total of 85 RHNA units are allocated in Isla Vista, 27 lower-income units, 18 moderate-income units, and 40 above moderate-income units.

Although fair housing issues are prevalent in some sections of the South Coast HMA, the County's RHNA strategy ensures sites are distributed throughout this section of the county. The County's strategy also encourages different housing types throughout the South Coast HMA, suitable for households of variable income levels. The sites selected promote lower-income units in high-resource areas while also encouraging new housing units in areas of need where cost burden and overcrowding are more prevalent. The County's RHNA strategy in the South Coast HMA will not exacerbate conditions related to fair housing.

Table D-47. Distribution of RHNA Units by AFFH Variable and Geography

HMA/ Tract	HHs in Tract	Total Capacity (Units)	Income Distribution			% Non- White*	% LMI*	TCAC Opp. Cat.	% Overpay Renters	% Over- crowded HHs	Sensitive Comm.?
			Lower	Moderate	Above Moderate						
Cuyama (Central/North East)											
18	421	229	33	118	78	0.0 – 53.0%	60.0%	Low	33.5%	5.1%	No
Lompoc											
28.08	2,797	102	0	21	81	20.5 – 47.4%	0.0 – 39.0%	Moderate	51.2%	1.5%	No
28.09	1,689	390	107	29	254	32.9 – 54.2%	7.0 – 48.0%	Moderate	40.6%	6.3%	No
31.02	1,132	11	0	0	11	30.1 – 59.0%	19.0 – 29.0%	Moderate	42.6%	3.4%	No
Santa Maria											
20.05	1,935	960	86	142	732	32.0 – 34.9%	24.0 – 35.0%	High	58.3%	1.2%	No
20.06	905	440	0	26	414	34.2 – 38.1%	19.0 – 36.0%	Moderate	17.4%	7.3%	No
20.07	3,768	131	57	29	45	36.0 – 48.5%	24.0 – 33.0%	Moderate	55.1%	2.0%	No
20.08	2,257	374	109	33	232	38.1 – 46.4%	20.0 – 42.0%	High	49.8%	2.7%	No
20.09	1,360	1,064	540	245	279	28.7 – 52.0%	31.0 – 47.0%	Moderate	51.8%	0.0%	No
20.10	1,559	97	0	94	3	29.2 – 33.1%	20.0 – 30.0%	High	53.5%	1.6%	No
20.12	1,262	488	84	165	239	40.4%	67.0%	High	36.2%	3.4%	No

Table D-47. Distribution of RHNA Units by AFFH Variable and Geography (Continued)

HMA/ Tract	HHs in Tract	Total Capacity (Units)	Income Distribution			% Non- White*	% LMI*	TCAC Opp. Cat.	% Overpay Renters	% Over- crowded HHs	Sensitive Comm.?
			Lower	Moderate	Above Moderate						
20.13	1,021	52	11	11	30	27.7 – 38.1%	7.0 – 35.0%	High	49.1%	0.0%	No
25.02	2,077	23	13	1	9	89.4 – 92.7%	58.0 – 94.0%	Low	56.9%	20.7%	Yes
Santa Ynez											
19.01	2,808	300	12	95	193	27.6 – 49.5%	23.0 – 66.0%	Moderate	40.2%	6.3%	No
19.03	2,605	39	0	0	39	15.1 – 50.6%	11.0 – 50.0%	High	53.4%	3.0%	No
19.05	1,086	128	0	0	128	12.5 – 29.9%	15.0 – 35.0%	Highest	28.0%	2.1%	No
19.06	2,318	296	121	33	142	15.9 – 41.3%	18.0 – 51.0%	High	38.0%	0.1%	No
South Coast											
1.01	2,305	355	25	25	305	28.8 – 57.7%	23.0 – 44.0%	Moderate	67.4%	4.3%	No
1.02	2,293	126	73	13	40	27.8 – 60.9%	11.0 – 65.0%	Highest	59.7%	3.9%	Yes
1.03	1,252	239	175	0	64	17.7 – 19.9%	6.0 – 21.0%	Highest	45.5%	0.6%	No
5.01	1,369	93	0	0	93	12.4 – 19.1%	9.0 – 26.0%	Highest	59.1%	0.0%	No
5.02	2,461	11	0	0	11	20.8 – 22.6%	14.0 – 46.0%	Highest	41.6%	0.0%	No
7	2,228	145	0	0	145	14.4 – 53.2%	8.0 – 35.0%	Highest	47.3%	2.5%	No

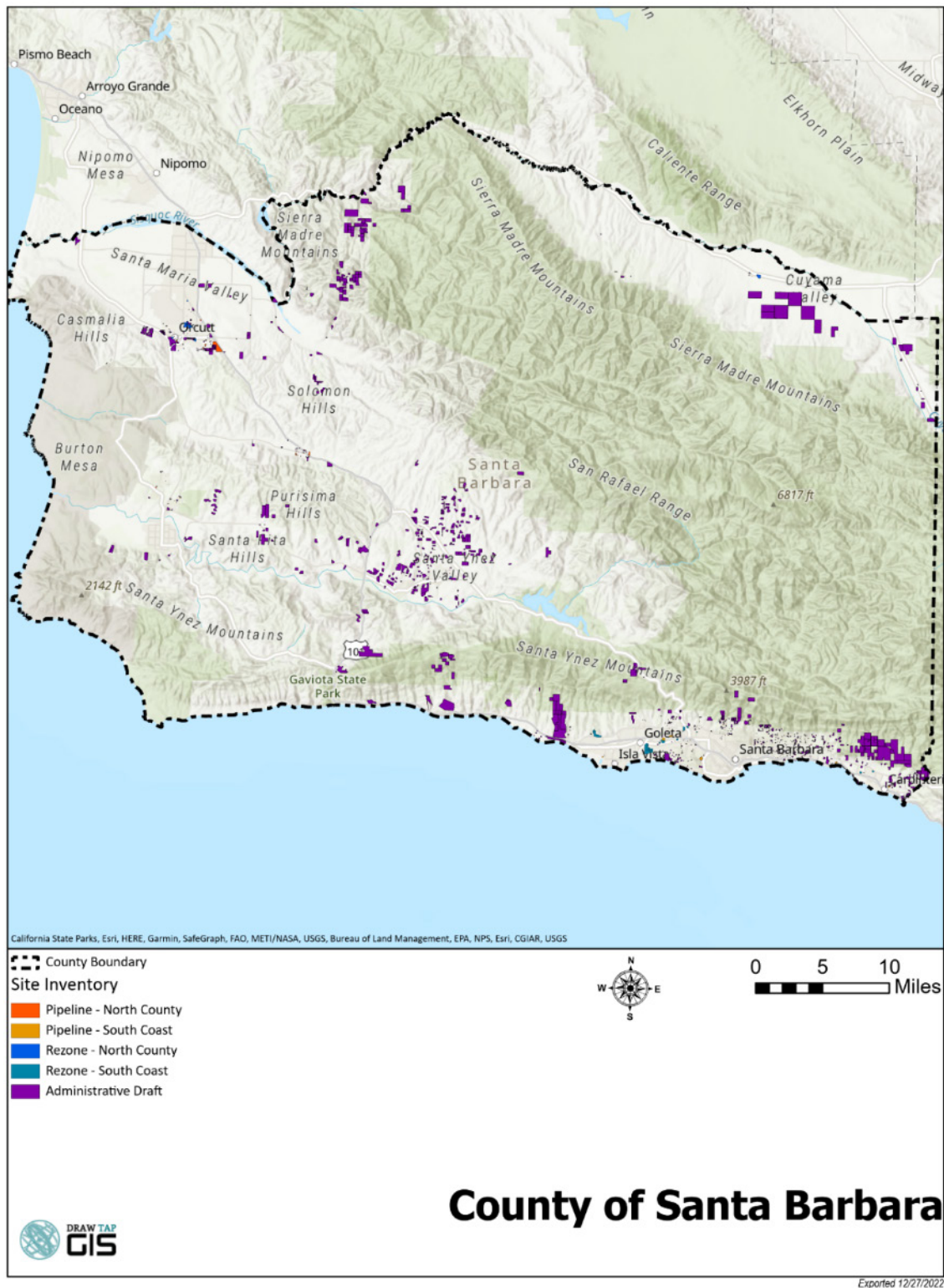
Table D-47. Distribution of RHNA Units by AFFH Variable and Geography (Continued)

HMA/ Tract	HHs in Tract	Total Capacity (Units)	Income Distribution			% Non- White*	% LMI*	TCAC Opp. Cat.	% Overpay Renters	% Over- crowded HHs	Sensitive Comm.?
			Lower	Moderate	Above Moderate						
13.06	1,505	352	24	0	328	19.6 – 27.1%	14.0 – 24.0%	Moderate	35.9%	0.0%	No
14.02	1,453	41	0	0	41	12.3 – 18.2%	11.0 – 44.0%	Highest	48.3%	3.9%	No
15	1,111	129	0	0	129	10.4 – 12.2%	10.0 – 21.0%	Highest	45.0%	0.4%	No
16.01	1,936	423	208	104	111	49.3 – 65.4%	10.0 – 30.0%	Low	56.8%	6.4%	No
16.04	1,985	6	0	0	6	35.8%	60.0%	Moderate	49.4%	5.1%	Yes
17.04	1,093	194	40	0	154	56.2%	32.0%	Low	63.4%	19.1%	No
17.06	1,743	233	3	14	216	21.8 – 38.6%	24.0 – 42.0%	Highest	26.7%	0.0%	No
29.07	1,371	6	0	0	6	16.0 – 39.0%	4.0 – 51.0%	Highest	33.8%	0.9%	No
29.13	1,458	53	23	0	30	24.3 – 29.2%	13.0 – 36.0%	Highest	53.6%	0.6%	No
29.15	352	38	6	0	32	53.3%	72.0%	Highest	40.5%	0.0%	No
29.24	1,581	18	8	10	0	32.7 – 48.5%	92.0 – 99.0%	Low	84.1%	15.0%	No
29.26	1,833	13	13	0	0	55.8 – 61.3%	94.0 – 99.0%	Moderate	83.1%	14.7%	No
29.28	1,383	16	0	8	8	34.0%	89.0%	Moderate	74.0%	25.0%	No
29.32	809	1,582	750	375	457	36.1 – 54.9%	28.0 – 60.0%	High	31.7%	4.0%	No
30.01	2,249	2,680	1340	671	669	47.6%	46.0%	High	59.1%	12.5%	Yes

Table D-47. Distribution of RHNA Units by AFFH Variable and Geography (Continued)

HMA/ Tract	HHs in Tract	Total Capacity (Units)	Income Distribution			% Non- White*	% LMI*	TCAC Opp. Cat.	% Overpay Renters	% Over- crowded HHs	Sensitive Comm.?
			Lower	Moderate	Above Moderate						
30.04	1,566	361	175	88	98	45.3 – 52.2%	13.0 – 14.0%	High	54.0%	5.8%	No
30.05	1,544	1310	513	254	543	30.0 – 73.0%	30.0 – 71.0%	High	59.8%	6.9%	No
30.07	1,427	155	0	0	155	10.9 – 24.0%	4.0 – 32.0%	Highest	54.9%	1.0%	No

Figure D-97. Sites Inventory



Appendix E



Appendix E. Sites Inventory

E.1. Regional Housing Needs Allocation (RHNA) Overview

E.1.1 State Requirements

Since 1969, the State of California has required that all cities and counties plan to meet the housing needs of all persons in their communities. Cities and counties meet this requirement by periodically adopting housing elements, and regional agencies play an important role in this process. As a starting point, the California Department of Housing and Community Development (State HCD) determines the total housing need for each county or other region over the ensuing housing element planning period. It divides this overall housing need into four affordability levels (i.e., very low-, low-, moderate-, and above moderate-income). Each council of governments must then develop a regional housing needs plan that allocates a share of the overall housing need to its member jurisdictions. This housing needs plan is called the Regional Housing Needs Allocation (RHNA). Each jurisdiction must prepare a housing sites inventory and take other measures that ensure it can accommodate its share of the RHNA for each affordability level during the eight-year planning period.

In January 2021, State HCD determined that all jurisdictions in Santa Barbara County must accommodate a combined total of 24,856 housing units in the 2023-2031 planning period (SBCAG 2021b). Six months later, the Santa Barbara County Association of Governments (SBCAG) adopted the Regional Housing Needs Allocation Plan 6th Cycle 2023-2031 (2023-2031 RHNA Plan; SBCAG 2021b). The 2023-2031 RHNA plan specifies that the County must accommodate 5,664 of the 24,856 units within the unincorporated areas of the county. It also prescribes the affordability levels of these units.

To balance the relationship between housing supply and jobs in the unincorporated county, the 2023-2031 RHNA Plan divides the County's RHNA into two sub-regions, referred to as the South Coast and the North County. The South Coast has plentiful jobs but lacks adequate affordable housing. As a result, the 2023-2031 RHNA Plan allocates approximately 73 percent of the County's 5,664 units to the South Coast. The County must ensure that it has sufficient sites zoned to accommodate these units at the required affordability levels. Table E-1, below, summarizes the County's 2023-2031 RHNA.

Table E-1. Regional Housing Needs Allocation, 2023-2031 Planning Period - Unincorporated Areas of Santa Barbara County

Sub-Region	RHNA Allocation	RHNA Allocation by Affordability Level			
	Total	Very Low	Low	Moderate	Above Moderate
South Coast	4,142	809	957	1,051	1,325
North County	1,522	564	243	229	486
Total	5,664	1,373	1,200	1,280	1,811

Source: SBCAG 2021b

In summary, State HCD bases the four affordability levels on county median income. Santa Barbara County's area median income increased from \$90,100 in 2021 to \$100,100 in 2022. State HCD generally applies the following percentage(s) of county median income to calculate each affordability level (State HCD 2022a):

- less than 50 percent for very low,
- 50 to 80 percent for low,
- 80 to 120 percent for moderate, and
- equal to or greater than 120 percent for above moderate.

However, Santa Barbara County qualifies for an adjustment based on its unusually high rental-housing costs in relation to the county median income (State HCD 2022a). Table E-2, below, shows Santa Barbara County's adjusted percentages and resulting annual household incomes for each affordability level for purposes of the 2023-2031 RHNA.

Table E-2. Housing Affordability Levels for Santa Barbara County

Affordability Level	Percent of Median Income	Annual Income (4-person household)
Very low	0-70	Up to \$69,850
Low	70-111	Up to \$111,900
Moderate	111-120	Up to \$120,100
Above moderate	Above 120	Above \$120,100

Source: State HCD 2022a

Similarly zoned sites (e.g., similar uses, densities, and development standards) that are feasible for low-income housing are also typically feasible for very low-income housing. Therefore, State HCD generally uses the term "lower-income" to refer to the combined very low- and low-income affordability levels. The County also uses the term "lower-income" to refer to these two affordability levels.

E.1.2 RHNA and Additional Buffer

Government Code Section 65863 (“No Net Loss Law”), most recently amended by Senate Bill (SB)166 in 2017, requires that jurisdictions maintain adequate sites to accommodate their remaining unmet RHNA for each affordability level throughout the planning period. State housing element law requires that jurisdictions list the number of units and the affordability level(s) of these units for each site included in their sites inventory. However, sites may develop with fewer units or at a higher affordability level than shown in the sites inventory. This is especially true for sites in the unincorporated county that are projected to develop with very low-, low-, and moderate-income units.

The County increased its 2023-2031 RHNA for the lower- and moderate-income affordability levels by 15 percent. This buffer reduces the chance that the County will need to identify or rezone additional sites to accommodate the remaining RHNA for the lower- or moderate-income affordability levels during the 2023-2031 planning period. The County has exceeded its RHNA for the above-moderate income affordability level in the past two planning periods. Therefore, it did not apply a 15 percent buffer to the above moderate-income category.

Tables E-3 and E-4, below, summarize the County’s 2023-2031 RHNA for the South Coast and North County, respectively, including the 15 percent buffer for the lower- and moderate-income categories.

Table E-3. South Coast Regional Housing Needs Allocation with Buffer 2023-2031 Planning Period Unincorporated Areas of Santa Barbara County

Sub-Region	RHNA Allocation	RHNA Allocation by Affordability Level		
South Coast	Total	Lower	Moderate	Above Moderate
Without buffer	4,142	1,766	1,051	1,325
With a 15% buffer	4,563	2,030	1,208	1,325

Table E-4. North County Regional Housing Needs Allocation with Buffer 2023-2031 Planning Period Unincorporated Areas of Santa Barbara County

Sub-Region	RHNA Allocation	RHNA Allocation by Affordability Level		
North County	Total	Lower	Moderate	Above Moderate
Without buffer	1,522	807	229	486
With a 15% buffer	1,676	927	263	486

E.2. Existing Housing Capacity

Combining the 2023-2031 RHNA (5,664 units) and the 15 percent buffer for the lower- and moderate-income categories (575 units) means that County zoning should plan to accommodate 6,239 units in the 2023-2031 planning period. The County prepared a site-specific sites inventory that shows the number of housing units that could be developed under current zoning. It also specifies the affordability levels of these units. As discussed below, the sites inventory includes three categories: (1) vacant sites, (2) ADUs, and (3) pending projects.

State HCD provides a template and instructions for preparing the sites inventory (State HCD 2020b). This template streamlines forms, uses common definitions, and aims to standardize the submission of housing elements across all jurisdictions. The County's database of vacant sites includes 992 parcels or sites. Each site contains 23 fields of site-specific information, including zoning, potential units, geographic region, and infrastructure access. The County submits its sites inventory electronically to State HCD. Additionally, Subsection E.8 displays the inventory of vacant sites.

E.2.1 Vacant Sites

The County began the sites inventory by quantifying the potential number of units and their affordability level(s) under current zoning for vacant sites. Staff obtained the County Assessor's tax database of parcels within the unincorporated county classified as vacant, located within a designated Urban Area, and zoned for residential use under the County's three zoning ordinances: 1) the County Land Use and Development Code (LUDC), 2) the Montecito Land Use and Development Code (MLUDC), and 3) the Coastal Zoning Ordinance (CZO). The sites inventory also includes some non-residentially zoned sites in the Urban Area designated by the Land Use Element (LUE) of the Comprehensive Plan that allow residential use (e.g., certain commercial and agricultural zones) and some sites affordable to above-moderate households outside of the Urban Area (e.g., agricultural zones). Where large parcels have the capacity to subdivide, the County considered this and calculated the potential units on all additional lots, except for parcels in agricultural zones. Staff excluded sites that are undevelopable due to small sizes, irregular shapes, or environmental constraints, such as floodways and environmentally sensitive habitats (ESHs). The County applied the following factors to determine the number of potential units for each vacant site and their affordability level(s).

E.2.2 Affordability Methodology

Pursuant to Government Code Section 65583.2(c)(3)(B), sites zoned for a density of at least 20 units per acre are appropriate to accommodate housing for lower-income households in suburban jurisdictions such as Santa Barbara County. However, development trends in the unincorporated county show that a lower percentage of sites zoned for 20 or more units per acre resulted in

affordable housing. As such, the County did not assume that all potential units on sites zoned for 20 or more units per acre will develop as housing that would be affordable to lower-income households. Instead, the County used the following percentages for sites zoned for 20 or more units per acre:

- 50 percent of all possible units to the lower-income level,
- 25 percent to the moderate-income level, and
- 25 percent to the above moderate-income level.

Table E-5 lists the zones that accommodate lower-income households.

Table E-5. Zones Contributing to Lower-Income Units

Zoning Land Use Category	Zoning Designation
Residential	DR-20, SR-H-20

The County identified sites zoned for residential use with a density of 6 to 18 units per acre as appropriate to accommodate units for moderate-income households. At this density, the County assumes that sites will yield a higher number of smaller units that equate to more affordable housing projects.

Despite their capacity for higher-density development, the County assumed sites zoned for commercial use would also yield units affordable to moderate-income households. The County based this determination on a lack of development trends in the unincorporated county for mixed use commercial/residential projects in commercial zones and, as such, did not categorize potential units in commercial zones as affordable to lower-income households.

Parcels in the sites inventory that did not contribute to the lower- or moderate-income affordability levels fell into the above moderate-income affordability level. These parcels reflect a density of up to five units per acre and may yield larger, more expensive units. Tables E-6 and E-7, respectively, show zones contributing to the moderate- and above moderate-income RHNA.

Table E-6. Zones Contributing to Moderate-Income Units

Zoning Land Use Category	Zoning Designation
Residential	7-R-2, 8-R-2, 10-R-2, 12-R-2, 15-R-2, SLP, DR-6, DR-7, DR-8, DR-9, DR-10, DR-12, DR-12.3, DR-14, DR-16, SR-M-18, PRD*
Commercial	C-2, CM-LA, OT-R-14

*Where the effective density of proposed units is between six units per acre and 18 units per acre.

Table E-7. Zones Contributing to Above Moderate-Income Units

Zoning Land Use Category	Zoning Designation
Residential	7-R-1, 8-R-1, 10-R-1, 12-R-1, 15-R-1, 20-R-1, 20-R-2, 30-R-2, RR-5, RR-10, RR-15, RR-20, RR-40, RR-100, 1-E-1, 2-E-1, 3-E-1, 5-E-1, 10-E-1, 1.5-EX-1, 2.5-EX-1, 3.5-EX-1, DR-0.1, DR-0.2, DR-0.33, DR-0.5, DR-1, DR-1.5, DR-1.8, DR-2, DR-2.5, DR-3, DR-3.5, PRD*
Agricultural	AG-I-5, AG-I-10, AG-I-40, AG-II-40, AG-II-100, AG-II-320

*Where the effective density of proposed units is up to five units per acre.

Realistic Capacity

Government Code Section 65583.2(c) requires jurisdictions to calculate “the projected residential development capacity... that can be realistically achieved.” State HCD offers two methods of calculating realistic capacity: (1) utilizing minimum densities, or (2) utilizing adjustment factors (State HCD 2020b). The County applied the following adjustment factors to sites in the sites inventory to reflect realistic capacity.

Realistic Capacity for Vacant Sites in Residential Zones

The County’s current zoning ordinances establish maximum residential densities but not minimum residential densities. Housing development projects throughout the county may therefore result in fewer units than the zoning ordinances allow. Basing residential development capacity on maximum densities risks overestimating the actual number of units that may be constructed.

Staff analyzed select residential development trends over a six-year period in designated Urban Areas to help calculate realistic capacity for sites in residential zones. Specifically, staff identified 22 residential tract maps (i.e., subdivisions creating five or more lots) in Urban Areas across 14 zones that the County approved between 2015 and 2021. Staff calculated the potential maximum residential capacity by multiplying the gross acreage of each site by the maximum density allowed by the applicable zoning ordinance. It then compared the potential maximum residential capacity to the actual number of lots created by each approved tract map. On average, tract maps in zones that allow multifamily dwellings (MFD) created 94.5 percent of the potential maximum residential capacity. Tract maps in zones that allow single-family dwellings created 89.1 percent of the potential maximum residential capacity. Staff applied these percentages to reduce the potential maximum residential capacity of vacant sites in Urban Areas.

E.2.3 Realistic Capacity for Vacant Sites in Commercial Zones

The County lacks a robust history of mixed use commercial/residential development in commercial zones in designated Urban Areas. Therefore, staff created a separate methodology for calculating the realistic capacity of residential units on vacant sites in three commercial zones.

C-1 and C-2

The sites inventory includes 17 vacant sites zoned C-1 (Limited Commercial) or C-2 (Retail Commercial) in Urban Areas, excluding the Montecito plan area and the Coastal Zone. Staff calculated residential realistic capacity on these sites using a modified, conservative estimate based on current development standards in the LUDC, which limit bedrooms and floor area as follows: “A residential use shall not exceed two bedrooms per 1,000 square feet of gross floor area of commercial development on the same lot; provided that the total gross floor area of residential uses shall not exceed the total gross floor area of the commercial uses” (LUDC Section 35.42.200 - Mixed Use Development).

Given the lack of mixed use commercial/residential development in the C-1 and C-2 zones, the County only calculated and counted the potential units that could be constructed on 25 percent of the gross lot area of each site. This conservative approach included the assumption of two bedrooms per unit and one unit per 1,000 square feet.

CM-LA

The sites inventory includes nine vacant sites in Los Alamos (Urban Area) zoned for mixed use commercial/residential development (Community Mixed-Use – Los Alamos, CM-LA). Most of these sites are relatively small, ranging from approximately 4,000 square feet to one acre in size. The methodology for calculating the number of potential units on these sites was identical to that for sites in the C-2 zone.

E.2.4 Realistic Capacity for Vacant Sites in Agricultural Zones

Rural Areas of the unincorporated county designated by the LUE include hundreds of moderate to large parcels that could be subdivided under current zoning to create hundreds of additional lots ranging in size from five to 100 acres. The zoning ordinances allow a single-family dwelling (SFD) on each new lot. However, the County’s Comprehensive Plan and zoning ordinances contain policies and development standards that discourage the fragmentation of productive agricultural lands. As a result, the subdivision of agricultural lands is uncommon.

To help ensure realistic capacity, the County counted one new above moderate-income SFD per each existing vacant lot in an agricultural zone. It also assumed that none of these lots would be subdivided within the 2023-2031 planning period.

E.2.5 Environmental Constraints

Some of the sites listed in the sites inventory have environmental constraints that may reduce their potential for residential development. Staff used the County Assessor’s tax database and the Planning and Development Department’s (P&D) resource inventory to identify environmental constraints on vacant sites listed in the sites inventory. The constraints considered by staff included the following:

- Critical Habitat
- ESH
- Floodways and Flood Hazards Areas
- Slopes and Topography
- Prime Agricultural Soils and/or Williamson Act Contracts

E.2.6 Infrastructure

The County also considered existing or potential infrastructure for vacant sites listed in the sites inventory, including water, sewer, and dry utilities. Subsection 3.B.6 of *Chapter 3, Housing Constraints Assessment*, provides a list of all water and wastewater service providers that serve the unincorporated county and assesses their individual ability to serve new housing.

Column L in State HCD’s sites inventory template addresses infrastructure. The template offers three choices to indicate the status of available infrastructure for each site: “yes - existing,” “yes - planned,” and “yes - potential.” The available infrastructure data does not provide information about active connections for water and sewer services but instead lists parcels that fall within one or more service districts. As such, the County cannot determine whether sites qualify for the status of “yes - existing.”

Through a site-specific review of its infrastructure data, the County determined that a significant number of sites lack current access to water and sewer services. In the South Coast, 24 percent of vacant sites in the sites inventory are outside the existing service area of a water district and 53 percent are outside the service area of a sewer district. In North County, 79 percent of vacant sites in the sites inventory are outside the service area of a water district and 72 percent are outside the service area of a sewer district.

The County listed those sites within service areas of water or wastewater districts as having the potential for infrastructure. These sites either contain existing connections or may be served by their respective districts in the future.

The County also listed sites outside the service areas of a water or sewer district as having the potential for infrastructure. The County justifies this assumption since the County’s Local Agency Formation Commission (LAFCO) could approve applications to annex these sites into a water or sewer district.

The County is not a water or sewer service provider except for the Laguna County Sanitation District, a dependent special district of the County that provides collection and treatment services for the Orcutt community, and County Service Area 12, which provides collection service for the Mission Canyon plan area. As discussed in *Chapter 5, Housing Plan and Resources*, sufficient public water and sewer may not be currently available to meet the County’s projected housing needs. Program 14 contains several actions that will help ensure sufficient water and sewer infrastructure in the 2023-2031 housing element planning period.

E.2.7 Small and Large Sites

Government Code Sections 65583.2(c)(2)(A), (B), and (C) states that jurisdictions must conduct additional analysis of sites that are less than one-half acre or larger than 10 acres in size and projected to accommodate lower-income households. The additional analysis needs to establish that these sites are adequate to accommodate units for lower-income households.

The sites inventory lists four vacant sites that are less than one-half acre in size. All four sites are in Isla Vista [Assessor Parcel Numbers (APNs) 075-032-003, 075-101-024, 075-112-007, and 075-113-017]. They are zoned at a maximum density of 20 units per acre (SR-H-20) and, therefore, could accommodate units for lower-income households. All four sites are infill sites; they are in a designated Urban Area, surrounded by high-density commercial and residential development, and have access to water, sewer, utilities, and other infrastructure and services. Given their ideal location and the acute housing shortage in Isla Vista, the County determined that these parcels are likely to develop in the 2023-2031 planning period.

E.2.8 Previously Identified Sites

Government Code Section 65583.2(c) states, “a non-vacant site identified ... in a prior housing element and a vacant site that has been included in two or more consecutive planning periods that was not approved to develop a portion of the locality's housing need shall not be deemed adequate to accommodate a portion of the housing need for lower-income households ... unless the site is zoned at residential densities consistent with [Government Code 65583.2(c)(3)] ... and the site is subject to a program in the housing element requiring rezoning ... to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households.”

The sites inventory does not include any non-vacant sites identified in a prior housing element. It does include one vacant site that was included in two consecutive prior housing elements (2009-2014 Housing Element and 2015-2023 Housing Element Update) and is projected to accommodate a portion of the County's 2023-2031 RHNA for lower-income households. This parcel, APN 067-230-026, is already zoned at 20 units per acre. It is one of four APNs comprising the Metropolitan Transit District (MTD) site in Easter Goleta Valley and is included in the County's list of pending projects (Table E-12, below). This parcel may be subject to Program 1 or Program 2 in *Chapter 5, Housing Plan and Resources*, which will allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. A recent ground lease agreement between MTD and ConAm RE Investments, LLC (ConAm) requires ConAm to develop the entire MTD site, including APN 067-230-026, within the 2023-2031 planning period. Table E-12, below, also shows the MTD site's potential units and their affordability levels.

E.2.9 Summary of Vacant Sites Inventory

The County applied the factors above to vacant sites throughout the unincorporated county. Under current zoning, these sites could contribute 2,912 units toward the County's 2023-2031 RHNA. Table E-8, below, shows these units and their affordability level(s) by sub-region.

Table E-8. Summary of Vacant Sites

Sub-Region	Units by Affordability Level		
	Lower	Moderate	Above Moderate
South Coast	18	42	703
North County	39	748	1,362

E.3. Potential Accessory Dwelling Units (ADUs)

Pursuant to Government Code Sections 65852.2(m) and 65583.1, the County counts potential ADUs towards its RHNA. The County's annual progress reports document new ADUs, including the number of building permits, affordability levels, and locations within the unincorporated county for each year. The County issued a total of 583 building permits for new ADUs between January 1, 2015, and December 31, 2022. Table E-9, below, lists the number of building permits issued per year by sub-region and affordability level.

Table E-9. Accessory Dwelling Unit Building Permits Issued (2015 – 2022)

Sub-Region	ADU Building Permits by Affordability Level			Total
	Lower	Moderate	Above Moderate	
2015				
South Coast	0	3	0	3
North County	5	5	0	10
2016				
South Coast	0	2	1	3
North County	1	2	1	4
2017				
South Coast	0	0	4	4
North County	1	5	0	6
2018				
South Coast	0	10	31	41
North County	9	2	7	18

Table E-9. Accessory Dwelling Unit Building Permits Issued (2015 – 2022) (Continued)

Sub-Region	ADU Building Permits by Affordability Level			Total
	Lower	Moderate	Above Moderate	
2019				
South Coast	0	12	29	41
North County	25	6	6	37
2020				
South Coast	2	17	34	53
North County	27	1	12	40
2021				
South Coast	0	5	99	104
North County	29	17	16	62
2022				
South Coast	0	6	75	81
North County	65	1	10	77

The County determines ADU affordability levels by comparing the monthly rent for each unit to the portion of income that households in each income category can afford to spend on housing each month. The maximum monthly payment for a household equals annual income divided by 12 months, which is then multiplied by the percentage of income spent on housing (30 percent for lower-income households and 35 percent for moderate- and above moderate-income households). ADU monthly rent costs are from Trulia and Zillow and are based on the costs of similar listed ADU rentals (units with the same square footage) within the same zip code.

The County issued significantly more building permits for ADUs beginning in 2018. This rapid growth stems from recent state laws that reduced local development standards and streamlined local approval processes for ADUs. The first of these laws went into effect in 2017. These laws include Assembly Bill (AB) 2299 (2016), SB 1069 (2016), AB 68 (2019), AB 587 (2019), AB 670 (2019), AB 671, (2019), AB 881 (2019), SB 13 (2019), AB 3182 (2020), AB 345 (2021), AB 2221 (2022), and SB 897 (2022). The County amended its zoning ordinances in 2018 and 2021 to comply with ADU laws in effect at that time. Program 10 requires the County to amend its zoning ordinances to comply with more recent ADU laws.

On average, 22 percent of ADUs constructed in North County over the five-year period were affordable to lower-income families, 16 percent were affordable to moderate-income families, and 8 percent were affordable to above moderate-income families. By contrast, only 1 percent of ADUs constructed on the South Coast over the same period were affordable to lower-income families, 13 percent were affordable to moderate-income families, and 42 percent were affordable to above moderate-income families.

The County used development trends to project the number of ADUs that will be constructed during the 2023-2031 housing element planning period. It averaged the total number of ADUs each year over the five-year period for each sub-region and each income category. It then multiplied that number by eight to project the total future ADU buildout across the unincorporated county for the 2023-2031 planning period.

County expects an average of approximately 99 new ADUs per year for a total of 791 new ADUs during the 2023-2031 planning period. Table E-10, below, summarizes the number of projected ADUs by sub-region and affordability levels.

Program 10 also contains actions that will help incentivize and promote the development of ADUs that offer affordable rents for lower and moderate-income households. For example, the County will help reduce construction costs and further streamline the permit process by preparing and offering prototype plans for ADUs.

Table E-10. Projected Accessory Dwelling Units for the 2023-2031 Planning Period

Sub-Region	Projected ADUs and Affordability Level			
	Lower	Moderate	Above Moderate	Total
South Coast	4	100	329	433
North County	171	123	64	358
Total	175	223	393	791

E.4. Pending Housing Projects

Government Code Section 65583.1 allows jurisdictions to satisfy their RHNA through a variety of methods. In addition to units from vacant sites and potential ADUs, the County counts units from pending housing projects toward its RHNA.

The County used its permit-tracking database, Accela, to compile a list of pending housing projects that will count towards its 2023-2031 RHNA. These include projects in various stages of review or construction, such as pre-application in progress, planning permit in progress or approved, and building permit in progress or approved. The list includes housing projects that were started in the 2015-2023 planning period but were not issued a certificate of occupancy before June 30, 2022. It also includes residential projects that started in the 2023-2031 planning period. The County excluded projects that only included one unit.

The County identified pending projects that will contribute 1,211 units on the South Coast and 794 units in North County. The County based the number of proposed units and their affordability levels on project descriptions in permit applications and/or preliminary plans from property owners and developers. Table E-11, below, lists these projects and related information by sub-region. Section E.7, below, includes maps of the pending projects.

Table E-11. Pending Projects for 2023-2031 Planning Period 2023-2031

Project Name/APNs	Acres	Zoning Designation	Proposed Number of Units by Affordability			Case Status
			Lower	Moderate	Above Moderate	
South Coast						
Bailard 001-080-045 001-080-046	6.98	3-E-1 to DR-20	40	0	128	Planning permit in progress
Polo Villas 005-270-033 005-270-034 005-270-019 005-270-029	10.9	DR-3.3	3	3	34	Planning permit approved
Hollister Lofts 061-040-030	0.56	REC to DR-20	36	0	0	Pre-application in progress
4555 Hollister Apartments 061-070-002	1.1	DR-20	2	0	19	Planning permit in progress
Galileo Pisa 069-525-022	1.53	DR-20	0	0	27	Planning permit approved
Patterson Place 067-200-005	0.54	C-2	23	0	1	Planning permit approved
4085 State Street 061-110-014	1.71	MU	24	0	0	Preliminary plans
Hillside House 047-010-039	24.32	DR-4.6	12	0	156	Preliminary plans
MTD 059-140-004 059-140-005 059-140-006 067-230-026	18.56	DR-0.2 and DR-20	25	25	283	Lease agreement
Tatum 065-040-026	13.8	DR-20 and 10-E-1	57	0	275	Planning permit in progress
Ocean Meadows 073-090-072 073-090-073	6.41	PRD-58	6	0	32	Planning permit approved

Table E-11. Pending Projects for 2023-2031 Planning Period 2023-2031 (Continued)

Project Name/APNs	Acres	Zoning Designation	Proposed Number of Units by Affordability			Case Status
			Lower	Moderate	Above Moderate	
North County						
Constellation 097-371-072	5.16	SC to C-2	0	0	48	Pre-application in progress
Brisa Encina 097-111-007	3.56	SC to C-2	49	0	0	Planning permit in progress
Key Site 3: MR-O 129-151-026	8	MR-O	0	0	160	Planning permit approved
Key Site 3: PRD-119 129-151-026	138.49	PRD-119	0	0	119	Planning permit approved
Legacy Estates 101-201-001 101-202-001 101-231-001 101-232-001 101-233-001 101-234-001 101-242-001	12.02	7-R-1	0	0	59	Subdivision map recording in process
Key Site 17 105-134-004 105-134-005 105-330-005 105-330-006	10.92	SLP	0	88	0	Planning permit in progress
Foster Road Apartments (Key Site H) 107-240-040	4.12	DR-8	61	0	0	Planning permit approved
Perkins Place 149-051-002 149-051-001	1.08	C-2	33	0	0	Pre-application in progress
Bell Street Mixed Use 101-181-001	0.46	CM-LA	0	0	4	Planning permit approved
Sagebrush Junction 101-260-006 101-260-007	0.76	CM-LA	0	0	8	Planning permit approved
Harry’s House 141-380-045	2.2	PI	60	0	0	Construction in progress
Bohlinger Mixed Use 143-213-001	0.22	C-2	0	0	3	Building permit in progress

Table E-11. Pending Projects for 2023-2031 Planning Period 2023-2031 (Continued)

Project Name/APNs	Acres	Zoning Designation	Proposed Number of Units by Affordability			Case Status
			Lower	Moderate	Above Moderate	
Halsell 103-213-065	5.75	2-E-1	0	0	5	Planning permit and subdivision in progress
Vintage Ranch 101-570-005, -006, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -023, -028, -029, -030, -031, -032, -033, -034, -035, -036, -037, -038, -039, -040, -041	33.07	PRD	0	0	28	Some building permits issued
Price Ranch 101-130-016 101-130-019	17.79	PRD-46	12	0	57	Pre-application in progress

Table E-12, below, shows the total contribution of pending projects toward the County's 2023-2031 RHNA: 1,211 units in the South Coast and 794 units in the North County.

Table E-12. Summary Table of Pending Projects

Sub-Region	Units by Affordability			
	Lower	Moderate	Above Moderate	Total
South Coast	228	28	955	1,211
North County	215	88	491	794

E.5. Unaccommodated Need

Tables E-13 and E-14, respectively, show the total number of potential units from vacant sites, potential ADUs, and pending projects for the South Coast and North County. The County has sufficient sites under current zoning to accommodate its 2023-2031 RHNA for above moderate-income households in the South Coast and moderate- and above-moderate households in the North County. However, the County lacks sufficient capacity under current zoning to accommodate its RHNA for lower- and moderate-income households in the South Coast and lower-income households in the North County.

As discussed in Section E.1.2, above, the County added a 15 percent buffer to its RHNA for lower and moderate-income households. Tables E-13 and E-14 show that these additional units exacerbate the County's shortfall of lower- and moderate-income units in the South Coast and lower-income units in the North County.

Table E-13. South Coast Remaining Shortfall of RHNA Units by Affordability Level

Method of Meeting the RHNA	Units by Affordability		
	Lower	Moderate	Above Moderate
South Coast			
RHNA	1,766	1,051	1,325
RHNA + 15% Buffer	2,030	1,208	1,325
Current Capacity (Vacant Sites, ADUs, and Pending Projects)	250	170	1,987
Surplus (+)/Shortfall (-)*	-1,780	-1,038	+662

*Surpluses and shortfalls reflect RHNA plus a 15 percent buffer. Cells in red indicate a shortfall. Cells in green indicate a surplus.

Table E-14. North County Remaining Shortfall of RHNA Units by Affordability Level

Method of Meeting the RHNA	Units by Affordability		
	Lower	Moderate	Above Moderate
North County			
RHNA	807	229	486
RHNA + 15% Buffer	928	263	486
Current Capacity (Vacant Sites, ADUs, and Pending Projects)	426	959	1,917
Surplus (+)/Shortfall (-)*	-502	+696	+1,431

*Surpluses and shortfalls reflect RHNA plus a 15 percent buffer. Cells in red indicate a shortfall. Cells in green indicate a surplus.

E.6. Potential Rezone Sites

Government Code Section 65583(c)(1) requires that jurisdictions “[i]dentify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city’s or county’s share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory ...” The County lacks sufficient sites to accommodate its RHNA for lower- and moderate-income households. Therefore, state law requires that the County identify sites that it will rezone to accommodate 100 percent of the shortfall of sites for lower- and moderate-income households. The County will also identify extra sites to accommodate a 15 percent buffer for lower- and moderate-income households.

Staff identified more sites than necessary to accommodate its RHNA plus the 15 percent buffer for lower- and moderate-income households. Section E.7, below, includes maps of the potential rezone sites. The County will seek additional public input on these potential rezone sites. The Board of Supervisors ultimately will select a list of final rezones sites to accommodate the RHNA and 15 percent buffer. Program 1 in *Chapter 5, Housing Plan and Resources*, ensures that the County will adopt all rezones necessary to accommodate its RHNA according to state housing element law.

E.6.1 Identification of Potential Rezone Sites

The County examined more than 1,000 sites in a wide variety of zones and geographic areas to identify an initial list of potential rezone sites. Table E-15, below, summarizes the type, location, and number of sites examined.

Table E-15. Potential Housing Opportunity Sites and Zones Considered for Rezoning

Land Use/Geographic Area	Zone(s)	Example Sites	Total Number of Sites Examined
Commercial, Mixed Use, Shopping Centers, and Professional/Institutional	MU, SC, PI, C-2	Turnpike Shopping Center Magnolia Shopping Center San Ysidro Village State Street/Hollister Avenue Mixed Use Corridor	396
Religious Institutions	10-E-1, 10-R-1, 12-R-1, 15-R-1, 1-E-1, 20-R-1, 2-E-1, 5-E-1, 7-R-1, 8-R-1, AG-I-10, AG-I-5, AG-II-100, C-1, C-2, DR-10, DR-3.3, DR-4.6, DR-6, PI, RR-10, RR-5, SR-H-20, SR-M-18	Salvation Army St. Vincent's Churches	97
Isla Vista	SR-H-20, REC, C-2, SR-M-18	Isla Vista Recreation & Park District Parking Lots	151
Eastern Goleta Valley	AG-I-10, AG-I-5, MU, DR-20	School District Sites Nurseries Agricultural Lands	30
Orcutt	C-2, SC, CH, REC, PRD, DR-20	Non-Profit Housing Sites School District Sites Key Sites (Orcutt Community Plan)	206
Carpinteria Valley	3-E-1, AG-I-5, AG-I-10, AG-I-20, AG-I-40, AG-II-100, C-1, RR-5, RR-10	School District Sites Non-Profit Housing Sites Nurseries Agricultural Lands	192

Table E-15. Potential Housing Opportunity Sites and Zones Considered for Rezoning (Continued)

Land Use/Geographic Area	Zone(s)	Example Sites	Total Number of Sites Examined
County-Owned Parcels	10-R-1, 1-E-1, 7-R-1, AG-II-100, AG-II-40, REC	Santa Barbara Juvenile Hall Calle Real Campus Recreation Sites	28

The County narrowed down the initial list of potential rezone sites by prioritizing vacant infill development sites in designated Urban Areas. It then considered proximity to public transit, water and sewer, utilities, and other services and infrastructure. The list of potential rezone sites also includes several non-vacant sites planned for redevelopment during the 2023-2031 planning period. The County also considered Affirmatively Furthering Fair Housing (AFFH) requirements by spreading rezone sites across the county's various unincorporated communities. Table E-16, below, provides the location, size, current and proposed zoning, and the number of potential units for each potential rezone site.

As with the analysis of vacant sites described above, staff used P&D's resource inventory to analyze environmental constraints that may affect the potential rezone sites. The constraints included steep slopes, ESHs, designated critical habitats, riparian corridors, floodplains, prime agricultural soils, Williamson Act contracts, and airport safety compatibility zones. Environmental constraints preclude residential development on portions of some rezone sites. In these cases, staff calculated the amount of land suitable for residential development by subtracting the amount of land affected by environmental constraints from the total acreage of the rezone site. Staff then multiplied the proposed minimum residential density by the amount of land suitable for residential development to determine how many units could be developed on the rezone site.

On the South Coast, environmental constraints include steep slopes on the St. Vincent's and County Juvenile Hall sites and airport safety compatibility zones on some of the agricultural sites in Eastern Goleta Valley (e.g., Giorgi, St. Athanasius, Ekwill, Scott, and Caird 1, 2, and 3). In North County, steep slopes also limit residential development on several rezone sites (e.g., Key Sites 10 and 16). Airport safety compatibility zones affect several rezone sites near the Santa Maria Airport. For example, Safety Zone 4 limits residential density to a maximum of 25 units per acre for some rezone sites near the intersection of Union Valley Parkway and Orcutt Road (e.g., Key Site 26 and Mariposa Reale).

E.6.2 Methodology, Zones, and Density

The following subsections provide information on residential minimum density, realistic capacity, affordability methodology, and zoning and density for the potential rezone sites.

Residential Minimum Density

Government Code Section 65583.2(c)(3) states, “For the number of units calculated to accommodate its share of the regional housing need for lower-income households ... The following densities shall be deemed appropriate to accommodate housing for lower-income households ... For a suburban jurisdiction: sites allowing at least 20 units per acre.” The criteria in Government Code Section 65583.2(e)(1) define Santa Barbara County as a suburban jurisdiction. Therefore, the County will apply a minimum residential density of at least 20 units per acre to all rezone sites that would contribute units toward its RHNA for lower-income households. The County will also apply a maximum residential density to these rezone sites.

Realistic Capacity

As explained above, the new zoning for rezone sites in a residential zone will include a minimum density and a maximum density. For example, a housing project in the DR-20/30 zone must include at least 20 units per acre and at most 30 units per acre. Staff calculated the projected buildout capacity of each rezone site in a residential zone using the minimum density. For sites zoned DR-20/30, this means that the projected buildout capacity is 67 percent of the total possible buildout capacity. This approach ensures that housing projects will contribute a minimum number of units toward the County’s RHNA. It also helps reduce the chance that the County would be subject to Government Code Section 65863 (“No Net Loss Law”), which requires jurisdictions to identify and rezone additional sites if they lack sufficient sites to accommodate their RHNA at any time during a housing element planning period.

Affordability Methodology.

Staff specified the zone, density, and the number of potential units for each rezone site. In addition, staff specified the affordability level of the potential units. With two exceptions, all affordability levels reflect the same assumption applied to vacant sites: 50 percent of all potential units to the lower-income level, 25 percent to the moderate-income level, and 25 percent to the above moderate-income level.

One exception is for sites where a property owner or developer has specific plans for lower or higher affordability levels. For example, some developers are planning housing projects with 100 percent lower-income households (e.g., St. Vincent’s, Mariposa Reale, and Hummel Cottages).

A second exception is sites that the County will rezone C-2 (Retail Commercial). Development on these sites will consist of mixed use development – commercial space and multifamily units. These projects rarely result in lower- or above-moderate income units in the unincorporated county. Therefore, the County counted all potential multifamily units in this category as affordable to moderate-income households (e.g., Alexander and Blue Sky Center).

Zoning and Density – Residential Zones

The County's zoning ordinances include two residential zones that allow various types of housing, including SFDs and MFDs – Design Residential (DR) and Planned Residential Development (PRD). The County will apply these same zones to the potential rezone sites that are planned for 100 percent residential uses.

- **DR Zone.** The DR zone is applied to areas appropriate for one-family, two-family, and MFDs. This zone is intended to ensure comprehensively planned and well-designed residential development, while allowing flexibility and encouraging innovation and diverse design, and requiring that substantial open space be maintained within new residential developments.
- **PRD Zone.** The PRD zone ensures the comprehensively planned development of large acreage within Urban Areas as designated on the Comprehensive Plan maps that are intended primarily for residential use. The intent of this zone is to:
 - Promote flexibility and the innovative design of residential development, to provide desirable aesthetic and efficient use of space and to preserve significant natural, scenic, and cultural resources of a site;
 - Encourage clustering of structures to preserve a maximum amount of open space;
 - Allow for a diversity of housing types; and
 - Provide recreational opportunities for use by both the residents of the site and the public.

The County's zoning ordinances generally limit residential density to 20 units or less per acre. Applying a density of 20 units per acre to all potential residential rezone sites would not provide sufficient units to accommodate the County's RHNA and 15 percent buffer for the lower- and moderate-income households. Therefore, the County applied the existing DR and PRD zones with higher residential densities to many potential rezone sites. These zones and densities are described below.

- **DR-20/25 (Min/Max):** Staff applied this zone to rezone sites that fall, at least in part, within Safety Zone 4. Caltrans defines airport safety compatibility zones as “an area near an airport in which land use restrictions are established to protect the safety of the public from potential aircraft accidents” (Caltrans, 2011). Safety Zone 4 allows limits residential development to 25 units per acre.
- **DR-20/30 (Min/Max):** Staff applied this zone to rezone sites where a higher density would be inappropriate given surrounding land uses and limited services and infrastructure.
- **DR-30/40 (Min/Max):** Staff applied this high-density zone to sites best suited for the densest residential development.
- **PRD-20/25 and PRD-30/40 (Min/Max):** Staff selected the PRD zone for large parcels located within Eastern Goleta Valley. In part, this zone helps foster diverse housing types and well-planned and comprehensive residential development projects.

Zoning and Density – Commercial Zones

The County's zoning ordinances include the Retail Commercial (C-2) zone. Unlike some commercial zones, the C-2 zone allows mixed use projects – commercial space and multifamily units. The County can count the multifamily units toward its RHNA and the 15 percent buffer for the lower- and moderate-income categories. As with vacant sites currently zoned for commercial use, the County categorized sites to be rezoned to C-2 as affordable to moderate-income households.

- **Retail Commercial (C-2).** The C-2 zone is appropriate for retail business and commercial needs including stores, shops, and offices supplying commodities or performing services for the residents of the surrounding community. Allowed uses in the C-2 zone include mixed use commercial/residential development.

Table E-16. Potential Rezone Sites Contributing to the 2023-2031 RHNA

Site Name and APN(s)	Address	Acres	Current Zoning	Proposed Zoning	Proposed Number of Units by Affordability		
					Lower	Moderate	Above Moderate
South Coast							
071-140-064 Giorgi	Southeast corner of Hollister Ave and Ward Dr Goleta, CA 93117	64.8	AG-I-10	PRD-30/40 (Min/Max)	606	303	303
071-140-072 St. Athanasius	300 Sumida Gardens Ln Goleta, CA 93117	20.56	AG-I-10	PRD-30/40 (Min/Max)	200	100	100
071-140-071 Scott	5381 Ekwill St Goleta, CA 93117	9.38	AG-I-10	PRD-30/40 (Min/Max)	123	62	61
071-140-048 Ekwill	Immediately east of 5381 Ekwill St Goleta, CA 93117	8.23	AG-I-10	PRD-30/40 (Min/Max)	109	55	54
065-090-031 Caird 1	600 S. Patterson Ave Santa Barbara, CA 93111	15.22	AG-I-10	PRD-20/25 (Min/Max)	96	48	48
065-230-012 Caird 2	620 S. Patterson Ave Santa Barbara, CA 93111	15.85	AG-I-10	PRD-20/25 (Min/Max)	38	19	19
071-190-036 Caird 3	905 S. Patterson Ave	60.83	AG-I-10	PRD-20/25 (Min/Max)	195	98	97

Site Name and APN(s)	Address	Acres	Current Zoning	Proposed Zoning	Proposed Number of Units by Affordability		
					Lower	Moderate	Above Moderate
	Santa Barbara, CA 93111			and AG-I-10			
065-040-041 San Marcos Growers 1	4960 Hollister Ave and 125 S. San Marcos Rd Santa Barbara, CA 93111	27.37	AG-I-5	DR-30/40 (Min/Max)	411	205	205
065-030-012 San Marcos Growers 2		5.7	AG-I-5	DR-30/40 (Min/Max)	75	38	37
065-080-010 065-080-011 McCloskey Lelande	5030 Hollister Ave Santa Barbara, CA 93111	6.67 0.28	AG-I-5	DR-30/40 (Min/Max)	100	50	50
065-080-027 Magnolia Shopping Center	5110 Hollister Ave Santa Barbara, CA 93111	9.11	SC	C-2	0	100	0
077-530-021 077-530-020 077-530-012 Glen Annie	7380 Cathedral Oaks Rd Goleta, CA 93117	76.52 7.82 10.36	AG-II-40	PRD-1.5 and PRD-30/40 (Min/Max)	750	375	411
059-130-011 St. Vincent's East	400 ft. N of intersection of Hwy 154 and Cathedral Oaks Rd., Santa Barbara	15.69	DR-1 and DR-4.6	DR-20/30 (Min/Max)	75	0	0
059-130-014 059-130-015 St. Vincent's West	4150 Foothill Rd Santa Barbara, CA 93110	4.61 28.76	DR-1	DR-20/30 (Min/Max)	100	0	0
057-143-001 Hope Church	560 N. La Cumbre Rd Santa Barbara, CA 93110	2.95	8-R-1	DR-20/30 (Min/Max)	25	13	12
061-040-012 061-040-024 061-040-023 County Juvenile Hall	4500 Hollister Ave Santa Barbara, CA 93110	3.45 7.05 0.58	REC	DR-30/40 (Min/Max)	0	38	37

Table E-16. Potential Rezone Sites Contributing to the 2023-2031 RHNA (Continued)

Site Name and APN(s)	Address	Acres	Current Zoning	Proposed Zoning	Proposed Number of Units by Affordability		
					Lower	Moderate	Above Moderate
004-013-023 Van Wingerden 1	4098 Via Real Carpinteria, CA 93013	15.1	AG-I-5	DR-20/30 (Min/Max)	118	59	59
004-005-001 Van Wingerden 2	4711 Foothill Rd Carpinteria, CA 93013	9.68	AG-I-10	DR-20/30 (Min/Max)	90	45	45
North County							
Key Site 10 103-740-016 103-740-017	5175 S. Bradley Rd Santa Maria, CA 93455	9.8 6.9	PRD	DR-20/30 (Min/Max)	56 30	28 15	28 15
Key Site 16 105-330-001 105-330-002	Intersection of Clark Ave and Marcum St Orcutt, CA 93455	9.3 2.48	SC	DR-30/40 (Min/Max) and C-2	45 0	23 27	22 0
Key Site 26 107-250-019 107-250-020 107-250-021 107-250-022	East side of intersection of CA-135 and W Union Valley Parkway Orcutt, CA 93455	2.27 1.8 12.2 27.4	C-2	C-2 C-2 C-2 DR-30/40 (Min/Max)	0 0 0 261	0 0 0 131	0 0 40 130
107-590-001 107-580-027 (Mariposa Reale)	290 Parkview S. Orcutt, CA 93455	4.79 6.04	DR-3.3	DR-20/25 (Min/Max)	60 30	0 0	0 0
107-470-003 (Northpoint HOA)	1,660 ft. east of CA-135 and W Union Valley Parkway Orcutt, CA 93455	8.75	DR-3.3	DR-4 and DR-20/25 (Min/Max)	0 47	0 24	12 24
107-470-011 (Boys and Girls Club)	4300 Hummel Drive Santa Maria, CA 93455	14.9	DR-3.3	DR-20/25 (Min/Max)	30	15	15
107-250-017 107-770-027 (Woodmere Villas HOA)	Immediately east of 4300 Hummel Drive Santa Maria, CA 93455	10.846.71	DR-3.3	DR-20/25 (Min/Max)	76 53	38 27	38 26

Site Name and APN(s)	Address	Acres	Current Zoning	Proposed Zoning	Proposed Number of Units by Affordability		
					Lower	Moderate	Above Moderate
107-270-051 (Hummel Cottages)	619 Hummel Village Ct. Orcutt, CA 93455	4.47	DR-4.6	DR-20/25 (Min/Max)	30	0	0
109-040-001 (Latter Day Saints)	400 E. Waller Ln Santa Maria, CA 93455	4.83	8-R-1	DR-30/40 (Min/Max)	57	29	28
097-491-007 (Fong 1)	Northeast side of intersection of Rucker Rd and Burton Mesa Blvd Lompoc, CA 93436	2.36	7-R-1	DR-30/40 (Min/Max)	35	18	17
097-492-007 (Fong 2)	Northeast side of intersection of Calle Pasado and Burton Mesa Blvd Lompoc, CA 93436	2.35	7-R-1	DR-30/40 (Min/Max)	23	11	11
097-371-071 (Alexander)	Immediately south of 3880 Constellation Rd Lompoc, CA 93436	1.63	SC	C-2	0	17	0
143-220-005 143-220-007 143-261-002 (Chumash, LLC)	1011 Meadowvale Rd Santa Ynez, CA 93460	2.50 0.39 3.00	C-2 and REC	DR-30/40 (Min/Max)	23 5 33	11 2 17	11 2 17
149-290-001 (Blue Sky Center)	Immediately west of Cuyama Valley High School New Cuyama, CA 93254	37.88	AG-I-10	C-2 and DR-20	0	50	0

E.6.3 Non-Vacant Sites Analysis

Government Code Section 65583.2(g)(2) states, “when a city or county is relying on non-vacant sites ... to accommodate 50 percent or more of its housing need for lower-income households [it] shall demonstrate that the existing use ... does not constitute an impediment to additional

residential development during the period covered by the housing element.” State HCD defines a vacant site as one lacking significant improvements, including “income production improvements such as crops” (California HCD 2020b).

Table E-17 is a subset of the sites shown in Table E-16. It shows non-vacant potential rezone sites with units affordable to lower-income households. These sites include a total of 3,068 lower-income units. The County expects to rely on these units to accommodate more than 50 percent of its 2023-2031 RHNA for lower-income households.

Table E-17. Non-Vacant Potential Rezone Sites Contributing to the 2023-2031 RHNA

Site Name and APN(s)	Current Land Use	Current Zoning Designation	Units by Affordability		
			Lower	Moderate	Above Moderate
South Coast					
Giorgi	Orchard	AG-I-10	606	303	303
St. Athanasius	Church, Rectory	AG-I-10	173	86	86
Scott	Crops	AG-I-10	123	62	61
Ekwill	Crops	AG-I-10	109	55	54
Caird 1	Nursery, Greenhouses	AG-I-10	96	48	48
Caird 2	Nursery, Greenhouses	AG-I-10	38	19	19
Caird 3	Nursery, Greenhouses	AG-I-10	195	98	97
San Marcos Growers 1 and 2	Nursery, Crops	AG-I-5	486	243	242
McCloskey	Orchard, Greenhouses	AG-I-5	100	50	50
Magnolia Shopping Center	Shopping Center	SC	0	100	0
Glen Annie	Golf Course	AG-II-40	750	375	411
Hope Church	Church, Rectory	8-R-1	25	13	12
Van Wingerden 1 and 2	Nursery, Greenhouses	AG-I-5 and AG-I-10	208	104	104
North County					
Hummel Cottages	Apartments	DR-4.6	30	0	0
Woodmere Villas	Buildings, Parking Lot	DR-3.3	129	65	64

The County determined that the existing uses on each non-vacant site do not impede residential development in the ensuing planning period. In most instances, the existing uses will discontinue. In a few cases, the existing uses only cover a portion of the site and ample vacant land exists on the remainder of the site to accommodate the projected units. In part, these findings came in the form of communications with and letters of support from property owners and developers.

E.6.4 RHNA Requirements Met

Tables E-18 and E-19, respectively, show all methods that the County used to meet, and ultimately exceed its 2023-2031 RHNA and the 15 percent buffer for lower- and moderate-income households for the South Coast and North County. In summary, the County exceeds its RHNA and 15 percent buffer with a total of 7,473 units to spare, including 4,036 surplus units in the South Coast and 3,437 surplus units in the North County.

As previously mentioned, the Board of Supervisors will seek additional public input on the potential rezone sites. It will consider adding sites and removing sites and then will adopt a list of final rezones sites to accommodate 100 percent of the County’s RHNA and 15 percent buffer.

Government Code Section 65583(c)(1)(A) requires housing elements to include a program to rezone sites if the sites inventory does not identify adequate sites to accommodate RHNA for all affordability levels under current zoning. Government Code Section 65583.2(h) states that this program must include certain components to accommodate the shortfall of lower-income units (i.e., very low- and low-income). For example, the program must identify sites to accommodate this shortfall and “permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower-income households.” The program must also permit at least 16 units per site and rezone these sites for a density of at least 20 units per acre in suburban jurisdictions, such as the County. Program 1 in *Chapter 5, Housing Plan and Resources*, requires that the County amend its Comprehensive Plan and zoning ordinances to incorporate these requirements.

Table E-18. South Coast RHNA Surplus by Affordability Level

Method of Meeting the RHNA	Units by Affordability Level		
	Lower	Moderate	Above Moderate
South Coast			
RHNA	1,766	1,051	1,325
RHNA + 15% Buffer	2,030	1,208	1,325
Current Capacity (Vacant Sites, ADUs, and Pending Projects)	250	170	1,987
Additional Capacity from Rezones	3,084	1,494	1,524
Total Capacity (Current Capacity + Rezones)	3,334	1,664	3,511
Surplus (+) *	+1,304	+546	+2,186

*Surpluses reflect RHNA plus a 15 percent buffer. Cells in green indicate a surplus.

Table E-19. North County RHNA Surplus by Affordability Level

Method of Meeting the RHNA	Units by Affordability Level		
	Lower	Moderate	Above Moderate
North County			
RHNA	807	229	486
RHNA + 15% Buffer	928	263	486
Current Capacity (Vacant Sites, ADUs, and Pending Projects)	426	959	1,917
Additional Capacity from Rezones	894	483	436
Total Capacity (Current Capacity + Rezones)	1,319	1,442	2,353
Surplus (+) *	+391	+1,179	+1,867

*Surpluses reflect RHNA plus a 15 percent buffer. Cells in green indicate a surplus.

E.7. Maps of Sites

E.7.1 South Coast Pending Projects

Figure E-1 through Figure E-11 depict the location and details for pending projects on the South Coast that will provide housing units during the 2023-2031 housing element planning period.

Figure E-1. Bailard

Bailard – 1101 Bailard Ave, Carpinteria, CA, 93013



Sub-region: South Coast
APN(s): 001-080-045, -046
Site Acreage: 6.98
Site Category: Pending Project
Current Zoning: 3-E-1
Proposed Zoning: DR-20
Realistic Unit Potential: 168

Figure E-2. Polo Villas

Polo Villas – 3250 & 3282 Via Real, Carpinteria, CA, 93013



Sub-region: South Coast
APN(s): 005-270-033, -034, -019, -029
Site Acreage: 10.9
Site Category: Pending Project
Current Zoning: DR-3.3
Proposed Zoning: DR-3.3
Realistic Unit Potential: 40

Figure E-3. Hollister Lofts

Hollister Lofts – 4570 Hollister Ave, Goleta, CA, 93110



Sub-region: South Coast
APN(s): 061-040-030
Site Acreage: 0.57
Site Category: Pending Project
Current Zoning: REC
Proposed Zoning: DR-20
Realistic Unit Potential: 36

Figure E-4. 4555 Hollister

4555 Hollister Apartments – 4555 Hollister Ave, Goleta, CA, 93110



Sub-region: South Coast
APN(s): 061-070-002
Site Acreage: 1.1
Site Category: Pending Project
Current Zoning: DR-20
Proposed Zoning: DR-20
Realistic Unit Potential: 21

Figure E-5. Galileo Pisa

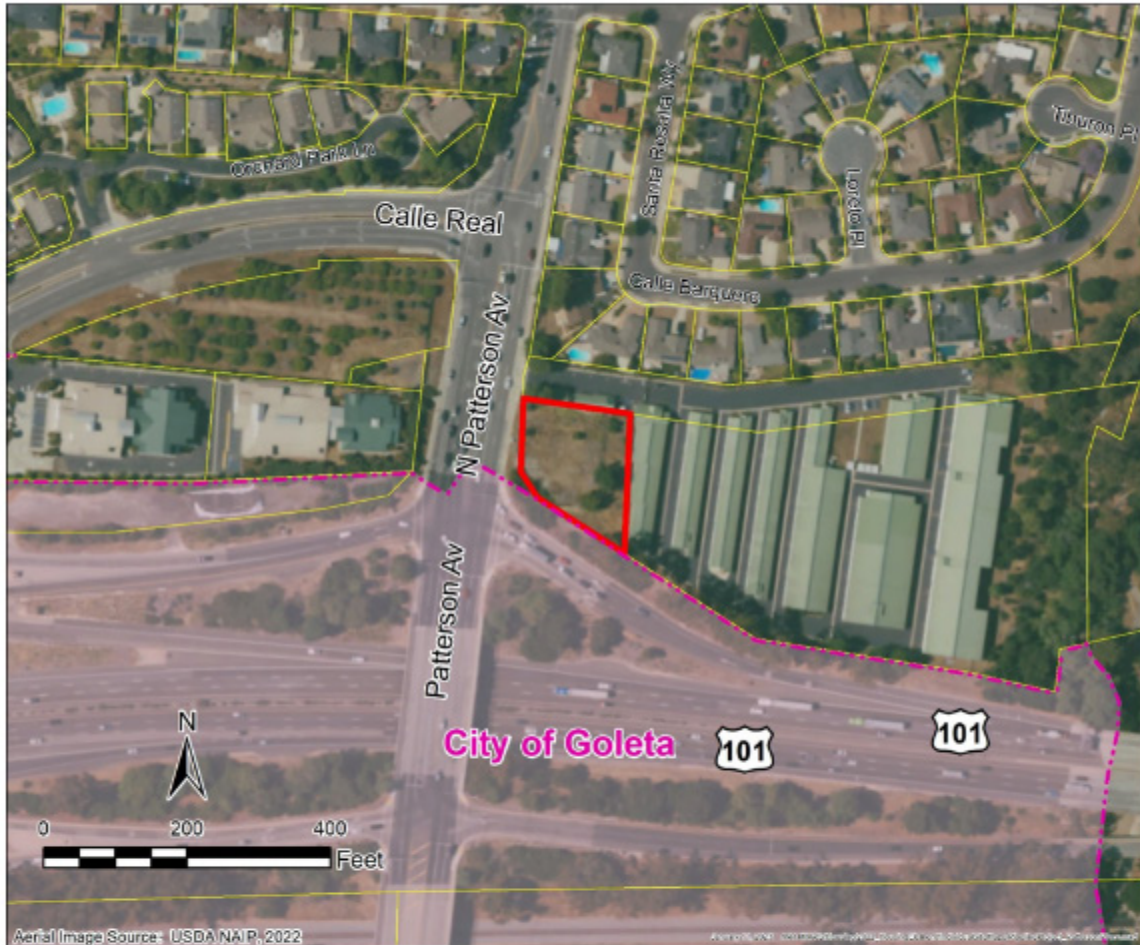
Galileo Pisa – 5317 Calle Real, Goleta, CA, 93111



Sub-region: South Coast
APN(s): 069-525-022
Site Acreage: 1.53
Site Category: Pending Project
Current Zoning: DR-20
Proposed Zoning: DR-20
Realistic Unit Potential: 27

Figure E-6. Patterson Place

Patterson Place – 80 N Patterson Ave, Goleta, CA, 93111



Sub-region: South Coast
APN(s): 067-200-005
Site Acreage: 0.54
Site Category: Pending Project
Current Zoning: C-2
Proposed Zoning: C-2
Realistic Unit Potential: 24

Figure E-7. 4085 State Street

4085 State Street – 4085 State St, Santa Barbara, CA, 93110



Sub-region: South Coast
APN(s): 061-110-014
Site Acreage: 1.71
Site Category: Pending Project
Current Zoning: MU
Proposed Zoning: MU
Realistic Unit Potential: 24

Hillside House – 1235 Veronica Springs Rd, Santa Barbara, 93105

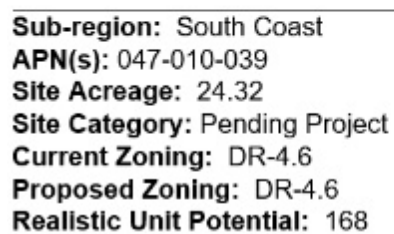


Figure E-9. MTD

MTD – Calle Real & N San Antonio Rd, Goleta, CA, 93110



Sub-region: South Coast
APN(s): 059-140-004 thru -006, 067-230-026
Site Acreage: 18.56
Site Category: Pending Project
Current Zoning: DR-0.2 and DR-20
Proposed Zoning: DR-0.2 and DR-20
Realistic Unit Potential: 333

Figure E-10. Tatum

Tatum – 4750 Hollister Ave, Goleta, CA, 93110



Sub-region: South Coast

APN(s): 065-040-026

Site Acreage: 23

Site Category: Pending Project

Current Zoning: DR-20 and 10-E-1

Proposed Zoning: DR-20 and 10-E-1

Realistic Unit Potential: 332

Figure E-11. Ocean Meadows

Ocean Meadows – W of Storke Rd & S of Whittier Dr, Goleta, 93117



Sub-region: South Coast
APN(s): 073-090-072, -073
Site Acreage: 6.41
Site Category: Pending Project
Current Zoning: PRD-58
Proposed Zoning: PRD-58
Realistic Unit Potential: 38

E.7.2 North County Pending Projects

Figure E-12 through Figure E-26 depict the location and details for pending projects in North County that will provide housing units during the Housing Element Update.

Figure E-12. Constellation

Constellation – North of 3734 Constellation Rd, Lompoc, CA 93436



Sub-region: North County
APN(s): 097-371-072
Site Acreage: 5.16
Site Category: Pending Project
Current Zoning: SC
Proposed Zoning: C-2
Realistic Unit Potential: 48

Figure E-13. Brisa Encina

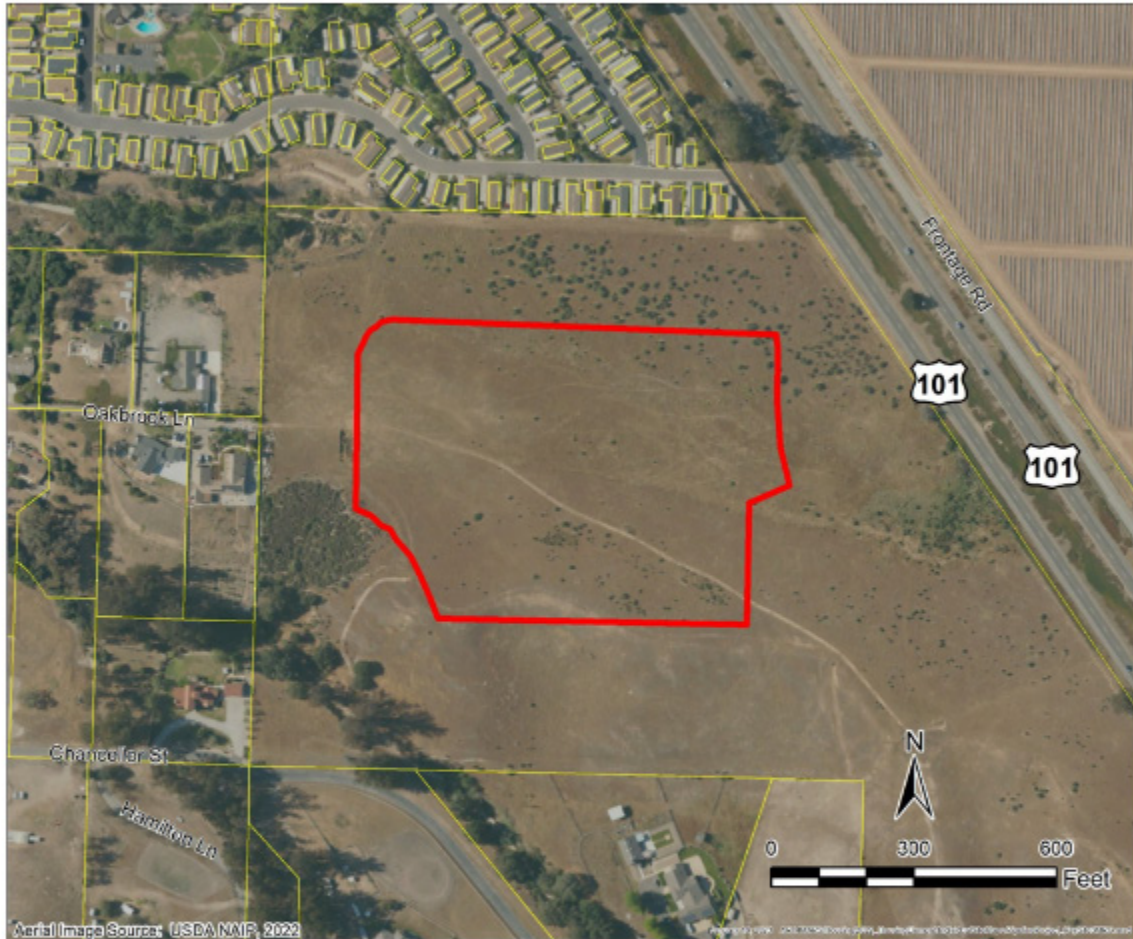
Brisa Encina – Burton Mesa Blvd & Calle Quarta, Lompoc, 93436



Sub-region: North County
APN(s): 097-111-007
Site Acreage: 3.56
Site Category: Pending Project
Current Zoning: SC
Proposed Zoning: C-2
Realistic Unit Potential: 49

Figure E-14. Key Site 3: MR-O

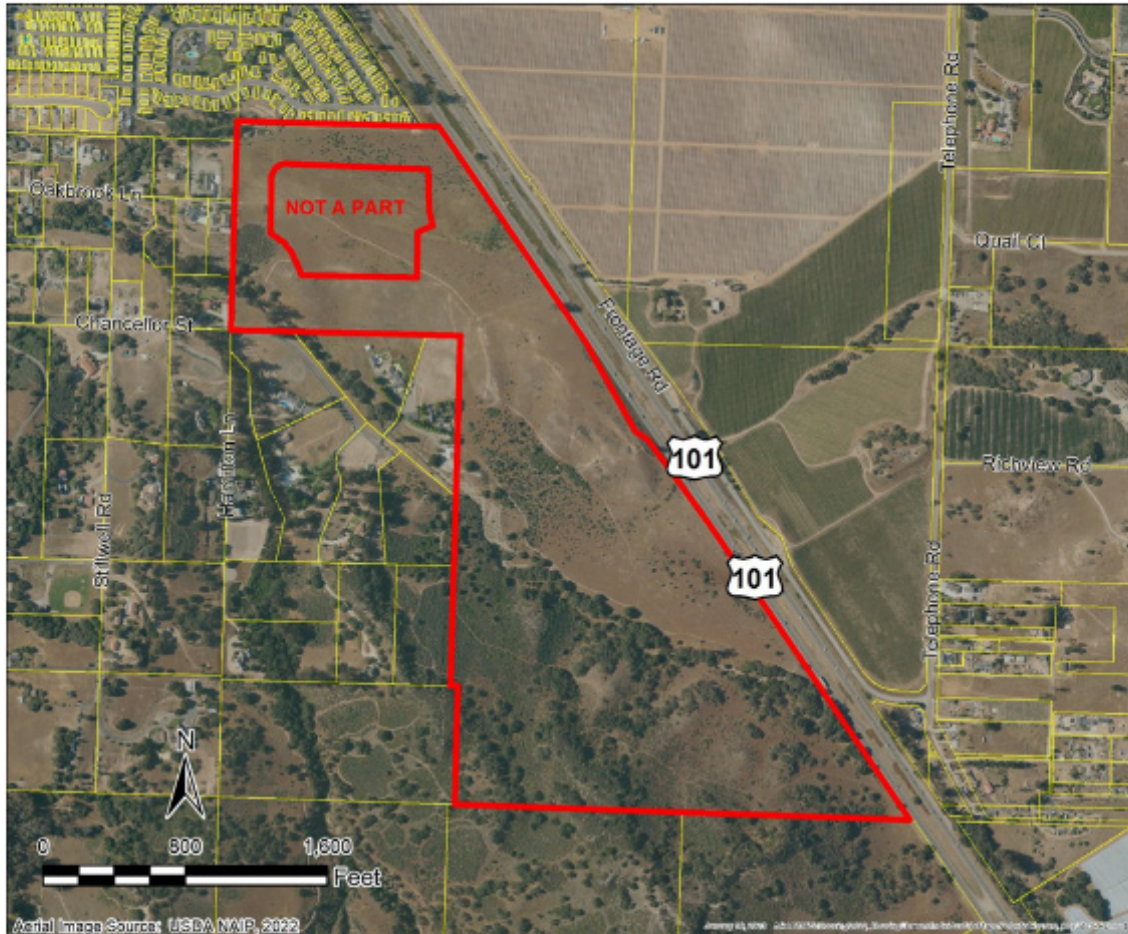
Key Site 3: MRO – West of Hwy 101, Orcutt, CA, 93455



Sub-region: North County
APN(s): 129-151-026
Site Acreage: 8
Site Category: Pending Project
Current Zoning: MR-O
Proposed Zoning: MR-O
Realistic Unit Potential: 160

Figure E-15. Key Site 3: PRD-119

Key Site 3: PRD-119 – West of Hwy 101, Orcutt, CA, 93455



Sub-region: North County
APN(s): 129-151-026
Site Acreage: 138.49
Site Category: Pending Project
Current Zoning: PRD-119
Proposed Zoning: PRD-119
Realistic Unit Potential: 119

Figure E-16. Legacy Estates

Legacy Estates – S of Main St & W of Centennial St, Los Alamos



Sub-region: North County

APN(s): 101-201-001, 101-202-001, 101-231-001, 101-232-001, 101-233-001, 101-234-001, 101-242-001

Site Acreage: 12.02

Site Category: Pending Project

Current Zoning: 7-R-1

Proposed Zoning: 7-R-1

Realistic Unit Potential: 59

Figure E-17. Key Site 17

Key Site 17 – Between Rice Ranch Rd & Soares Ave, Orcutt, 93455



Sub-region: North County
APN(s): 105-134-004, -005; 105-330-005, -006
Site Acreage: 10.92
Site Category: Pending Project
Current Zoning: SLP
Proposed Zoning: SLP
Realistic Unit Potential: 88

Figure E-18. Foster Road Apartments (Key Site H)

Foster Rd Apts (Key Site H) – 1331 E Foster Rd, Orcutt, CA, 93455



Sub-region: North County
APN(s): 107-240-040
Site Acreage: 4.12
Site Category: Pending Project
Current Zoning: DR-8
Proposed Zoning: DR-8
Realistic Unit Potential: 61

Figure E-19. Perkins Place

Perkins Place – 60 Perkins Rd, New Cuyama, CA, 93254



Sub-region: North County
APN(s): 149-051-002, -001
Site Acreage: 1.09
Site Category: Pending Project
Current Zoning: C-2
Proposed Zoning: C-2
Realistic Unit Potential: 33

Figure E-20. Bell Street Mixed Use

Bell Street Mixed Use – 300 Bell St, Los Alamos, CA, 93440



Sub-region: North County
APN(s): 101-181-001
Site Acreage: 0.47
Site Category: Pending Project
Current Zoning: CM-LA
Proposed Zoning: CM-LA
Realistic Unit Potential: 4

Figure E-21. Sagebrush

Sagebrush Junction – 742 Bell St, Los Alamos, CA, 93440



Sub-region: North County
APN(s): 101-260-006, -007
Site Acreage: 0.76
Site Category: Pending Project
Current Zoning: CM-LA
Proposed Zoning: CM-LA
Realistic Unit Potential: 8

Figure E-22. Harry's House

Harry's House – Hwy 246 & Refugio Rd, Santa Ynez, CA, 93460



Sub-region: North County
APN(s): 141-380-045
Site Acreage: 2.2
Site Category: Pending Project
Current Zoning: PI
Proposed Zoning: PI
Realistic Unit Potential: 60

Figure E-23. Bohlinger Mixed Use

Bohlinger Mixed Use – 1090 Edison St, Santa Ynez, CA, 93460



Sub-region: North County
APN(s): 143-213-001
Site Acreage: 0.22
Site Category: Pending Project
Current Zoning: C-2
Proposed Zoning: C-2
Realistic Unit Potential: 3

Figure E-24. Halsell

Halsell - North of Vintage Ranch, Orcutt, CA, 93455



Sub-region: North County
APN(s): 103-200-065
Site Acreage: 5.75
Site Category: Pending Project
Current Zoning: 2-E-1
Proposed Zoning: 2-E-1
Realistic Unit Potential: 5

Figure E-25. Vintage Ranch

Vintage Ranch – Stubblefield Rd & Black Oak Dr, Orcutt, CA, 93455



Sub-region: North County
APN(s): 101-570-005, -006, -009 thru -019, -023, -028 thru -041
Site Acreage: 7.66
Site Category: Pending Project
Current Zoning: PRD
Proposed Zoning: PRD
Realistic Unit Potential: 28

Figure E-26. Price Ranch

Price Ranch – 9324 Hwy 101, Los Alamos, CA, 93440



Sub-region: North County
APN(s): 101-130-016, -019
Site Acreage: 17.77
Site Category: Pending Project
Current Zoning: PRD-46
Proposed Zoning: PRD-46
Realistic Unit Potential: 69

E.7.3 South Coast Rezone Sites

Figure E-27 through Figure E-43 depict the location and details for rezones that will provide housing units during the Housing Element Update.

Figure E-27. Giorgi

Giorgi Farm – Hollister Ave & Ward Dr, Goleta, CA, 93117



Sub-region: South Coast
APN(s): 071-140-064
Site Acreage: 64.8
Site Category: Rezone
Current Zoning: AG-I-10
Proposed Zoning: PRD-30/40 (Min/Max)
Realistic Unit Potential: 1,212

Figure E-28. St. Athanasius

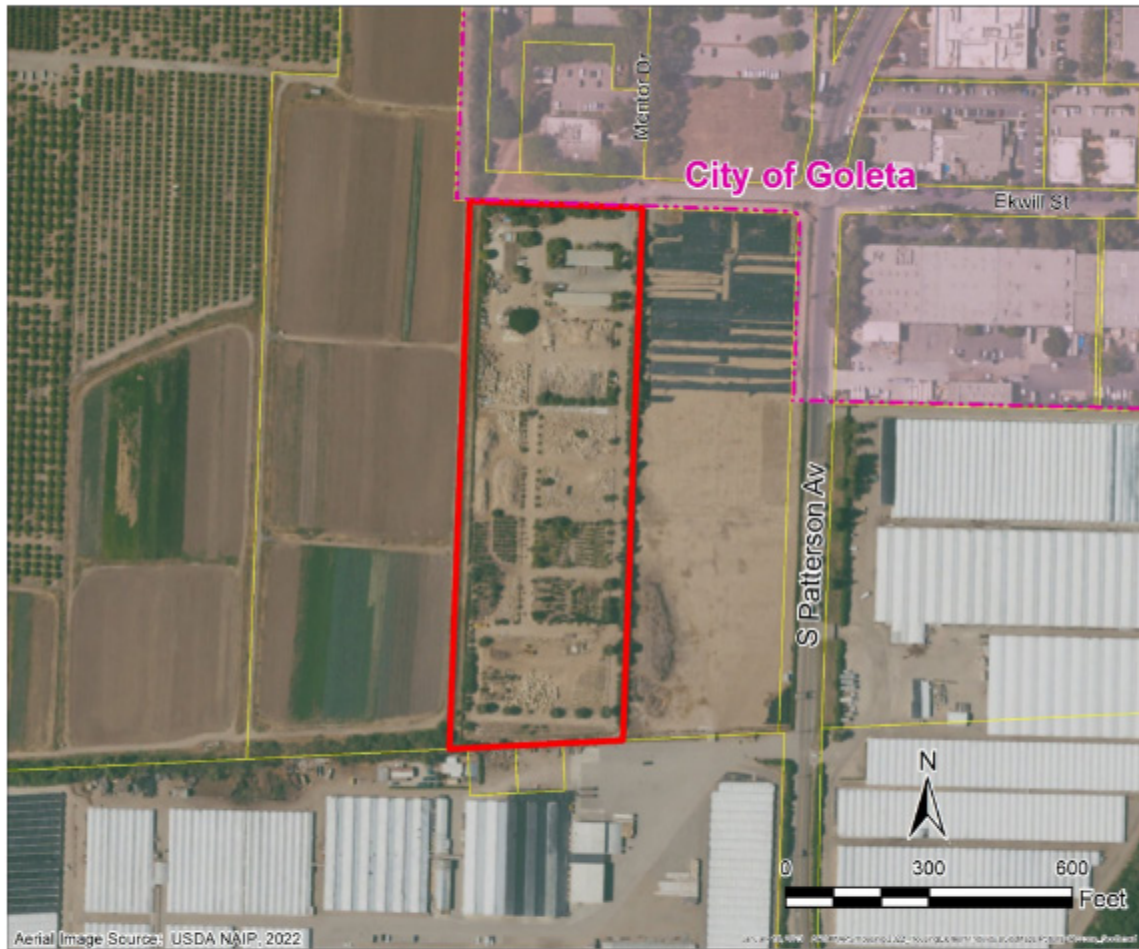
St Athanasius Church – 300 Sumida Gardens Ln, Goleta, 93117



Sub-region: South Coast
APN(s): 071-140-072
Site Acreage: 20.56
Site Category: Rezone
Current Zoning: AG-I-10
Proposed Zoning: PRD-30/40 (Min/Max)
Realistic Unit Potential: 345

Figure E-29. Scott

Scott – 5381 Ekwil St, Goleta, CA, 93117



Sub-region: South Coast
APN(s): 071-140-071
Site Acreage: 9.38
Site Category: Rezone
Current Zoning: AG-I-10
Proposed Zoning: PRD-30/40 (Min/Max)
Realistic Unit Potential: 246

Figure E-30. Ekwil

Ekwil – East of 5381 Ekwil St, Goleta, CA, 93117



Sub-region: South Coast
APN(s): 071-140-048
Site Acreage: 8.23
Site Category: Rezone
Current Zoning: AG-I-10
Proposed Zoning: PRD-30/40 (Min/Max)
Realistic Unit Potential: 218

Figure E-31. Caird 1

Caird 1 – 600 S Patterson Ave, Goleta, CA, 93111



Sub-region: South Coast
APN(s): 065-090-031
Site Acreage: 15.22
Site Category: Rezone
Current Zoning: AG-I-10
Proposed Zoning: PRD-20/25 (Min/Max)
Realistic Unit Potential: 192

Figure E-32. Caird 2

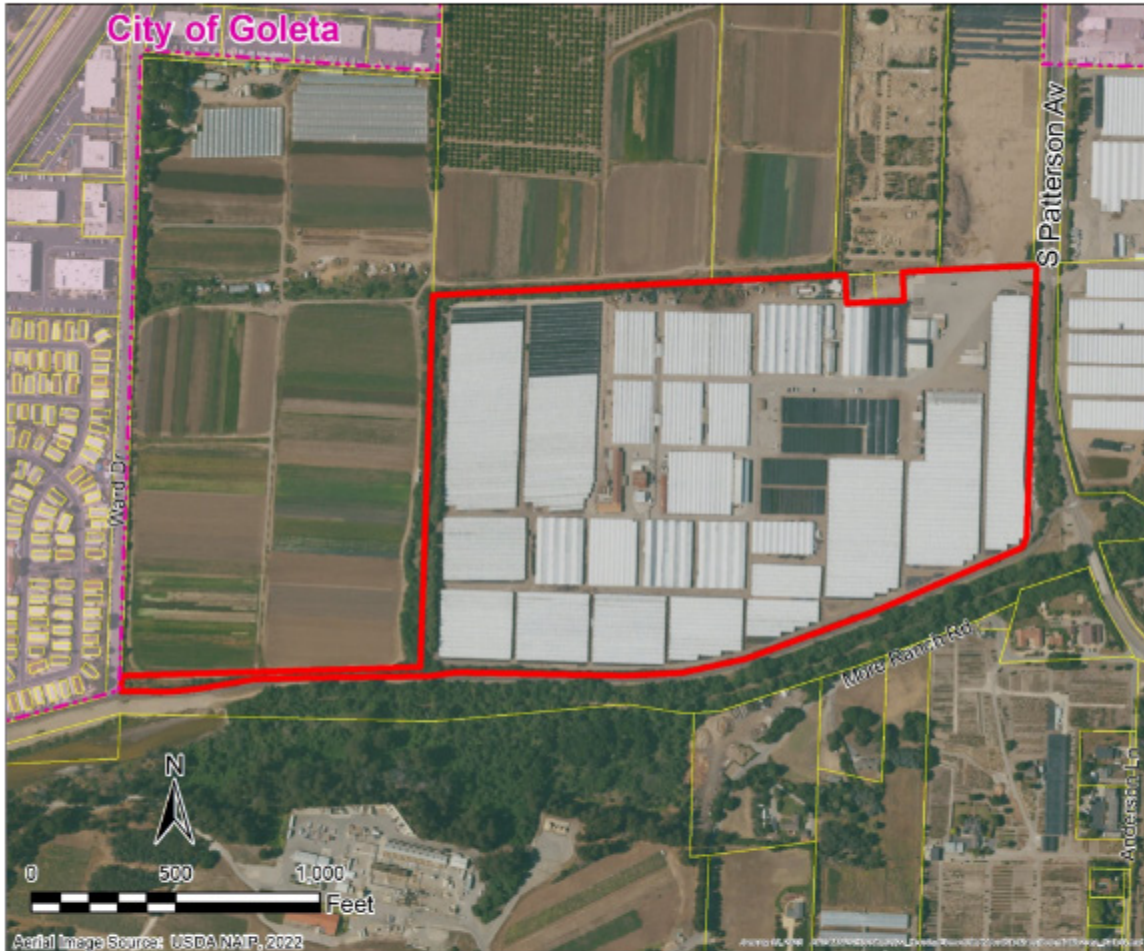
Caird 2 – 620 S Patterson Ave, Goleta, CA, 93111



Sub-region: South Coast
APN(s): 065-230-012
Site Acreage: 15.85
Site Category: Rezone
Current Zoning: AG-I-10
Proposed Zoning: PRD-20/25 (Min/Max)
Realistic Unit Potential: 76

Figure E-33. Caird 3

Caird 3 – 905 S Patterson Ave, Goleta, CA, 93111



Sub-region: South Coast
APN(s): 071-190-036
Site Acreage: 60.83
Site Category: Rezone
Current Zoning: AG-I-10
Proposed Zoning: PRD-20/25 (Min/Max)
Realistic Unit Potential: 390

Figure E-34. San Marcos 1

San Marcos Growers 1 – 4960 Hollister Ave, Goleta, CA, 93111



Sub-region: South Coast
APN(s): 065-040-041
Site Acreage: 27.37
Site Category: Rezone
Current Zoning: AG-I-5
Proposed Zoning: DR-30/40 (Min/Max)
Realistic Unit Potential: 821

Figure E-35. San Marcos 2

San Marcos Growers 2 – 125 S. San Marcos Rd, Goleta, CA, 93111



Sub-region: South Coast
APN(s): 065-030-012
Site Acreage: 5.7
Site Category: Rezone
Current Zoning: AG-I-5
Proposed Zoning: DR-30/40 (Min/Max)
Realistic Unit Potential: 150

Figure E-36. McCloskey Lelande

McCloskey Lelande – 5030 Hollister Ave, Goleta, CA, 93111



Sub-region: South Coast
APN(s): 065-080-010, -011
Site Acreage: 6.95
Site Category: Rezone
Current Zoning: AG-I-5
Proposed Zoning: DR-30/40 (Min/Max)
Realistic Unit Potential: 200

Figure E-37. St. Vincent's - East

St. Vincent's East – Near Hwy 154 & Hwy 192, Santa Barbara, CA



Sub-region: South Coast
APN(s): 059-130-011
Site Acreage: 15.69
Site Category: Rezone
Current Zoning: DR-1 and DR-4.6
Proposed Zoning: DR-20/30 (Min/Max)
Realistic Unit Potential: 75

Figure E-38. St. Vincent's - West

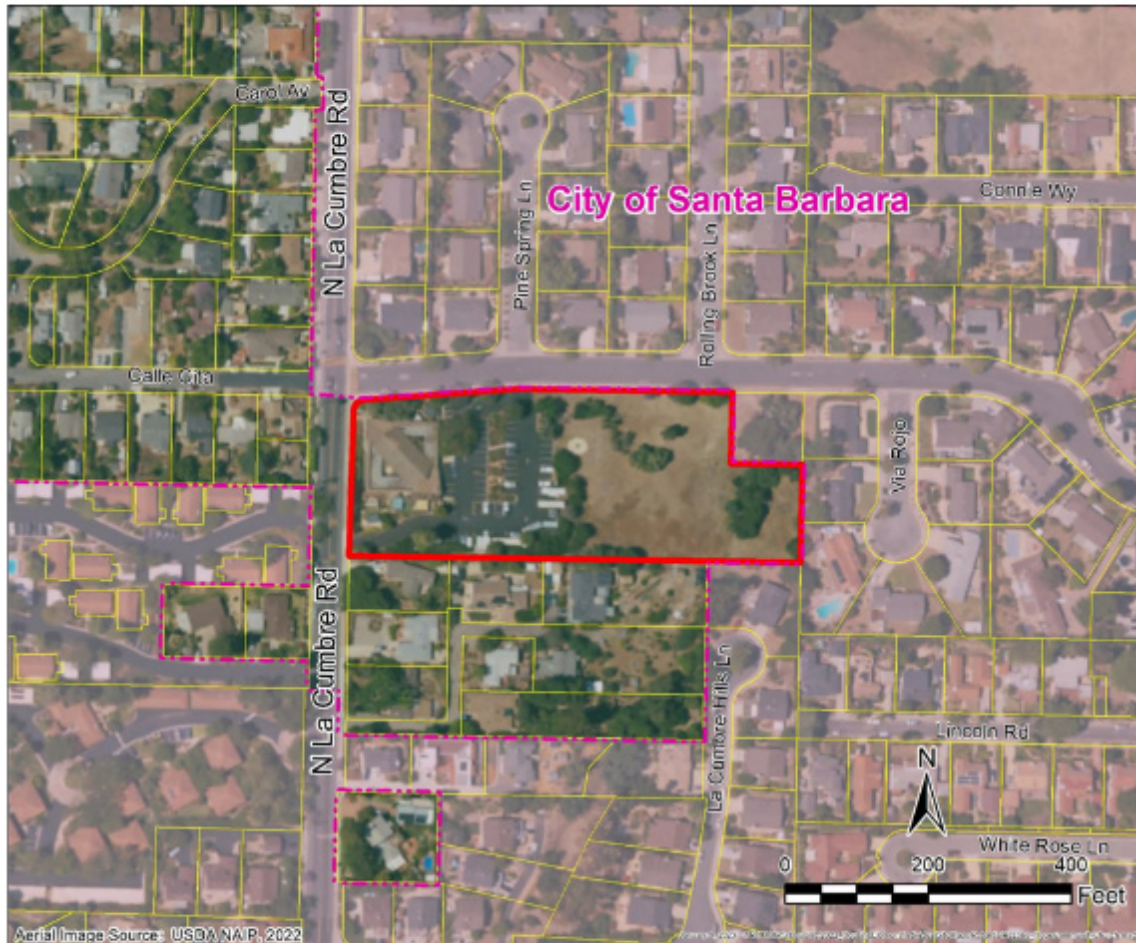
St. Vincent's West – 4150 Foothill Rd, Santa Barbara, CA, 93110



Sub-region: South Coast
APN(s): 059-130-014, -015
Site Acreage: 33.37
Site Category: Rezone
Current Zoning: DR-1
Proposed Zoning: DR-20/30 (Min/Max)
Realistic Unit Potential: 100

Figure E-39. Hope Church

Hope Community Church – 560 N La Cumbre Rd, S. Barbara, 93110



Sub-region: South Coast

APN(s): 057-143-001

Site Acreage: 2.95

Site Category: Rezone

Current Zoning: 8-R-1

Proposed Zoning: DR-20/30 (Min/Max)

Realistic Unit Potential: 50

Figure E-40. County Juvenile Hall

County Juvenile Hall – 4500 Hollister Ave, Goleta, CA, 93110



Sub-region: South Coast
APN(s): 061-040-012, -024, -023
Site Acreage: 11.08
Site Category: Rezone
Current Zoning: REC
Proposed Zoning: DR-30/40 (Min/Max)
Realistic Unit Potential: 75

Figure E-41. Van Wingerden 1

Van Wingerden 1 – 4098 Via Real, Carpinteria, CA, 93013



Sub-region: South Coast
APN(s): 004-013-023
Site Acreage: 15.1
Site Category: Rezone
Current Zoning: AG-I-5
Proposed Zoning: DR-20/30 (Min/Max)
Realistic Unit Potential: 236

Figure E-42. Van Wingerden 2

Van Wingerden 2 – 4711 Foothill Rd, Carpinteria, CA, 93013



Sub-region: South Coast
APN(s): 004-005-001
Site Acreage: 9.68
Site Category: Rezone
Current Zoning: AG-I-10
Proposed Zoning: DR-20/30 (Min/Max)
Realistic Unit Potential: 180

Figure E-43. Magnolia Shopping Center



E.7.4 North County Rezone Sites

Figure E-44 through Figure E-56 depict the location and details for rezones that will provide housing units during the Housing Element Update.

Figure E-44. Key Site 10

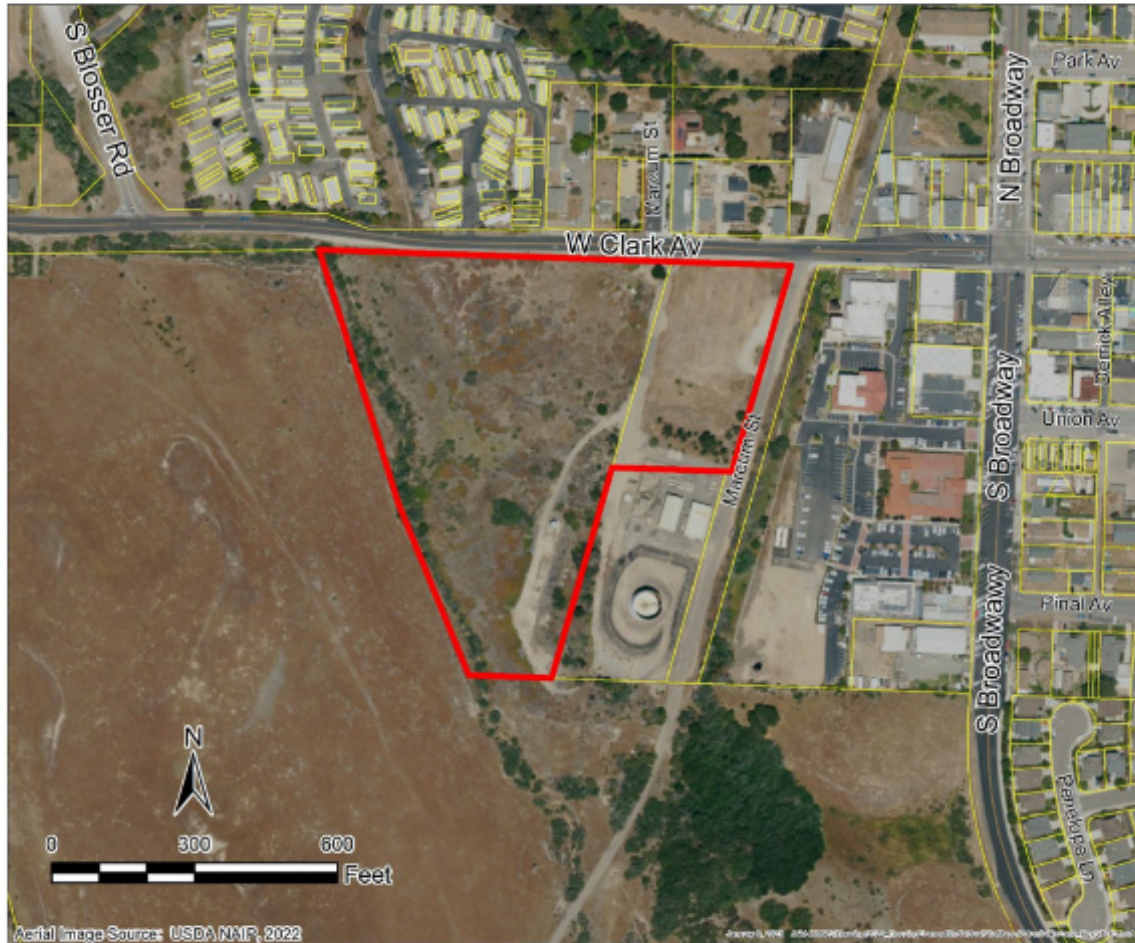
Key Site 10 – 5175 S. Bradley Rd, Orcutt, CA, 93455



Sub-region: North County
APN(s): 103-740-016, -017
Site Acreage: 16.7
Site Category: Rezone
Current Zoning: PRD
Proposed Zoning: DR-20/30 (Min/Max)
Realistic Unit Potential: 172

Figure E-45. Key Site 16

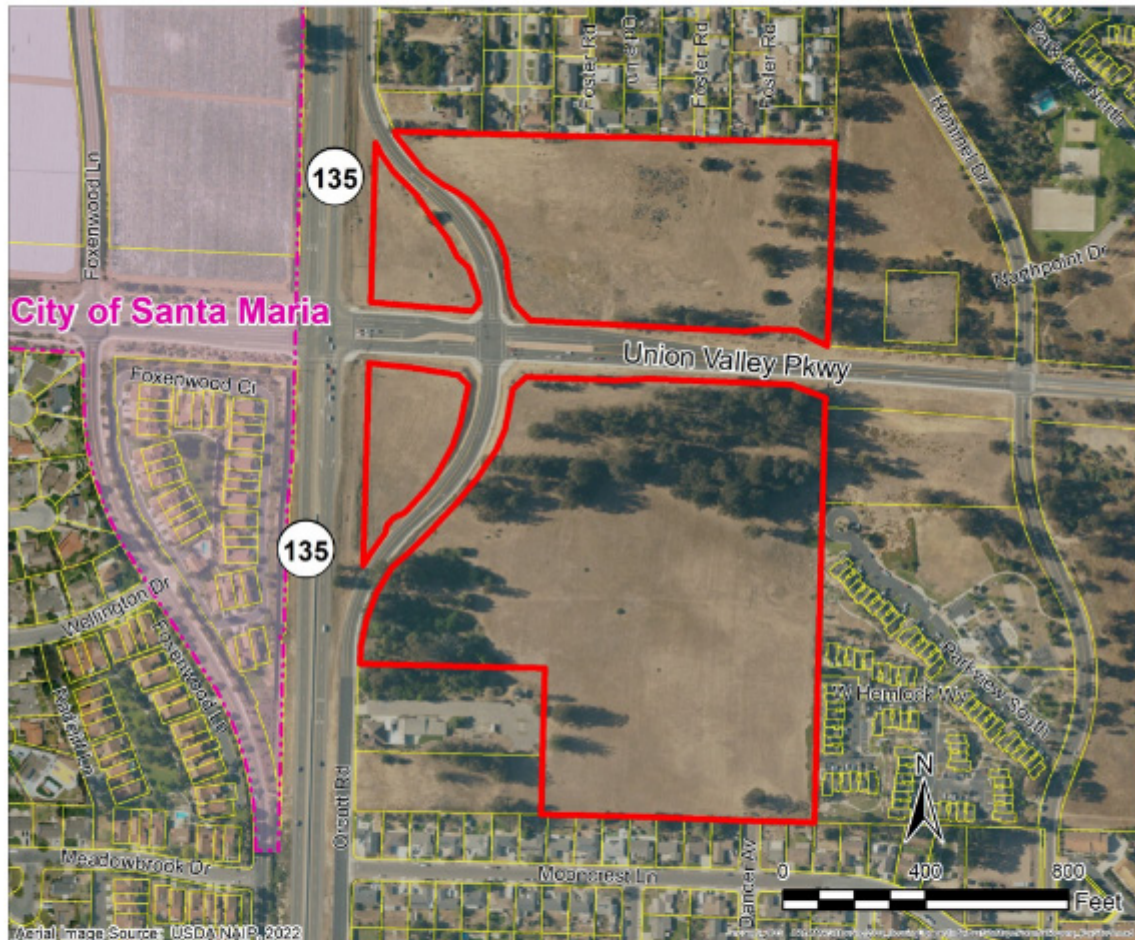
Key Site 16 – Clark Ave & Marcum St, Orcutt, CA, 93455



Sub-region: North County
APN(s): 105-330-001, -002
Site Acreage: 11.78
Site Category: Rezone
Current Zoning: SC
Proposed Zoning: DR-30/40 (Min/Max) and C-2
Realistic Unit Potential: 117

Figure E-46. Key Site 26

Key Site 26 – Union Valley Pkwy & Hwy 135, Orcutt, CA, 93455



Sub-region: North County

APN(s): 107-250-019, -020, -021, -022

Site Acreage: 43.64

Site Category: Rezone

Current Zoning: C-2

Proposed Zoning: C-2 and DR-30/40 (Min/Max)

Realistic Unit Potential: 562

Figure E-47. Mariposa Reale

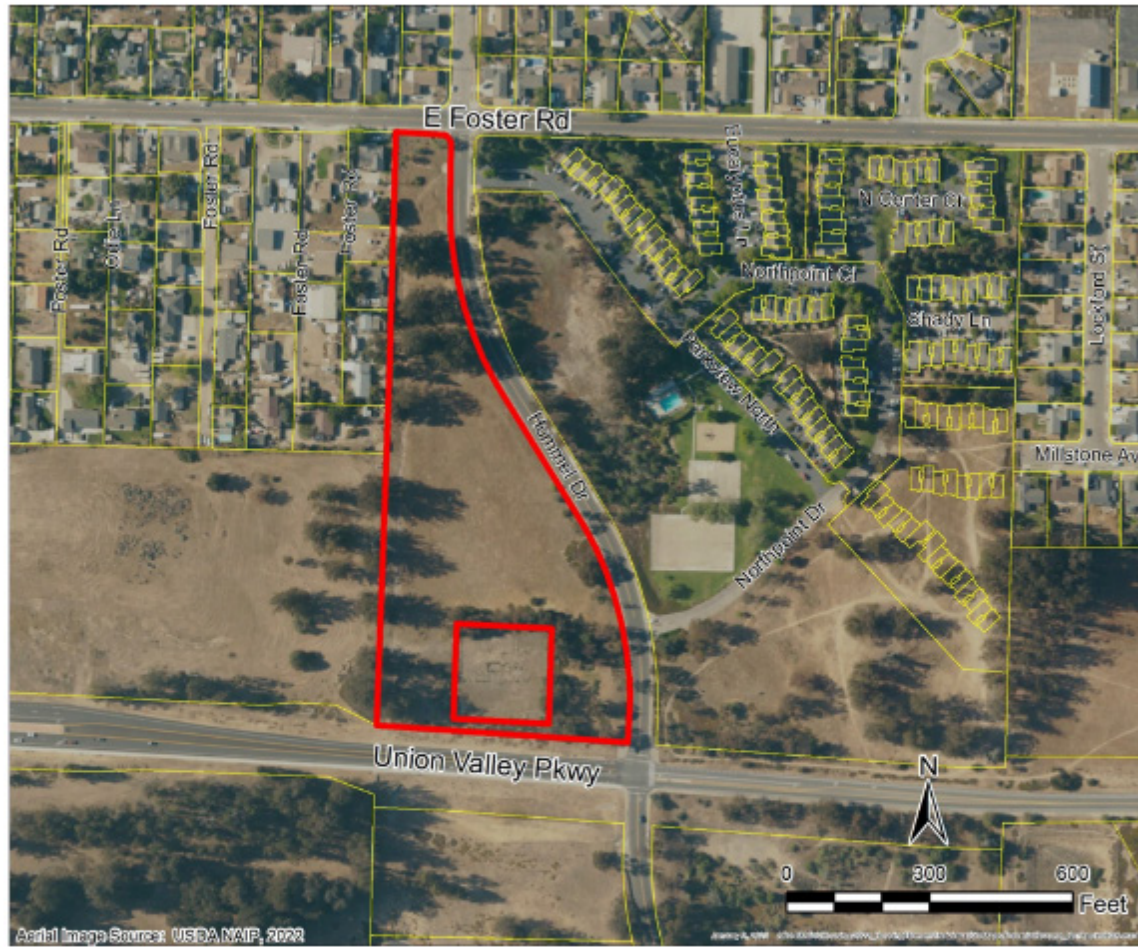
Mariposa Reale – 290 Parkview S., Orcutt, CA 93455



Sub-region: North County
APN(s): 107-590-001; 107-580-027
Site Acreage: 10.83
Site Category: Rezone
Current Zoning: DR-3.3
Proposed Zoning: DR-20/25 (Min/Max)
Realistic Unit Potential: 90

Figure E-48. Northpoint HOA

Northpoint HOA – Union Valley Pkwy & Hummel Dr, Orcutt, 93455



Sub-region: North County

APN(s): 107-470-003

Site Acreage: 8.75

Site Category: Rezone

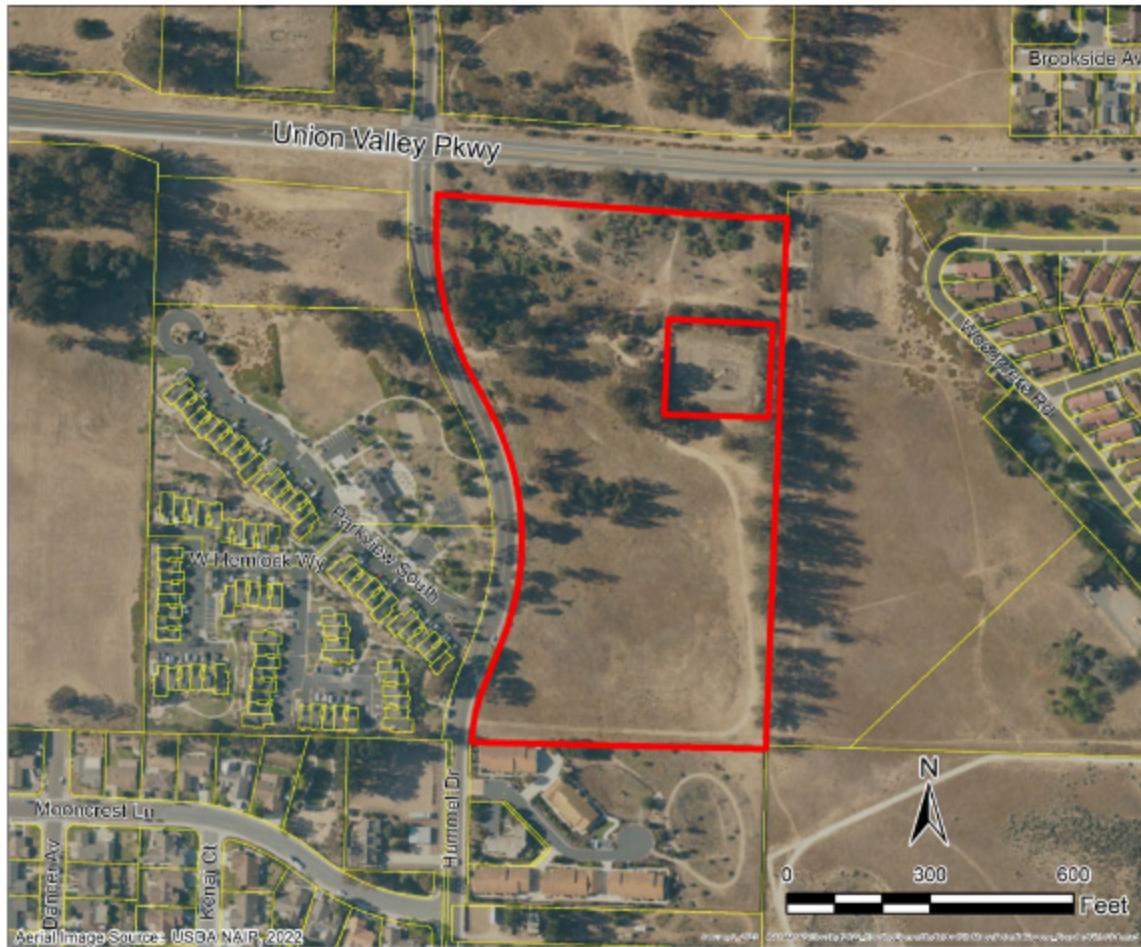
Current Zoning: DR-3.3

Proposed Zoning: DR-4 and DR-20/25 (Min/Max)

Realistic Unit Potential: 107

Figure E-49. Boys and Girls Club

Boys and Girls Club – 4300 Hummel Drive, Orcutt, CA 93455



Sub-region: North County
APN(s): 107-470-011
Site Acreage: 14.9
Site Category: Rezone
Current Zoning: DR-3.3
Proposed Zoning: DR-20/25 (Min/Max)
Realistic Unit Potential: 60

Figure E-50. Woodmere Villas HOA

Woodmere Villas HOA – East of 4300 Hummel Dr, Orcutt, CA 93455



Sub-region: North County
APN(s): 107-250-017, 107-770-027
Site Acreage: 17.55
Site Category: Rezone
Current Zoning: DR-3.3
Proposed Zoning: DR-20/25 (Min/Max)
Realistic Unit Potential: 258

Figure E-51. Latter Day Saints

Latter Day Saints – 400 East Waller Lane, Orcutt, CA, 93455



Sub-region: North County
APN(s): 109-040-001
Site Acreage: 4.83
Site Category: Rezone
Current Zoning: 8-R-1
Proposed Zoning: DR-30/40 (Min/Max)
Realistic Unit Potential: 114

Figure E-52. Fong 1

Fong 1 – Rucker Rd & Burton Mesa Blvd, Lompoc, CA 93436



Sub-region: North County
APN(s): 097-491-007
Site Acreage: 2.36
Site Category: Rezone
Current Zoning: 7-R-1
Proposed Zoning: DR-30/40 (Min/Max)
Realistic Unit Potential: 70

Figure E-53. Fong 2

Fong 2 – Calle Pasado & Burton Mesa Blvd, Lompoc, CA 93436



Sub-region: North County
APN(s): 097-492-007
Site Acreage: 2.35
Site Category: Rezone
Current Zoning: 7-R-1
Proposed Zoning: DR-30/40 (Min/Max)
Realistic Unit Potential: 45

Figure E-54. Alexander

Alexander 1 – South of 3880 Constellation Rd, Lompoc, CA 93436



Sub-region: North County
APN(s): 097-371-071
Site Acreage: 1.63
Site Category: Rezone
Current Zoning: SC
Proposed Zoning: C-2
Realistic Unit Potential: 17

Figure E-55. Chumash, LLC

Chumash, LLC – 1011 Meadowvale Rd, Santa Ynez, CA 93460



Sub-region: North County
APN(s): 143-220-005, -007; 143-261-002
Site Acreage: 5.89
Site Category: Rezone
Current Zoning: C-2 and REC
Proposed Zoning: DR-30/40 (Min/Max)
Realistic Unit Potential: 121

Figure E-56. Blue Sky Center

Blue Sky Property – W of Cuyama Valley HS, New Cuyama, 93254



Sub-region: North County
APN(s): 149-290-001
Site Acreage: 37.88
Site Category: Rezone
Current Zoning: AG-I-10
Proposed Zoning: C-2 and DR-20
Realistic Unit Potential: 50

E.8. Sites Inventory

Table E-20 and Table E-21, respectively, list the County’s inventory of vacant sites on the South Coast and in North County.

Table E-20. South Coast Inventory of Vacant Sites

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
061-292-019	652 VIA TREPADORA SANTA BARBARA, CA 93110	93110	RES-1.0	1.5-EX-1	0	0.6667	2.02	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
061-301-051	406 VIA DICHOSA SANTA BARBARA, CA 93110	93110	RES-1.0	1.5-EX-1	0	0.6667	1.91	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
063-051-004	4653 VIA HUERTO SANTA BARBARA, CA 93110	93110	RES-1.0	1.5-EX-1	0	0.6667	2	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
063-231-009	4180 MARINA DR SANTA BARBARA, CA 93110	93110	RES-1.0	1.5-EX-1	0	0.6667	1.93	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
049-030-047	3907 VIA LAGUNA SANTA BARBARA, CA 93110	93110	RES-1.0	1.5-EX-1	0	0.6667	2.44	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
049-030-053	3919 VIA LAGUNA SANTA BARBARA, CA 93110	93110	RES-1.0	1.5-EX-1	0	0.6667	2.68	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
063-045-005	946 MONTE DR SANTA BARBARA, CA 93110	93460	RES-1.0	1.5-EX-1	0	0.6667	2	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
063-052-002			RES-1.0	1.5-EX-1	0	0.6667	2.6	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-040-042			SRR-0.1	10-E-1	0	0.1	14.42	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
065-110-045	5091 HOLLISTER AVE SANTA BARBARA, CA 93111	93111	RES-4.6	10-R-1	0	4.356	3.37	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
004-098-011	501 SAND POINT RD CARPINTERIA, CA 93013	93013	RES-3.3	10-R-1	0	4.36	8.95	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
067-130-014			RES-3.3	10-R-1	0	4.356	1.5	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-440-004	3701 SANTA CLAUS LN CARPINTERIA, CA 93013	93013	RES-3.3	10-R-1	0	4.356	1.14	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-460-042	775 SAND POINT RD CARPINTERIA, CA 93013	93013	RES-3.3	10-R-1	0	4.36	2.49	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
067-130-008	LA RAMADA/TURNPIKE/VALA RD SANTA BARBARA, CA 93111	93111	RES-3.3	10-R-1	0	4.356	0.68	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South Coast Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
005-440-009			RES-3.3	10-R-1	0	4.356	0.88	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-460-027	805 SAND POINT RD CARPINTERIA, CA 93013	93013	RES-3.3	10-R-1	0	4.36	2.33	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-132-026	171 EVANS AVE SUMMERLAND, CA 93067	93067	RES-3.3	10-R-1	0	4.356	0.57	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
061-240-013			RES-3.3	10-R-1	0	4.356	0.56	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
067-130-013			RES-3.3	10-R-1	0	4.356	0.5	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
004-098-001	671 SAND POINT RD CARPINTERIA, CA 93013	93013	RES-3.3	10-R-1	0	4.36	1.7	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
004-098-002	657 SAND POINT RD CARPINTERIA, CA 93013	93013	RES-3.3	10-R-1	0	4.36	1.6	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
004-098-003	645 SAND POINT RD CARPINTERIA, CA 93013	93013	RES-3.3	10-R-1	0	4.36	1.5	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
004-098-004	635 SAND POINT RD CARPINTERIA, CA 93013	93013	RES-3.3	10-R-1	0	4.36	1.5	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
004-098-005	625 SAND POINT RD CARPINTERIA, CA 93013	93013	RES-3.3	10-R-1	0	4.36	1.5	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
004-098-009	551 SAND POINT RD CARPINTERIA, CA 93013	93013	RES-3.3	10-R-1	0	4.36	1.43	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-270-010	3345 FOOTHILL RD CARPINTERIA, CA 93013	93013	RES-3.3	10-R-1	0	4.36	1	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-460-038	863 SAND POINT RD CARPINTERIA, CA 93013	93013	RES-3.3	10-R-1	0	4.36	0.85	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-460-041	841 SAND POINT RD CARPINTERIA, CA 93013	93013	RES-3.3	10-R-1	0	4.36	1.05	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-131-005	2202 CALLE CULEBRA SUMMERLAND, CA 93067	93067	RES-3.3	10-R-1	0	4.356	0.26	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
059-150-023			RES-3.3	10-R-1	0	4.356	0.38	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
059-150-033			RES-3.3	10-R-1	0	4.356	0.38	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-440-005	SANTA CLAUS LN CARPINTERIA, CA 93013	93013	RES-3.3	10-R-1	0	4.356	0.3	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-440-008			RES-3.3	10-R-1	0	4.356	0.3	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-440-007			RES-3.3	10-R-1	0	4.356	0.29	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-155-006	BANNER AVE SUMMERLAND, CA 93067	93067	RES-9.0	10-R-2	0	8.712	0.14	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-174-003	2264 VARLEY ST SUMMERLAND, CA 93067	93067	RES-9.0	10-R-2	0	8.712	0.2	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-203-007	BANNER AVE SUMMERLAND, CA 93067	93067	RES-9.0	10-R-2	0	8.712	0.21	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-193-008	2465 VARLEY ST SUMMERLAND, CA 93067	93067	RES-9.0	10-R-2	0	8.712	0.24	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
055-070-032	1060 WINTHER WAY SANTA BARBARA, CA 93110	93110	RES-3.3	15-R-1	0	2.904	2.13	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-200-031			RES-1.0	1-E-1	0	1	8.01	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
047-010-044			RES-1.0	1-E-1	0	1	7.28	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
047-041-001			RES-1.0	1-E-1	0	1	7.67	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-070-017	2243 LAS CANOAS RD SANTA BARBARA, CA 93105	93105	RES-1.0	1-E-1	0	1	2.9	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
013-090-001	651 STODDARD LN SANTA BARBARA, CA 93108	93108	SRR-1	1-E-1	0	1	3.41	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-060-014	2025 CREEKSIDE RD SANTA BARBARA, CA 93108	93108	SRR-1.0	1-E-1	0	1	2.49	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
007-380-025	1755 FERNALD POINT LN SANTA BARBARA, CA 93108	93108	SRR-1.0	1-E-1	0	1	2.3	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South Coast Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
023-200-002			RES-1.0	1-E-1	0	1	2.05	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-200-012			RES-1.0	1-E-1	0	1	2.77	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-320-021			RES-1.0	1-E-1	0	1	2.59	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
049-140-026	1001 LA SENDA RD SANTA BARBARA, CA 93105	93105	RES-1.0	1-E-1	0	1	2.05	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
059-010-047			RES-1.0	1-E-1	0	1	2.81	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
079-291-001	744 VEREDA DEL CIERVO GOLETA, CA 93117	93117	RES-1.0	1-E-1	0	1	2.1	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-020-025	319 ORTEGA RIDGE RD SANTA BARBARA, CA 93108	93108	RES-1.0	1-E-1	0	1	1.86	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-020-053			RES-1.0	1-E-1	0	1	1.13	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-020-054			RES-1.0	1-E-1	0	1	1.23	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-020-056			RES-1.0	1-E-1	0	1	1.27	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-060-020	125 DEERFIELD RD SANTA BARBARA, CA 93108	93108	SRR-1.0	1-E-1	0	1	1.4	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-051-025	TUNNEL RD SANTA BARBARA, CA 93111	93111	RES-1.0	1-E-1	0	1	1.29	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
059-440-024	1210 SAN ANTONIO CRK RD SANTA BARBARA, CA 93111	93111	RES-1.0	1-E-1	0	1	1.59	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
059-030-044	4696 PENNELL RD SANTA BARBARA, CA 93111	93111	RES-1.0	1-E-1	0	1	1.55	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-050-061	535 TORO CANYON RD SANTA BARBARA, CA 93108	93108	RES-1.0	1-E-1	0	1	1.15	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
079-282-008	8389 VEREDA ESCOLAR GOLETA, CA 93117	93117	RES-1.0	1-E-1	0	1	1.36	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
079-282-009	VEREDA ESCOLAR GOLETA, CA 93117	93117	RES-1.0	1-E-1	0	1	1.38	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
079-301-010	776 VEREDA DEL CIERVO GOLETA, CA 93117	93117	RES-1.0	1-E-1	0	1	1.7	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-220-090			RES-1.0	1-E-1	0	1	2.73	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
063-150-008	VIA ROBLADA SANTA BARBARA, CA	93110	RES-0.5	2.5-EX-1	0	0.4	16.55	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
063-150-014	4677 VIA ROBLADA SANTA BARBARA, CA 93110	93110	RES-0.5	2.5-EX-1	0	0.4	8.69	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
063-150-015	VIA ROBLADA SANTA BARBARA, CA 93110	93110	RES-0.5	2.5-EX-1	0	0.4	6.06	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
063-160-028			RES-0.5	2.5-EX-1	0	0.4	6.27	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
063-023-011	939 VIA TRANQUILA SANTA BARBARA, CA 93110	93110	RES-1.0	2.5-EX-1	0	0.4	2.81	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
063-160-015			RES-1.0	2.5-EX-1	0	0.4	3.77	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
065-280-017			RES-1.8	20-R-1	0	2.178	4.04	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
055-172-041	3175 LAUREL CANYON RD SANTA BARBARA, CA 93105	93105	RES-1.8	20-R-1	0	2.178	1.93	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
055-172-034	3165 LAUREL CANYON RD SANTA BARBARA, CA 93105 2013	93105	RES-1.8	20-R-1	0	2.178	1.47	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
009-060-029			SRR-1.8	20-R-1	0	2.178	1.12	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
007-290-002	236 MIRAMAR AVE SANTA BARBARA, CA 93108	93108	SRR-1.8	20-R-1	0	2.178	0.65	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
007-312-004	1585 RAMONA LN SANTA BARBARA, CA 93108 2633	93108	SRR-1.8	20-R-1	0	2.178	0.81	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
007-350-038	127 LOUREYRO ST SANTA BARBARA, CA 93108	93108	SRR-1.8	20-R-1	0	2.178	0.71	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South Coast Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
009-203-011	1510 SAN LEANDRO LN MONTECITO, CA 93108	93108	SRR-1.8	20-R-1	0	2.178	0.86	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-240-020	MISSION OAKS LN SANTA BARBARA, CA 93105	93105	RES-1.8	20-R-1	0	2.178	0.87	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
061-210-017			RES-1.8	20-R-1	0	2.178	0.73	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-250-060	PUESTA DEL SOL SANTA BARBARA, CA 93105	93105	RES-1.8	20-R-1	0	2.178	0.77	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-250-047	LAS ENCINAS RD SANTA BARBARA, CA 93105	93105	RES-1.8	20-R-1	0	2.178	0.84	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
009-230-046			SRR-1.8	20-R-1	0	2.178	0.73	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-320-013	1791 OCEAN OAKS RD CARPINTERIA, CA 93013	93013	RES-1.8	20-R-1	0	2.178	0.57	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-352-007			RES-1.8	20-R-1	0	2.178	0.66	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
007-530-035			SRR-0.5	2-E-1	0	0.5	10.98	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
009-021-001	351 WOODLEY RD SANTA BARBARA, CA 93108	93108	SRR-0.5	2-E-1	0	0.5	3.99	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
013-180-019	605 COWLES RD SANTA BARBARA, CA 93108	93108	SRR-0.5	2-E-1	0	0.5	3.92	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-070-014	EAST VALLEY RD SANTA BARBARA, CA 93108	93108	SRR-0.5	2-E-1	0	0.5	4	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
013-210-049	4 SUNRISE HILL LN MONTECITO, CA 93108	93108	SRR-0.5	2-E-1	0	0.5	3.94	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
007-030-005	812 PARK HILL LN SANTA BARBARA, CA 93108	93108	SRR-0.5	2-E-1	0	0.5	2.64	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
007-530-036			SRR-0.5	2-E-1	0	0.5	2.29	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
009-021-030	2920 SYCAMORE CANYON RD SANTA BARBARA, CA 93108	93108	SRR-0.5	2-E-1	0	0.5	2.45	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
009-080-018	289 SAN YSIDRO RD MONTECITO, CA 93108	93108	SRR-0.5	2-E-1	0	0.5	3.15	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
011-120-074	SYCAMORE CANYON RD SANTA BARBARA, CA 93108	93108	SRR-0.5	2-E-1	0	0.5	2.97	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
011-120-077	780 ASHLEY RD SANTA BARBARA, CA 93108	93108	SRR-0.5	2-E-1	0	0.5	3.25	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
013-050-021	293 E MOUNTAIN DR SANTA BARBARA, CA 93108	93108	SRR-0.5	2-E-1	0	0.5	2.76	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
013-060-045	1000 COLD SPRINGS RD SANTA BARBARA, CA 93108 1011	93108	SRR-0.5	2-E-1	0	0.5	2.51	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
009-320-021			SRR-0.5	2-E-1	0	0.5	2.91	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
007-120-050	1658 EAST VALLEY RD SANTA BARBARA, CA 93108	93108	SRR-0.5	2-E-1	0	0.5	3.1	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
063-122-007			RES-0.33	3.5-EX-1	0	0.2857	7.3	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
063-131-001			RES-0.33	3.5-EX-1	0	0.2857	5.27	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
063-172-002	4365 LLANO AVE SANTA BARBARA, CA 93110	93110	RES-0.33	3.5-EX-1	0	0.2857	6.58	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
063-160-032	ROBLE DR SANTA BARBARA, CA 93110	93110	RES-0.33	3.5-EX-1	0	0.2857	5.21	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-060-027	2090 CREEKSIDE RD SANTA BARBARA, CA 93108	93108	SRR-0.33	3-E-1	0	0.3333	12.46	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
059-440-004	1315 SAN MARCOS PASS RD SANTA BARBARA, CA 93105	93105	RES-0.33	3-E-1	0	0.3333	14.47	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-220-073	6590 CAMINO CARRETA CARPINTERIA, CA 93013 3102	93013	RES-0.33	3-E-1	0	0.3333	17.29	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
013-030-030	160 E MOUNTAIN DR SANTA BARBARA, CA 93108	93108	SRR-0.33	3-E-1	0	0.3333	9.54	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
013-040-030			SRR-0.33	3-E-1	0	0.3333	9.64	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South Coast Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
013-040-043			SRR-0.33	3-E-1	0	0.3333	11.58	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-101-009	6818 SHEPARD MESA RD CARPINTERIA, CA 93013	93013	RES-0.33	3-E-1	0	0.3333	13.09	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
013-040-029			SRR-0.33	3-E-1	0	0.3333	6.65	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
013-040-045			SRR-0.33	3-E-1	0	0.3333	7.51	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-080-051	BAILARD AVE CARPINTERIA, CA 93013	93013	RES-0.33	3-E-1	0	0.3333	3.45	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-220-070	637 RINCON HILL RD CARPINTERIA, CA 93013	93013	RES-0.33	3-E-1	0	0.3333	7	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-220-068	763 RINCON HILL RD CARPINTERIA, CA 93013	93013	RES-0.33	3-E-1	0	0.3333	3.59	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-101-012	7000 SHEPARD MESA RD CARPINTERIA, CA 93013	93013	RES-0.33	3-E-1	0	0.3333	9.86	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-110-026	7363 SHEPARD MESA DR CARPINTERIA, CA 93013	93013	RES-0.33	3-E-1	0	0.3333	6.3	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-060-026	2080 CREEKSIDE RD SANTA BARBARA, CA 93108	93108	SRR-0.33	3-E-1	0	0.3333	4.65	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-060-028	2085 CREEKSIDE RD SANTA BARBARA, CA 93108	93108	SRR-0.33	3-E-1	0	0.3333	5.28	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
011-030-052	1000 HOT SPRINGS RD SANTA BARBARA, CA 93108	93108	SRR-0.33	3-E-1	0	0.3333	4.02	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
011-060-044	1496 E MOUNTAIN DR SANTA BARBARA, CA 93108	93108	SRR-0.33	3-E-1	0	0.3333	4.17	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
011-250-011			SRR-0.33	3-E-1	0	0.3333	4.6	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
013-030-002	286 E MOUNTAIN DR SANTA BARBARA, CA 93108	93108	SRR-0.33	3-E-1	0	0.3333	4.71	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
013-040-007			SRR-0.33	3-E-1	0	0.3333	4.22	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
013-090-031			SRR-0.33	3-E-1	0	0.3333	4.69	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
153-360-008			RES-0.33	3-E-1	0	0.3333	3.43	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
013-050-030			SRR-0.33	3-E-1	0	0.3333	5	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
013-040-035			SRR-0.33	3-E-1	0	0.3333	3.92	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
013-040-036			SRR-0.33	3-E-1	0	0.3333	4.35	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
011-250-012	1088 E MOUNTAIN DR SANTA BARBARA, CA 93108	93108	SRR-0.2	5-E-1	0	0.2	12.1	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
007-250-014	295 SHEFFIELD DR SANTA BARBARA, CA 93108	93108	SRR-0.2	5-E-1	0	0.2	14.33	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-030-003	582 ORTEGA RIDGE RD SANTA BARBARA, CA 93108	93108	SRR-0.2	5-E-1	0	0.2	16.33	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
007-080-036	817 ROMERO CANYON RD MONTECITO, CA 93108 1530	93108	SRR-0.2	5-E-1	0	0.2	6.84	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
013-202-001	41 VIA ALICIA MONTECITO, CA 93108	93108	SRR-0.2	5-E-1	0	0.2	8.94	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
007-120-090	1770 EAST VALLEY RD SANTA BARBARA, CA 93108	93108	SRR-0.2	5-E-1	0	0.2	6.78	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
004-013-012	1415 SANTA MONICA RD CARPINTERIA, CA 93013	93013	RES-3.3	7-R-1	0	6.2	1	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-230-031	181 RINCON POINT RD CARPINTERIA, CA 93013	93013	RES-4.6	7-R-1	0	6.2	0.67	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-112-027	1181 EDMOUND DR SANTA BARBARA, CA 93105	93105	RES-4.6	7-R-1	0	6.2223	0.42	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-112-028			RES-4.6	7-R-1	0	6.2223	0.45	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-160-073	2560 WHITNEY AVE SUMMERLAND, CA 93067	93067	RES-4.6	7-R-1	0	6.2223	0.34	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South Coast Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
003-410-008	4271 AVENUE DEL MAR CARPINTERIA, CA 93013	93013	RES-4.6	7-R-1	0	6.2	0.86	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
003-410-013	4327 AVENUE DEL MAR CARPINTERIA, CA 93013	93013	RES-4.6	7-R-1	0	6.2	0.53	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
003-410-015	4365 AVENUE DEL MAR CARPINTERIA, CA 93013	93013	RES-4.6	7-R-1	0	6.2	0.4	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
003-422-005	4535 AVENUE DEL MAR CARPINTERIA, CA 93013	93013	RES-4.6	7-R-1	0	6.2	0.48	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
003-422-006	4555 AVENUE DEL MAR CARPINTERIA, CA 93013	93013	RES-4.6	7-R-1	0	6.2	0.42	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
003-422-007	4561 AVENUE DEL MAR CARPINTERIA, CA 93013	93013	RES-4.6	7-R-1	0	6.2	0.49	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-133-041			RES-4.6	7-R-1	0	6.2223	0.29	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-112-001	1189 EDGE MOUND DR SANTA BARBARA, CA 93105	93105	RES-4.6	7-R-1	0	6.2223	0.21	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-112-019	EDGE MOUND DR SANTA BARBARA, CA 93105	93105	RES-4.6	7-R-1	0	6.2223	0.21	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-112-030			RES-4.6	7-R-1	0	6.2223	0.22	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-121-027	1021 CHELTENHAM RD SANTA BARBARA, CA 93105	93105	RES-4.6	7-R-1	0	6.2223	0.29	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-130-026	2945 KENMORE PL SANTA BARBARA, CA 93105	93105	RES-4.6	7-R-1	0	6.2223	0.23	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-161-019	2982 GLEN ALBYN DR SANTA BARBARA, CA 93105	93105	RES-4.6	7-R-1	0	6.2223	0.2	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-212-044	FOOTHILL RD SANTA BARBARA, CA 93105	93105	RES-4.6	7-R-1	0	6.2223	0.19	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-133-079	2255 WHITNEY AVE SUMMERLAND, CA 93067	93067	RES-4.6	7-R-1	0	6.2223	0.19	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-133-078	2251 WHITNEY AVE SUMMERLAND, CA 93067	93067	RES-4.6	7-R-1	0	6.2223	0.21	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
057-061-018			RES-4.6	8-R-1	0	5.445	2	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-400-041	3393 PADARO LN CARPINTERIA, CA 93013	93013	RES-4.6	8-R-1	0	5.45	2.02	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
057-030-050	3920 PUEBLO AVE SANTA BARBARA, CA 93110	93110	RES-4.6	8-R-1	0	5.445	0.7	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-400-015	3433 PADARO LN CARPINTERIA, CA 93013	93013	RES-4.6	8-R-1	0	5.45	1.1	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-400-035	3443 PADARO LN CARPINTERIA, CA 93013	93013	RES-4.6	8-R-1	0	5.45	1.13	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-420-002	3529 PADARO LN CARPINTERIA, CA 93013	93013	RES-4.6	8-R-1	0	5.45	0.28	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
057-030-057	820 CATHEDRAL VISTA LN SANTA BARBARA, CA 93110	93110	RES-4.6	8-R-1	0	5.445	0.51	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
057-041-063	N LA CUMBRE RD SANTA BARBARA, CA 93110	93110	RES-4.6	8-R-1	0	5.445	0.37	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
057-061-021			RES-4.6	8-R-1	0	5.445	0.38	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
057-072-018			RES-4.6	8-R-1	0	5.445	0.53	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-390-021	3270 BEACH CLUB RD CARPINTERIA, CA 93013	93013	RES-4.6	8-R-1	0	5.445	0.4	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-390-026	3246 BEACH CLUB RD CARPINTERIA, CA 93013	93013	RES-4.6	8-R-1	0	5.45	0.41	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-400-012	3379 PADARO LN CARPINTERIA, CA 93013	93013	RES-4.6	8-R-1	0	5.45	1	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-400-034	3319 PADARO LN CARPINTERIA, CA 93013	93013	RES-4.6	8-R-1	0	5.45	0.64	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-400-051	3439 PADARO LN CARPINTERIA, CA 93013	93013	RES-4.6	8-R-1	0	5.45	1.11	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-410-010	3489 PADARO LN CARPINTERIA, CA 93013	93013	RES-4.6	8-R-1	0	5.45	0.45	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South Coast Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
005-410-012	3493 PADARO LN CARPINTERIA, CA 93013	93013	RES-4.6	8-R-1	0	5.45	0.4	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-410-015	3519 PADARO LN CARPINTERIA, CA 93013	93013	RES-4.6	8-R-1	0	5.45	0.39	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-410-024	3483 PADARO LN CARPINTERIA, CA 93013	93013	RES-4.6	8-R-1	0	5.45	0.84	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-420-001	3527 PADARO LN CARPINTERIA, CA 93013	93013	RES-4.6	8-R-1	0	5.45	0.29	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-420-008	3553 PADARO LN CARPINTERIA, CA 93013	93013	RES-4.6	8-R-1	0	5.45	0.23	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-420-012	3559 PADARO LN CARPINTERIA, CA 93013	93013	RES-4.6	8-R-1	0	5.45	0.22	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-420-025	3545 PADARO LN CARPINTERIA, CA 93013	93013	RES-4.6	8-R-1	0	5.45	0.27	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-390-080	3197 PADARO LN CARPINTERIA, CA 93013	93013	RES-4.6	8-R-1	0	5.45	0.75	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
057-041-039	N LA CUMBRE RD SANTA BARBARA, CA 93110	93110	RES-4.6	8-R-1	0	5.445	0.31	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
057-041-061	N LA CUMBRE RD SANTA BARBARA, CA 93110	93110	RES-4.6	8-R-1	0	5.445	0.35	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
057-072-045	866 WALNUT RD SANTA BARBARA, CA 93110	93110	RES-4.6	8-R-1	0	5.445	0.24	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
057-082-004			RES-4.6	8-R-1	0	5.445	0.27	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
067-375-005	5207 CALLE BARQUERO SANTA BARBARA, CA 93111	93111	RES-4.6	8-R-1	0	5.445	0.21	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-390-060	3271 PADARO LN CARPINTERIA, CA 93013	93013	RES-4.6	8-R-1	0	5.445	0.35	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-390-019	3280 BEACH CLUB RD CARPINTERIA, CA 93013	93013	RES-4.6	8-R-1	0	5.445	0.27	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-200-094	7300 GOBERNADOR CANYON RD CARPINTERIA, CA 93013	93013	A-I-10	AG-I-10	0	0.1	39.99	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
001-200-023	HWY 150/RINCON RD CARPINTERIA, CA	93013	A-I-10	AG-I-10	0	0.1	22.08	VINES AND BUSH FRUIT-IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
004-002-039			A-I-10	AG-I-10	0	0.1	1.78	IRRIGATED FARMS, MISC	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-170-068			A-I-10	AG-I-10	0	0.1	1.57	IRRIGATED FARMS, MISC	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-170-091	1937 MONTE ALEGRE DR CARPINTERIA, CA 93013 3028	93013	A-I-10	AG-I-10	0	0.1	8.08	IRRIGATED FARMS, MISC	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-080-018	5892 VIA REAL CARPINTERIA, CA 93013	93013	A-I-10	AG-I-10	0	0.1	12.28	NURSERIES, GREENHOUSES	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-090-046			A-I-10	AG-I-10	0	0.1	11.05	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-260-038	5668 CASITAS PASS RD CARPINTERIA, CA 93013	93013	A-I-10	AG-I-10	0	0.1	19.09	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-260-035	5162 FOOTHILL RD CARPINTERIA, CA 93013	93013	A-I-10	AG-I-10	0	0.1	8.84	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-260-033	5220 FOOTHILL RD CARPINTERIA, CA 93013	93013	A-I-10	AG-I-10	0	0.1	4.19	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-030-030	6075 CASITAS PASS RD CARPINTERIA, CA 93013	93013	A-I-10	AG-I-10	0	0.1	30.38	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-040-002	2065 LILLINGSTON CANYON RD CARPINTERIA, CA 93013	93013	A-I-10	AG-I-10	0	0.1	7.79	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-040-013	6760 GOBERNADOR CANYON RD CARPINTERIA, CA 93013	93013	A-I-10	AG-I-10	0	0.1	18.59	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-040-040			A-I-10	AG-I-10	0	0.1	3.92	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-050-012			A-I-10	AG-I-10	0	0.1	1.88	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-080-007			A-I-10	AG-I-10	0	0.1	18.19	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-080-011			A-I-10	AG-I-10	0	0.1	22.45	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South Coast Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
001-090-009			A-I-10	AG-I-10	0	0.1	4.82	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-090-045			A-I-10	AG-I-10	0	0.1	10.25	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-101-045	6915 SHEPARD MESA RD CARPINTERIA, CA 93013	93013	A-I-10	AG-I-10	0	0.1	5.46	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-200-029			A-I-10	AG-I-10	0	0.1	9	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-440-005	7017 SHEPARD MESA RD CARPINTERIA, CA 93013	93013	A-I-10	AG-I-10	0	0.1	20.25	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
004-002-027			A-I-10	AG-I-10	0	0.1	10.97	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-200-032			A-I-10	AG-I-10	0	0.1	16.26	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-050-027	7210 GOBERNADOR CYN RD CARPINTERIA, CA 93013	93013	A-I-10	AG-I-10	0	0.1	6.72	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-050-054			A-I-10	AG-I-10	0	0.1	1.63	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-050-053			A-I-10	AG-I-10	0	0.1	0.41	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-310-027	1825 CRAVENS LN CARPINTERIA, CA 93013	93013	A-I-10	AG-I-10	0	0.1	8.23	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-130-017			A-I-10	AG-I-10	0	0.1	2.53	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-050-044	7160 GOBERNADOR CYN RD CARPINTERIA, CA 93013 3127	93013	A-I-10	AG-I-10	0	0.1	1.67	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-440-006	CASITAS PASS RD CARPINTERIA, CA 93013	93013	A-I-10	AG-I-10	0	0.1	0.57	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-130-018	7110 GOBERNADOR CYN RD CARPINTERIA, CA 93013	93013	A-I-10	AG-I-10	0	0.1	3.13	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-310-013			A-I-10	AG-I-10	0	0.1	9	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
001-190-042	1230 MARK AVE CARPINTERIA, CA 93013	93013	A-I-10	AG-I-10	0	0.1	5	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
021-010-070			A-I	AG-I-10	0	0.1	14.87	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
021-010-063			A-I	AG-I-10	0	0.1	0.87	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
021-010-064	1990 LAS CANOAS RIDGE WAY SANTA BARBARA, CA 93105 2378	93105	A-I	AG-I-10	0	0.1	2.82	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
021-030-001			A-I	AG-I-10	0	0.1	13.15	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
021-010-051			A-I	AG-I-10	0	0.1	8.6	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
071-190-008			A-I-10	AG-I-10	0	0.1	0.23	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-040-017			A-I-10	AG-I-10	0	0.1	4.05	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-080-032			A-I-10	AG-I-10	0	0.1	3.25	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-210-047	200 LAMBERT RD CARPINTERIA, CA 93013 3019	93013	A-I-20	AG-I-20	0	0.05	51.87	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-170-054	225 LINDBERG LN CARPINTERIA, CA 93013	93013	A-I-20	AG-I-20	0	0.05	40	IRRIGATED FARMS, MISC	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-170-087			A-I-20	AG-I-20	0	0.05	157.18	IRRIGATED FARMS, MISC	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-260-002			AC	AG-I-20	0	0.05	13.69	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-170-066			A-I-20	AG-I-20	0	0.05	23.23	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-260-003	4508 FOOTHILL RD CARPINTERIA, CA 93013	93013	AC	AG-I-20	0	0.05	13.69	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-260-005			AC	AG-I-20	0	0.05	25.15	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South Coast Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
005-210-053	VISTA OCEANO LN SUMMERLAND, CA 93067	93067	A-I-20	AG-I-20	0	0.05	11.3	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-160-016			A-I-40	AG-I-40	0	0.025	40.24	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-050-050			A-I-40	AG-I-40	0	0.025	25.88	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-050-048			A-I-40	AG-I-40	0	0.025	12.71	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-050-056			A-I-40	AG-I-40	0	0.025	5.55	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-050-055	7200 GOBERNADOR CYN RD CARPINTERIA, CA 93013	93013	A-I-40	AG-I-40	0	0.025	5.18	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-170-010			A-I-40	AG-I-40	0	0.025	1.42	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-200-092			AC	AG-I-40	0	0.025	121.61	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-170-035	3580 TORO CANYON PARK RD SANTA BARBARA, CA 93108	93108	A-I-40	AG-I-40	0	0.025	56	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
153-040-007			A-I	AG-I-40	0	0.025	0.7	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
021-010-012			A-I-40	AG-I-40	0	0.025	45.82	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
021-010-030			A-I-40	AG-I-40	0	0.025	8.06	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
021-010-031			A-I-40	AG-I-40	0	0.025	9.72	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
021-010-032			A-I-40	AG-I-40	0	0.025	11.4	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
021-010-033	2000 LAS CANOAS RIDGE WAY SANTA BARBARA, CA 93105 2378	93105	A-I-40	AG-I-40	0	0.025	11.42	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
021-010-058			A-I-40	AG-I-40	0	0.025	8.73	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
021-010-059			A-I-40	AG-I-40	0	0.025	9.74	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-310-002	1535 SAN ROQUE RD SANTA BARBARA, CA 93105	93105	A-I-40	AG-I-40	0	0.025	2.67	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-310-007			A-I-40	AG-I-40	0	0.025	10.86	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-330-038			A-I-40	AG-I-40	0	0.025	1.09	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
153-270-030			A-I-40	AG-I-40	0	0.025	1.6	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
153-270-032			A-I-40	AG-I-40	0	0.025	1.39	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
153-270-034			A-I-40	AG-I-40	0	0.025	2.84	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-310-004			A-I-40	AG-I-40	0	0.025	1	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-310-005			A-I-40	AG-I-40	0	0.025	10.41	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-040-034			A-I-40	AG-I-40	0	0.025	24.78	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-050-045			A-I-40	AG-I-40	0	0.025	4.96	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
077-030-004	1210 FRANKLIN RANCH RD GOLETA, CA 93117	93117	A-I-5	AG-I-5	0	0.2	46.77	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
001-160-016	7300 STANLEY PARK RD CARPINTERIA, CA 93013	93013	AC	AG-I-5	0	0.2	3.38	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-200-093	7300 GOBERNADOR CANYON RD CARPINTERIA, CA 93013	93013	A-I-5	AG-I-5	0	0.2	7.26	ORCHARDS, IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
007-340-058	145 TIBURON BAY LN SANTA BARBARA, CA 93108 2671	93108	A-I-5	AG-I-5	0	0.2	5	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
065-080-020			A-I-5	AG-I-5	0	0.2	0.16	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South Coast Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
065-250-011	S MORE RD SANTA BARBARA, CA 93111	93111	A-I-5	AG-I-5	0	0.2	0.17	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
065-250-029	S MORE RD SANTA BARBARA, CA 93111	93111	A-I-5	AG-I-5	0	0.2	1.9	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-190-015			MA-100	AG-II-100	0	0.01	602.2	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
079-090-037			A-II-100	AG-II-100	0	0.01	502	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
079-090-003			A-II-100	AG-II-100	0	0.01	268.77	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
079-090-042			A-II-100	AG-II-100	0	0.01	254.16	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
081-040-044	2389 REFUGIO RD SANTA YNEZ, CA 93117	93117	A-II-100	AG-II-100	0	0.01	92.2	DRY FARMS (MISC)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-170-048			A-II-100	AG-II-100	0	0.01	40	IRRIGATED FARMS, MISC	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-170-069			A-II-100	AG-II-100	0	0.01	603.37	IRRIGATED FARMS, MISC	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-190-042			A-II-100	AG-II-100	0	0.01	160	IRRIGATED FARMS, MISC	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-190-044			A-II-100	AG-II-100	0	0.01	160	IRRIGATED FARMS, MISC	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-190-045			A-II-100	AG-II-100	0	0.01	40	IRRIGATED FARMS, MISC	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-190-046			A-II-100	AG-II-100	0	0.01	160	IRRIGATED FARMS, MISC	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-190-049			A-II-100	AG-II-100	0	0.01	34.26	IRRIGATED FARMS, MISC	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-190-052			A-II-100	AG-II-100	0	0.01	20.82	IRRIGATED FARMS, MISC	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-190-054			A-II-100	AG-II-100	0	0.01	40	IRRIGATED FARMS, MISC	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
155-190-056			A-II-100	AG-II-100	0	0.01	10	IRRIGATED FARMS, MISC	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-190-057			A-II-100	AG-II-100	0	0.01	150	IRRIGATED FARMS, MISC	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-170-088			A-II-100	AG-II-100	0	0.01	10	IRRIGATED FARMS, MISC	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-170-085			A-II-100	AG-II-100	0	0.01	72.83	IRRIGATED FARMS, MISC	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
081-210-050	355 REFUGIO RD GOLETA, CA 93117 8738	93117	AC	AG-II-100	0	0.01	415.18	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
079-060-008			A-II-100	AG-II-100	0	0.01	160	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-190-021			MA-100	AG-II-100	0	0.01	160	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-200-042			A-II-100	AG-II-100	0	0.01	160	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
079-060-061			A-II-100	AG-II-100	0	0.01	146.6	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
081-080-056	4060 S HIGHWAY 101 GAVIOTA, CA 93117	93117	A-II-100	AG-II-100	0	0.01	121.32	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
079-060-068			A-II-100	AG-II-100	0	0.01	120.37	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
081-240-051	500 CALLE LIPPAZANA RD GOLETA, CA 93117	93117	A-II-100	AG-II-100	0	0.01	117	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
079-060-018			A-II-100	AG-II-100	0	0.01	96.71	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
081-200-031			AC	AG-II-100	0	0.01	90.81	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
081-200-016			A-II-100	AG-II-100	0	0.01	87.94	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
081-100-008			A-II-100	AG-II-100	0	0.01	80	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South Coast Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
079-200-008	9505 CALLE REAL GOLETA, CA 93117 2348	93117	A-II-100	AG-II-100	0	0.01	77.98	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-190-012			MA-100	AG-II-100	0	0.01	58.72	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
079-060-064			A-II-100	AG-II-100	0	0.01	40.69	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
079-060-067			A-II-100	AG-II-100	0	0.01	40.22	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
079-060-007			A-II-100	AG-II-100	0	0.01	40	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
081-100-041			A-II-100	AG-II-100	0	0.01	39.75	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
081-100-038			A-II-100	AG-II-100	0	0.01	39.5	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
079-060-022			A-II-100	AG-II-100	0	0.01	38.8	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
081-100-042	2280 REFUGIO RD GOLETA, CA 93117	93117	A-II-100	AG-II-100	0	0.01	30.15	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
081-080-010			A-II-100	AG-II-100	0	0.01	16.03	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
079-180-053			A-II-100	AG-II-100	0	0.01	4.46	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
079-180-048			A-II-100	AG-II-100	0	0.01	4.23	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
079-180-031	471 LANGTRY AVE GOLETA, CA 93117	93117	A-II-100	AG-II-100	0	0.01	4.07	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
079-160-021			A-II-100	AG-II-100	0	0.01	3.7	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
079-160-085			A-II-100	AG-II-100	0	0.01	3.7	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
079-160-045			A-II-100	AG-II-100	0	0.01	3.7	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
155-040-035			OTHER OPEN LANDS	AG-II-100	0	0.01	3.54	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
079-160-014	9580 DOS PUEBLOS CANYON RD GOLETA, CA 93117 8714	93117	A-II-100	AG-II-100	0	0.01	3.21	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
081-240-050	500 CALLE LIPPAZANA RD GOLETA, CA 93117	93117	A-II-100	AG-II-100	0	0.01	3	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
079-160-026	DOS PUEBLOS CANYON RD GOLETA, CA	93117	A-II-100	AG-II-100	0	0.01	2.28	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
081-100-012			A-II-100	AG-II-100	0	0.01	80	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
081-040-066	2377 REFUGIO RD GOLETA, CA 93117 9776	93117	A-II-100	AG-II-100	0	0.01	64.79	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
081-100-028	2251 REFUGIO PASS RD GOLETA, CA 93117	93117	A-II-100	AG-II-100	0	0.01	48.79	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
081-100-033	2099 REFUGIO RD GOLETA, CA 93117	93117	A-II-100	AG-II-100	0	0.01	38.59	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
081-040-048	REFUGIO RD SANTA YNEZ, CA	93105	A-II-100	AG-II-100	0	0.01	28.85	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	YOUNG AMERICA'S FOUNDATION	Available	Not used in prior Housing Element						
079-060-039			A-II-100	AG-II-100	0	0.01	10	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-200-025			A-II-40	AG-II-40	0	0.025	159	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
153-270-016			MA-40	AG-II-40	0	0.025	124.45	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
153-250-010			A-II-40	AG-II-40	0	0.025	80.4	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
153-250-015	GIBRALTAR RD SANTA BARBARA, CA 93105	93105	A-II-40	AG-II-40	0	0.025	79.8	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
153-170-059	1579 N FAIRVIEW AVE GOLETA, CA 93117 1840	93117	A-II-40	AG-II-40	0	0.025	36	PASTURE OF GRAZING, DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
153-280-016	3045 GIBRALTAR RD SANTA BARBARA, CA 93105	93105	MA-40	AG-II-40	0	0.025	41.87	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South Coast Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
153-270-031	2845 SPYGLASS RIDGE RD SANTA BARBARA, CA 93105	93105	MA-40	AG-II-40	0	0.025	39.68	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
153-270-033	2825 SPYGLASS RIDGE RD SANTA BARBARA, CA 93105	93105	MA-40	AG-II-40	0	0.025	38.18	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
153-340-056			A-II-40	AG-II-40	0	0.025	23.75	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
153-320-021			A-II-40	AG-II-40	0	0.025	10.78	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
153-270-008	2800 SPYGLASS RIDGE RD SANTA BARBARA, CA 93105	93105	MA-40	AG-II-40	0	0.025	5.42	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
153-370-016	1200 BARGER CANYON RD SANTA BARBARA, CA 93110 1219	93110	A-II-40	AG-II-40	0	0.025	2.73	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
077-530-029			A-II-40	AG-II-40	0	0.025	2.56	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
153-370-017			A-II-40	AG-II-40	0	0.025	1.17	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
153-320-007			A-II-40	AG-II-40	0	0.025	1	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
021-020-012	2300 GIBRALTAR RD SANTA BARBARA, CA 93105	93105	MA-40	AG-II-40	0	0.025	52.45	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
055-030-006	3620 MIBEK RD SANTA BARBARA, CA 93105	93105	A-II-40	AG-II-40	0	0.025	45.27	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
153-340-039	1224 N SAN MARCOS RD SANTA BARBARA, CA 93111	93111	A-II-40	AG-II-40	0	0.025	39.57	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-200-027	7804 STANLEY PARK RD CARPINTERIA, CA 93013	93013	A-II-40	AG-II-40	0	0.025	19.69	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-450-014	3735 SANTA CLAUS LN CARPINTERIA, CA 93013	93013	GENERAL COMMERCIAL	C-1	0		0.46	COMMERCIAL (MISC)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-450-008	3785 SANTA CLAUS LN CARPINTERIA, CA 93013	93013	GENERAL COMMERCIAL	C-1	0		0.19	RETAIL STORES, SINGLE STORY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-450-012	3823 SANTA CLAUS LN UNIT A CARPINTERIA, CA 93013	93013	GENERAL COMMERCIAL	C-1	0		0.33	RETAIL STORES, SINGLE STORY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
005-450-013	3825 SANTA CLAUS LN CARPINTERIA, CA 93013	93013	GENERAL COMMERCIAL	C-1	0		0.21	RETAIL STORES, SINGLE STORY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
005-450-006	3749 SANTA CLAUS LN CARPINTERIA, CA 93013	93013	GENERAL COMMERCIAL	C-1	0		0.46	STORE AND OFFICE COMBINATION	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
075-121-004			GENERAL COMMERCIAL	C-2	0		0.23	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
075-122-011			GENERAL COMMERCIAL	C-2	0		0.2	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
075-161-014			GENERAL COMMERCIAL	C-2	0		0.23	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
059-460-025	LN		RES-1.0	DR-1	0	1	11.52	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
065-280-001			RES-1.0	DR-1	0	1	6	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
065-240-069			RES-1.8	DR-1.8	0	1.8	0.97	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
065-240-073			RES-1.8	DR-1.8	0	1.8	0.75	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
061-400-008			RES-12.3	DR-12.3	0	12.3	0.6	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
061-061-019	HOLLISTER AVE SANTA BARBARA, CA 93110	93110	RES-20.0	DR-20	0	20	0.78	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-020-005	955 TORO CANYON RD SANTA BARBARA, CA 93108	93108	MA-100	MT-TORO-100	0	0.1	40	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-220-010	3660 TORO CANYON PARK RD SANTA BARBARA, CA 93108 1638	93108	MA-100	MT-TORO-100	0	0.1	160.54	SINGLE FAMILY RESIDENCE	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-020-038	1078 TORO CANYON RD SANTA BARBARA, CA 93108	93108	MA-100	MT-TORO-100	0	0.1	16.58	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-170-083	3589 TORO CANYON PARK RD CARPINTERIA, CA 93013	93013	MA-40	MT-TORO-40	0	0.025	121.12	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
155-170-033	3574 TORO CANYON PARK RD SANTA BARBARA, CA 93108	93108	MA-40	MT-TORO-40	0	0.025	55.78	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-20. South Coast Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
007-530-025	415 MEADOWBROOK DR SANTA BARBARA, CA 93108	93108	PLANNED DEVELOPMENT	PRD	0	1	1.8	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
007-540-014	1711 EAST VALLEY RD SANTA BARBARA, CA 93108	93108	PLANNED DEVELOPMENT	PRD	0	1	1.62	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
065-320-008			PLANNED DEVELOPMENT-70	PRD-70	0	2	106.6	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
059-020-062			RESIDENTIAL RANCHETTE	RR-5	0	0.2	14.85	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
023-320-032			RESIDENTIAL RANCHETTE	RR-5	0	0.2	6.14	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
075-020-007			RES-20.0	SR-H-20	0	20	0.82	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
075-032-003			RES-20.0	SR-H-20	0	20	0.16	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
075-101-024	6649 ABREGO RD GOLETA, CA 93117	93117	RES-20.0	SR-H-20	0	20	0.18	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
075-112-007	6590 MADRID RD GOLETA, CA 93117	93117	RES-20.0	SR-H-20	0	20	0.12	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
075-113-017			RES-20.0	SR-H-20	0	20	0.15	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
075-142-024			RES-18.0	SR-M-18	0	18	0.11	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
075-191-023	6730 DEL PLAYA DR UNIT 101 GOLETA, CA 93117	93117	RES-18.0	SR-M-18	0	18	0.11	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
075-191-036			RES-18.0	SR-M-18	0	18	0.12	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
075-191-044	6767 SABADO TARDE RD GOLETA, CA 93117 4905	93117	RES-18.0	SR-M-18	0	18	0.11	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						
075-222-016	6510 DEL PLAYA DR GOLETA, CA	93117	RES-18.0	SR-M-18	0	18	0.12	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element						

Table E-21. North County Inventory of Vacant Sites

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
107-270-037			RES-3.3	10-R-1	0	4.356	0.76	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	2	2	Santa Maria	All or portion within Urban Area
103-080-004	160 PATTERSON RD SANTA MARIA, CA 93455	93455	RES-3.3	10-R-1	0	4.356	0.35	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	0	1	1	Santa Maria	All or portion within Urban Area
103-680-018	1563 TURQUOISE CT SANTA MARIA, CA 93455	93455	RES-3.3	10-R-1	0	4.356	0.31	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	All or portion within Urban Area
103-750-037	STILLWELL RD SANTA MARIA, CA 93455	93455	RES-3.3	10-R-1	0	4.356	0.37	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	All or portion within Urban Area
105-310-002	995 FLAGSTONE DR SANTA MARIA, CA 93455	93455	RES-3.3	10-R-1	0	4.356	0.31	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	0	1	1	Santa Maria	All or portion within Urban Area
107-031-039	MANDA DR SANTA MARIA, CA 93455	93455	RES-3.3	10-R-1	0	4.356	0.32	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	All or portion within Urban Area
107-110-065			RES-3.3	10-R-1	0	4.356	0.39	VACANT	Yes - potential	No - Privately-Owned	Available	Used in two consecutive prior Housing Elements - Vacant	0	0	1	1	Santa Maria	All or portion within Urban Area
107-161-031			RES-3.3	10-R-1	0	4.356	0.34	VACANT	Yes - potential	No - Privately-Owned	Available	Used in two consecutive prior Housing Elements - Vacant	0	0	1	1	Santa Maria	All or portion within Urban Area
107-400-041			RES-3.3	10-R-1	0	4.356	0.26	VACANT	Yes - potential	No - Privately-Owned	Available	Used in two consecutive prior Housing Elements - Vacant	0	0	1	1	Santa Maria	All or portion within Urban Area
107-400-043			RES-3.3	10-R-1	0	4.356	0.26	VACANT	Yes - potential	No - Privately-Owned	Available	Used in two consecutive prior Housing Elements - Vacant	0	0	1	1	Santa Maria	All or portion within Urban Area
107-210-043	4136 ORCUTT RD SANTA MARIA, CA 93455	93455	RES-3.3	10-R-1	0	4.356	0.28	VACANT	Yes - potential	No - Privately-Owned	Available	Used in two consecutive prior Housing Elements - Vacant	0	0	1	1	Santa Maria	All or portion within Urban Area
101-310-012			RES-3.3	10-R-1	0	4.356	3.21	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	12	12	Santa Ynez	All or portion within Urban Area

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
101-310-013			RES-3.3	10-R-1	0	4.356	2.4	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	9	9	Santa Ynez	All or portion within Urban Area
101-310-011			RES-3.3	10-R-1	0	4.356	2.12	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	8	8	Santa Ynez	All or portion within Urban Area
101-280-021			RES-3.3	10-R-1	0	4.356	1	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	3	3	Santa Ynez	All or portion within Urban Area
143-330-031	3463 SAGUNTO ST SANTA YNEZ, CA 93460	93460	RES-3.3	10-R-1	0	4.356	0.95	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	3	3	Santa Ynez	All or portion within Urban Area
137-020-079			RES-3.3	10-R-1	0	4.356	0.74	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	2	2	Santa Ynez	All or portion within Urban Area
143-141-007	1187 LINCOLN ST SANTA YNEZ, CA 93460	93460	RES-3.3	10-R-1	0	4.356	0.46	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	All or portion within Urban Area
137-061-024			RES-3.3	10-R-1	0	4.356	0.39	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	All or portion within Urban Area
143-301-015	1306 EDISON ST SANTA YNEZ, CA 93460	93460	RES-3.3	10-R-1	0	4.356	0.26	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	All or portion within Urban Area
143-302-020	3651 WILLOW ST SANTA YNEZ, CA 93460	93460	RES-3.3	10-R-1	0	4.356	0.3	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	All or portion within Urban Area
143-330-014			RES-3.3	10-R-1	0	4.356	0.29	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	All or portion within Urban Area
143-360-020	3475 CERRITO ST SANTA YNEZ, CA 93460	93460	RES-3.3	10-R-1	0	4.356	0.29	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	All or portion within Urban Area
101-130-018	355 PRICE RANCH RD LOS ALAMOS, CA 93440	93440	RES-3.3	10-R-1	0	4.356	0.27	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	All or portion within Urban Area
143-111-031			RES-3.3	10-R-1	0	4.356	0.27	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	All or portion within Urban Area
143-330-013			RES-12.3	10-R-2	0	8.712	0.22	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Ynez	All or portion within Urban Area
143-330-042	TIVOLA ST SANTA YNEZ, CA 93460	93460	RES-12.3	10-R-2	0	8.712	0.27	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	2	0	2	Santa Ynez	All or portion within Urban Area
109-182-015	545 MILES AVE SANTA MARIA, CA 93455	93455	RES-3.3	15-R-1	0	2.904	0.39	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	All or portion within Urban Area

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
135-140-044	2755 GRAND AVE LOS OLIVOS, CA 93441	93441	RES-3.3	15-R-1	0	2,904	1.14	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	2	2	Santa Ynez	All or portion within Urban Area
135-064-018	2235 JONATA ST LOS OLIVOS, CA 93441	93441	RES-3.3	15-R-1	0	2,904	0.52	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	All or portion within Urban Area
103-181-039 103-181-038 103-181-037 103-181-036 103-181-035 103-181-015 103-181-012 103-181-011 103-181-010 103-740-004 103-740-005 103-740-006 103-740-007 103-740-008 103-740-009 103-740-010 103-740-011 103-740-012 103-740-013 103-181-007 103-181-043 103-181-042 103-740-037	Key Site C		Res 1.0	1-E-1	0	1	47	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	18	18	Santa Maria	All or portion within Urban Area
111-251-046			RES-1.0	1-E-1	0	1	2.16	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	All or portion within Urban Area
105-240-010	APPALOOSA TRAIL ORCUTT, CA	93455	RES-1.0	1-E-1	0	1	1.43	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	All or portion within Urban Area
105-270-038	5877 ROBIN CT SANTA MARIA, CA 93455	93455	RES-1.0	1-E-1	0	1	1.21	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	All or portion within Urban Area
129-290-026			RES-1.0	1-E-1	0	1	1.2	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	All or portion within Urban Area
137-690-014	970 OLD RANCH RD SOLVANG, CA 93463 9617	93463	RES-1.0	1-E-1	0	1	7.28	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	6	6	Santa Ynez	All or portion within Urban Area
139-040-007			RES-1.0	1-E-1	0	1	5	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	4	4	Santa Ynez	All or portion within Urban Area
135-110-024			RES-1.0	1-E-1	0	1	1.48	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	All or portion within Urban Area
135-110-025			RES-1.0	1-E-1	0	1	1.47	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	All or portion within Urban Area

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
135-110-023			RES-1.0	1-E-1	0	1	1.47	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	All or portion within Urban Area
139-051-052	2230 HILL HAVEN RD SOLVANG, CA 93463	93463	RES-1.0	1-E-1	0	1	1.25	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	All or portion within Urban Area
101-120-042	9160 HWY 101 LOS ALAMOS, CA 93440	93440	RES-1.0	1-E-1	0	1	1.22	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	All or portion within Urban Area
015-010-040 015-010-041 015-010-071 105-010-029 105-010-031 105-010-033 105-010-036 105-010-037 105-010-038 105-010-039 105-010-072 105-010-082 105-010-081 105-010-078 105-010-085 105-010-083 105-010-084 105-010-075 105-010-079 105-010-080	Key Site D		RES 1.0 and RES 0.3	1-E-1 and 3-E-1	0			RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	14	14	Santa Maria	All or portion within Urban Area
098-017-016	384 FALCON CREST DR LOMPOC, CA 93436	93436	RES-1.8	20-R-1	0	2.178	0.54	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	All or portion within Urban Area
111-251-038	4533 S BLOSSER RD SANTA MARIA, CA 93455	93455	RES-1.8	20-R-1	0	2.178	0.89	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	All or portion within Urban Area
111-680-014			RES-1.8	20-R-1	0	2.178	1.01	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	All or portion within Urban Area
143-230-011			RES-1.8	20-R-1	0	2.178	0.7	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	All or portion within Urban Area
103-200-096	1355 DEER HOLLOW LN SANTA MARIA, CA 93455	93455	RES-0.33	3-E-1	0	0.3333	4	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	All or portion within Urban Area
101-120-035			RES-0.33	3-E-1	0	0.3333	4.16	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	All or portion within Urban Area
083-050-019	SAN MIGUELITO RD, LOMPOC, CA	93436	RES-4.6	7-R-1	0	6.2223	0.52	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	2	2	Lompoc	All or portion within Urban Area

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
113-316-001			RES-4.6	7-R-1	0	6.2223	1	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	0	5	5	Santa Maria	All or portion within Urban Area
129-090-031			RES-4.6	7-R-1	0	6.2223	0.85	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	0	4	4	Santa Maria	All or portion within Urban Area
105-113-034			RES-4.6	7-R-1	0	6.2223	0.59	VACANT	Yes - potential	No - Privately-Owned	Available	Used in two consecutive prior Housing Elements - Vacant	0	0	3	3	Santa Maria	All or portion within Urban Area
129-090-033	3780 FOXEN CANYON RD SANTA MARIA, CA 93454	93454	RES-4.6	7-R-1	0	6.2223	0.36	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	All or portion within Urban Area
129-090-025			RES-4.6	7-R-1	0	6.2223	0.36	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	0	1	1	Santa Maria	All or portion within Urban Area
129-090-003	3715 FOXEN CANYON RD SANTA MARIA, CA 93454	93454	RES-4.6	7-R-1	0	6.2223	0.34	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	0	1	1	Santa Maria	All or portion within Urban Area
129-090-014	4320 WICKS AVE SANTA MARIA, CA 93454	93454	RES-4.6	7-R-1	0	6.2223	0.28	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	0	1	1	Santa Maria	All or portion within Urban Area
129-090-036			RES-4.6	7-R-1	0	6.2223	0.27	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	0	1	1	Santa Maria	All or portion within Urban Area
129-090-023			RES-4.6	7-R-1	0	6.2223	0.23	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	0	1	1	Santa Maria	All or portion within Urban Area
129-090-029			RES-4.6	7-R-1	0	6.2223	0.24	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	0	1	1	Santa Maria	All or portion within Urban Area
129-090-024			RES-4.6	7-R-1	0	6.2223	0.25	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	0	1	1	Santa Maria	All or portion within Urban Area
129-201-042	FOXEN CANYON RD/UNION AVE SISQUOC, CA 93454	93454	RES-4.6	7-R-1	0	6.2223	0.3	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	0	1	1	Santa Maria	All or portion within Urban Area
129-201-027			RES-4.6	7-R-1	0	6.2223	0.23	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing	0	0	1	1	Santa Maria	All or portion within Urban Area

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
												Element - Vacant						
129-203-014	5093 FOXEN CANYON RD SANTA MARIA, CA 93454	93454	RES-4.6	7-R-1	0	6.2223	0.27	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	0	1	1	Santa Maria	All or portion within Urban Area
101-260-004	705 MAIN ST LOS ALAMOS, CA 93440	93440	RES-12.3	7-R-2	0	12.4446	0.84	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	9	0	9	Santa Ynez	All or portion within Urban Area
101-194-010	MAIN ST LOS ALAMOS, CA 93440	93440	RES-12.3	7-R-2	0	12.4446	0.25	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	2	0	2	Santa Ynez	All or portion within Urban Area
101-184-008	450 WAITE ST LOS ALAMOS, CA 93440	93440	RES-12.3	7-R-2	0	12.4446	0.21	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	2	0	2	Santa Ynez	All or portion within Urban Area
101-192-006	535 MAIN ST LOS ALAMOS, CA 93440	93440	RES-12.3	7-R-2	0	12.4446	0.22	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	2	0	2	Santa Ynez	All or portion within Urban Area
101-151-003			RES-8.0	7-R-2	0	12.4446	0.11	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Ynez	All or portion within Urban Area
101-151-004			RES-8.0	7-R-2	0	12.4446	0.11	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Ynez	All or portion within Urban Area
149-132-009			RES-4.6	8-R-1	0	5.445	0.68	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	0	3	3	Santa Maria	All or portion within Urban Area
149-132-007			RES-4.6	8-R-1	0	5.445	0.39	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	All or portion within Urban Area
149-124-007			RES-4.6	8-R-1	0	5.445	0.53	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	0	2	2	Santa Maria	All or portion within Urban Area
149-054-010	4862 CEBRIAN AVE NEW CUYAMA, CA 93254	93254	RES-4.6	8-R-1	0	5.445	0.24	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	0	1	1	Santa Maria	All or portion within Urban Area
149-052-007	4985 PATO AVE NEW CUYAMA, CA 93254	93254	RES-4.6	8-R-1	0	5.445	0.26	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	0	1	1	Santa Maria	All or portion within Urban Area
149-052-006	75 PATO AVE NEW CUYAMA, CA 93254	93254	RES-4.6	8-R-1	0	5.445	0.26	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	0	1	1	Santa Maria	All or portion within Urban Area
149-052-005			RES-4.6	8-R-1	0	5.445	0.27	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	0	1	1	Santa Maria	All or portion within Urban Area

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
149-035-034	4891 CALIENTE AVE NEW CUYAMA, CA 93254	93254	RES-4.6	8-R-1	0	5.445	0.23	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	0	1	1	Santa Maria	All or portion within Urban Area
149-035-033	4897 CALIENTE AVE NEW CUYAMA, CA 93254	93254	RES-4.6	8-R-1	0	5.445	0.22	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	0	1	1	Santa Maria	All or portion within Urban Area
099-160-065	5588 CAMPBELL RD LOMPOC, CA 93436	93436	A-I-10	AG-I-10	0	0.1	28.73	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
099-160-075	5311 CAMPBELL RD LOMPOC, CA 93436	93436	A-I-10	AG-I-10	0	0.1	3.25	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
131-141-006	2901 TEPUSQUET RD SANTA MARIA, CA 93454	93454	A-I-10	AG-I-10	0	0.1	30.91	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-141-068			A-I-10	AG-I-10	0	0.1	15.18	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
129-100-029			A-I-10	AG-I-10	0	0.1	10.62	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
129-260-025			A-I-10	AG-I-10	0	0.1	10.22	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
129-260-026	4669 TEPUSQUET RD SANTA MARIA, CA 93454	93454	A-I-10	AG-I-10	0	0.1	10.21	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
129-010-030			A-I-10	AG-I-10	0	0.1	10.16	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-210-001	2975 TEPUSQUET RD SANTA MARIA, CA 93454	93454	A-I-10	AG-I-10	0	0.1	7.98	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
129-220-047	5372 TEPUSQUET RD SANTA MARIA, CA 93454	93454	A-I-10	AG-I-10	0	0.1	3.08	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
137-120-023			A-I-10	AG-I-10	0	0.1	44.54	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-110-013	SANTA BARBARA AVE LOS OLIVOS, CA 93441	93441	A-I-10	AG-I-10	0	0.1	34.55	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-051-003	3619 ROBLAR AVE SANTA YNEZ, CA 93460 9722	93460	A-I-10	AG-I-10	0	0.1	40.07	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-120-009			A-I-10	AG-I-10	0	0.1	35.73	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
135-020-049	3015 FOXEN CANYON RD LOS OLIVOS, CA 93441	93441	A-I-10	AG-I-10	0	0.1	31.76	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-020-053			A-I-10	AG-I-10	0	0.1	26.17	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-020-054	3161 FOXEN CANYON RD SANTA YNEZ, CA 93441	93441	A-I-10	AG-I-10	0	0.1	23.51	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-030-043	2910 ONTIVEROS LOS OLIVOS, CA 93460	93460	A-I-10	AG-I-10	0	0.1	28.33	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
139-040-005	2794 KARA LN SOLVANG, CA 93463	93463	A-I-10	AG-I-10	0	0.1	25.85	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-320-037	3015 MONTECIELO RD SANTA YNEZ, CA 93460	93460	A-I-10	AG-I-10	0	0.1	25.79	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
139-040-029	2512 MEADOW RANCH RD SOLVANG, CA 93463	93463	A-I-10	AG-I-10	0	0.1	24	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-010-027	1717 BALLARD CANYON RD SOLVANG, CA 93463 9765	93463	A-I-10	AG-I-10	0	0.1	22.64	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-121-015	3450 BASELINE AVE SANTA YNEZ, CA 93460 9553	93460	A-I-10	AG-I-10	0	0.1	22.08	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-320-038	2905 MONTECIELO RD SANTA YNEZ, CA 93460	93460	A-I-10	AG-I-10	0	0.1	21.24	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-430-025	4175 BASELINE AVE SANTA YNEZ, CA 93460 9594	93460	A-I-10	AG-I-10	0	0.1	19.57	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-710-004	755 CHALK HILL RD SOLVANG, CA 93463	93463	A-I-10	AG-I-10	0	0.1	17.68	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
101-050-024	6767 LONG CANYON RD SANTA MARIA, CA 93454 9632	93454	A-I-10	AG-I-10	0	0.1	15.22	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-320-043			A-I-10	AG-I-10	0	0.1	15.12	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-320-069	3155 LONG CANYON RD	93460	A-I-10	AG-I-10	0	0.1	13.79	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
	SANTA YNEZ, CA 93460 9349																	
101-050-040	5897 OLIVERA CANYON RD SANTA MARIA, CA 93454	93454	A-I-10	AG-I-10	0	0.1	13.34	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-340-004			A-I-10	AG-I-10	0	0.1	12.05	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-710-014			A-I-10	AG-I-10	0	0.1	10.05	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
101-070-043	6850 LONG CANYON RD SANTA MARIA, CA 93454	93454	A-I-10	AG-I-10	0	0.1	10.03	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
101-070-042	6840 LONG CANYON RD SANTA MARIA, CA 93454	93454	A-I-10	AG-I-10	0	0.1	10.03	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
101-070-047			A-I-10	AG-I-10	0	0.1	10.03	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
101-070-044	6860 LONG CANYON RD SANTA MARIA, CA 93454	93454	A-I-10	AG-I-10	0	0.1	10.02	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
101-050-022	6757 LONG CANYON RD SANTA MARIA, CA 93454 9632	93454	A-I-10	AG-I-10	0	0.1	10.02	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
101-050-021			A-I-10	AG-I-10	0	0.1	10.02	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
101-050-034	6758 LONG CANYON RD SANTA MARIA, CA 93454 9632	93454	A-I-10	AG-I-10	0	0.1	10.01	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
101-050-028			A-I-10	AG-I-10	0	0.1	10.01	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
101-050-027			A-I-10	AG-I-10	0	0.1	10.01	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-230-028			A-I-10	AG-I-10	0	0.1	10.01	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-020-063			A-I-10	AG-I-10	0	0.1	10	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
137-710-005			A-I-10	AG-I-10	0	0.1	10	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-110-041	1090 ALAMO PINTADO RD SOLVANG, CA 93463 9761	93463	A-I-10	AG-I-10	0	0.1	9.84	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-320-050	3000 LONG CANYON RD SANTA YNEZ, CA 93460 9349	93460	A-I-10	AG-I-10	0	0.1	9.73	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-030-031			A-I-10	AG-I-10	0	0.1	9.69	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-710-020			A-I-10	AG-I-10	0	0.1	9.51	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-320-063			A-I-10	AG-I-10	0	0.1	9.04	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-100-015	925 BALLARD CANYON RD SOLVANG, CA 93463	93463	A-I-10	AG-I-10	0	0.1	6.99	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-430-015			A-I-10	AG-I-10	0	0.1	5.75	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-121-017	1701 EDISON ST SANTA YNEZ, CA 93460 9622	93460	A-I-10	AG-I-10	0	0.1	5.03	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-430-027	BASILINE AVE SANTA YNEZ, CA 93460	93463	A-I-10	AG-I-10	0	0.1	4.77	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-020-021	HWY 154 LOS OLIVOS, CA 93441	93441	A-I-10	AG-I-10	0	0.1	4.19	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-430-005	CASEY AVE SANTA YNEZ, CA 93460	93460	A-I-10	AG-I-10	0	0.1	3.38	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
099-330-011	3470 CATALINA RD LOMPOC, CA 93436	93436	RR-20	AG-I-20	0	0.05	37.62	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
083-330-030	1595 HWY 101 BUELLTON, CA 93427	93427	A-I-20	AG-I-20	0	0.05	30.79	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
099-360-002	2770 FLORA RD LOMPOC, CA 93436	93436	RR-20	AG-I-20	0	0.05	25.22	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
083-430-028	HWY 101 BUELTON, CA	93427	A-I-20	AG-I-20	0	0.05	23.76	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
099-330-014	3215 CATALINA DR LOMPOC, CA 93436	93436	RR-20	AG-I-20	0	0.05	23.21	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
099-340-015	2940 WILD OAK RD LOMPOC, CA 93436	93436	RR-20	AG-I-20	0	0.05	20.98	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
099-340-017	2890 WILD OAK LN LOMPOC, CA 93436	93436	RR-20	AG-I-20	0	0.05	20.72	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
099-330-010	3477 CATALINA RD LOMPOC, CA 93436	93436	RR-20	AG-I-20	0	0.05	20.48	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
099-370-002	2185 CEBADA CANYON RD LOMPOC, CA 93436	93436	RR-20	AG-I-20	0	0.05	20.11	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
131-200-021	1556 TEPUSQUET RD SANTA MARIA, CA 93454 9669	93454	A-I-20	AG-I-20	0	0.05	49.18	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-200-012			A-I-20	AG-I-20	0	0.05	40	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-200-014	7670 BLAZING SADDLE DR SANTA MARIA, CA 93454 9601	93454	A-I-20	AG-I-20	0	0.05	40	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-200-024	7660 BLAZING SADDLE DR SANTA MARIA, CA 93454 9601	93454	A-I-20	AG-I-20	0	0.05	40	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-200-013			A-I-20	AG-I-20	0	0.05	120	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-220-019	3705 TEPUSQUET RD SANTA MARIA, CA 93454	93454	RR-20	AG-I-20	0	0.05	40.44	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-200-015	7720 BLAZING SADDLE DR SANTA MARIA, CA 93454 9167	93454	A-I-20	AG-I-20	0	0.05	40	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-220-004	3555 TEPUSQUET RD SANTA MARIA, CA 93454	93454	A-I-20	AG-I-20	0	0.05	38.45	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-220-001	3665 TEPUSQUET RD SANTA MARIA, CA 93454	93454	A-I-20	AG-I-20	0	0.05	37.25	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-190-009	8141 DARRIN WAY SANTA MARIA, CA 93454	93454	A-I-20	AG-I-20	0	0.05	20.78	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
131-141-004			A-I-20	AG-I-20	0	0.05	20.32	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-180-006			A-I-20	AG-I-20	0	0.05	20	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
099-400-017			A-I-20	AG-I-20	0	0.05	138.04	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-121-050			A-I-20	AG-I-20	0	0.05	80	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-440-001			A-I-20	AG-I-20	0	0.05	42.61	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-090-064			A-I-20	AG-I-20	0	0.05	40.01	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
139-510-003	2545 MESA VERDE RD SANTA YNEZ, CA 93460 9373	93460	A-I-20	AG-I-20	0	0.05	44.4	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-090-063	715 CUATRO CAMINOS SOLVANG, CA 93463 9790	93463	A-I-20	AG-I-20	0	0.05	41.16	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-070-020	4801 BASELINE AVE SANTA YNEZ, CA 93460	93460	A-I-20	AG-I-20	0	0.05	39.88	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-300-021	4600 TIMS RD SANTA YNEZ, CA 93460	93460	A-I-20	AG-I-20	0	0.05	37.74	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-040-043	2396 N REFUGIO RD SANTA YNEZ, CA 93460	93460	A-I-20	AG-I-20	0	0.05	36.22	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-260-021	4101 ROBLAR AVE SANTA YNEZ, CA 93460 9581	93460	A-I-20	AG-I-20	0	0.05	33.89	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-180-005	4086 OAK TRAIL RD SANTA YNEZ, CA 93460	93460	A-I-20	AG-I-20	0	0.05	33.27	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-170-045	3499 W OAK TRAIL RD SANTA YNEZ, CA 93460 9311	93460	A-I-20	AG-I-20	0	0.05	31.17	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
099-430-001	1220 POPPY VALLEY RD BUELLTON, CA 93427	93427	A-I-20	AG-I-20	0	0.05	31.04	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-260-016	3973 ROBLAR AVE SANTA YNEZ, CA 93460 9727	93460	A-I-20	AG-I-20	0	0.05	30	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
135-051-036	3727 ROBLAR AVE SANTA YNEZ, CA 93460 9774	93460	A-I-20	AG-I-20	0	0.05	29.32	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-070-012	1940 MORA AVE SANTA YNEZ, CA 93460 9732	93460	A-I-20	AG-I-20	0	0.05	28.54	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-260-020	4145 ROBLAR AVE SANTA YNEZ, CA 93460 9581	93460	A-I-20	AG-I-20	0	0.05	26.48	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-120-034			A-I-20	AG-I-20	0	0.05	25.16	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
099-640-009	2551 N HWY 101 BUELLTON, CA 93427	93427	A-I-20	AG-I-20	0	0.05	24.3	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
099-430-053	585 BOBCAT SPRINGS RD BUELLTON, CA 93427	93427	A-I-20	AG-I-20	0	0.05	22.69	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-260-013	3983 ROBLAR AVE SANTA YNEZ, CA 93460 9727	93460	A-I-20	AG-I-20	0	0.05	22.3	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-042-008			A-I-20	AG-I-20	0	0.05	21.09	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-180-050			A-I-20	AG-I-20	0	0.05	21.06	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-180-051			A-I-20	AG-I-20	0	0.05	21	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-280-042			A-I-20	AG-I-20	0	0.05	20.62	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-280-049	3220 SHORT RD SANTA YNEZ, CA 93460	93460	A-I-20	AG-I-20	0	0.05	20.48	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-280-035	3345 CABALLO RD SANTA YNEZ, CA 93460	93460	A-I-20	AG-I-20	0	0.05	20.45	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-270-015			A-I-20	AG-I-20	0	0.05	20.43	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-290-014	3999 WOODSTOCK RD SANTA YNEZ, CA 93460	93460	A-I-20	AG-I-20	0	0.05	20.27	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-170-022			A-I-20	AG-I-20	0	0.05	20.2	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
099-430-042			A-I-20	AG-I-20	0	0.05	20.16	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-540-007	1095 VIENDRA DR SOLVANG, CA 93463	93463	A-I-20	AG-I-20	0	0.05	20.11	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-310-029	3000 N AVENIDA CABALLO RD SANTA YNEZ, CA 93460 9336	93460	A-I-20	AG-I-20	0	0.05	20.09	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-300-005	TIMS RD SANTA YNEZ, CA	93460	A-I-20	AG-I-20	0	0.05	20.09	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-280-054			A-I-20	AG-I-20	0	0.05	20.06	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
099-430-043	2000 COUGAR RIDGE RD BUELLTON, CA	93427	A-I-20	AG-I-20	0	0.05	20.03	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-610-001	2047 GOLPA DR SOLVANG, CA 93463	93463	A-I-20	AG-I-20	0	0.05	20.02	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-070-036			A-I-20	AG-I-20	0	0.05	20.02	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
099-240-075	1351 W HWY 246 BUELLTON, CA 93427 9405	93427	A-I-20	AG-I-20	0	0.05	20.01	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-310-010	2865 N REFUGIO RD SANTA YNEZ, CA 93460 9323	93460	A-I-20	AG-I-20	0	0.05	20	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
099-430-010			A-I-20	AG-I-20	0	0.05	20	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-330-015	3265 ACAMPO RD LOS OLIVOS, CA 93441	93441	A-I-20	AG-I-20	0	0.05	20	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-240-090			A-I-20	AG-I-20	0	0.05	19.99	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-240-091			A-I-20	AG-I-20	0	0.05	19.8	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-170-035			A-I-20	AG-I-20	0	0.05	19.61	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-540-001	833 BALLARD CANYON RD SOLVANG, CA 93463	93463	A-I-20	AG-I-20	0	0.05	19.58	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
135-300-024			A-I-20	AG-I-20	0	0.05	19.52	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-070-032	BASELINE AVE SANTA YNEZ, CA 93460	93460	A-I-20	AG-I-20	0	0.05	19.19	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-280-044	3160 LIVE OAK RD SANTA YNEZ, CA 93460	93460	A-I-20	AG-I-20	0	0.05	19.18	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-290-007	3525 WOODSTOCK RD SANTA YNEZ, CA 93460	93460	A-I-20	AG-I-20	0	0.05	19.1	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-290-032	3353 LONG VALLEY RD SANTA YNEZ, CA 93460	93460	A-I-20	AG-I-20	0	0.05	18.93	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-070-030	4545 BASELINE AVE SANTA YNEZ, CA 93460	93460	A-I-20	AG-I-20	0	0.05	18.78	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-290-030	ROUNDUP RD SY SANTA YNEZ, CA	93460	A-I-20	AG-I-20	0	0.05	18.62	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-290-029			A-I-20	AG-I-20	0	0.05	18.53	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-280-012			A-I-20	AG-I-20	0	0.05	18.31	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-310-073	3250 CABALLO LN SANTA YNEZ, CA 93460	93460	A-I-20	AG-I-20	0	0.05	17.6	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-310-065			A-I-20	AG-I-20	0	0.05	14.68	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-180-066	4155 OAK VIEW RD SANTA YNEZ, CA 93460 9379	93460	A-I-20	AG-I-20	0	0.05	14.6	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-180-061	4050 OAK VIEW RD SANTA YNEZ, CA 93460 9330	93460	A-I-20	AG-I-20	0	0.05	11.96	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-180-057	4155 OAK VIEW RD SANTA YNEZ, CA 93460 9379	93460	A-I-20	AG-I-20	0	0.05	11.61	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-170-052	3515 W OAK TRAIL RD SANTA YNEZ, CA 93460 9310	93460	A-I-20	AG-I-20	0	0.05	10.73	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-170-054	3541 W OAK TRAIL RD SANTA YNEZ, CA 93460 9310	93460	A-I-20	AG-I-20	0	0.05	10.69	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
133-170-050	3475 W OAK TRAIL RD SANTA YNEZ, CA 93460 9310	93460	A-I-20	AG-I-20	0	0.05	10.6	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-180-067	4155 OAK VIEW RD SANTA YNEZ, CA 93460 9379	93460	A-I-20	AG-I-20	0	0.05	9.98	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-170-048	3461 W OAK TRAIL RD SANTA YNEZ, CA 93460 9310	93460	A-I-20	AG-I-20	0	0.05	9.52	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-330-003	2905 BRAMADERO RD LOS OLIVOS, CA 93441	93441	A-I-20	AG-I-20	0	0.05	8.81	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-170-057	3651 W OAK TRAIL RD SANTA YNEZ, CA 93460 9310	93460	A-I-20	AG-I-20	0	0.05	8.69	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-170-060	3851 W OAK TRAIL RD SANTA YNEZ, CA 93460 9310	93460	A-I-20	AG-I-20	0	0.05	8.28	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-310-062	2580 CANADA ESTE RD SANTA YNEZ, CA 93460	93460	A-I-20	AG-I-20	0	0.05	7.63	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-170-013			A-I-20	AG-I-20	0	0.05	6.74	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-310-064	2710 CANADA ESTE RD SANTA YNEZ, CA 93460	93460	A-I-20	AG-I-20	0	0.05	5.89	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-310-066			A-I-20	AG-I-20	0	0.05	5.35	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-081-034			A-I-20	AG-I-20	0	0.05	5.24	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-170-061	3889 W OAK VIEW RD SANTA YNEZ, CA 93460 9329	93460	A-I-20	AG-I-20	0	0.05	3.48	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
131-190-013	44 TEPUSQUET RD SANTA MARIA, CA 93454	93454	A-I-40	AG-I-40	0	0.025	152	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-200-010	777 TEPUSQUET RD SANTA MARIA, CA 93454 9659	93454	A-I-40	AG-I-40	0	0.025	120	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-180-001	3025 TEPUSQUET RD SANTA MARIA, CA 93454	93454	A-I-40	AG-I-40	0	0.025	80	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
131-141-060			A-I-40	AG-I-40	0	0.025	80	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-200-008	600 TEPUSQUET RD SANTA MARIA, CA 93454 9659	93454	A-I-40	AG-I-40	0	0.025	79.5	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-090-062	2701 TEPUSQUET RD SANTA MARIA, CA 93454	93454	A-I-40	AG-I-40	0	0.025	69.98	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-090-070	1650 TEPUSQUET RD SANTA MARIA, CA 93454	93454	A-I-40	AG-I-40	0	0.025	60	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-200-029	601 TEPUSQUET RD SANTA MARIA, CA 93454 9659	93454	A-I-40	AG-I-40	0	0.025	55.05	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-200-019	1400 TEPUSQUET RD SANTA MARIA, CA 93454 9591	93454	A-I-40	AG-I-40	0	0.025	50.54	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-210-025			A-I-40	AG-I-40	0	0.025	50	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-180-007			A-I-40	AG-I-40	0	0.025	45.33	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-220-007	3710 TEPUSQUET RD SANTA MARIA, CA 93454	93454	A-I-40	AG-I-40	0	0.025	42.92	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-180-010	3175 TEPUSQUET RD SANTA MARIA, CA 93454 9670	93454	A-I-40	AG-I-40	0	0.025	41.94	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-210-030			A-I-40	AG-I-40	0	0.025	41	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-200-027	555 TEPUSQUET RD SANTA MARIA, CA 93454 9158	93454	A-I-40	AG-I-40	0	0.025	40.93	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-180-012	3433 TEPUSQUET RD SANTA MARIA, CA 93454	93454	A-I-40	AG-I-40	0	0.025	40.22	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-141-003	2929 TEPESQUET CANYON RD SANTA MARIA, CA 93454	93454	A-I-40	AG-I-40	0	0.025	40.02	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-090-027			A-I-40	AG-I-40	0	0.025	40	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-200-023			A-I-40	AG-I-40	0	0.025	40	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
131-200-026	1845 TEPUSQUET RD SANTA MARIA, CA 93454	93454	A-I-40	AG-I-40	0	0.025	40	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-210-012			A-I-40	AG-I-40	0	0.025	40	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-210-016			A-I-40	AG-I-40	0	0.025	40	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-210-017	2995 COLSON CANYON RD SANTA MARIA, CA 93454	93454	A-I-40	AG-I-40	0	0.025	40	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-200-032	1717 TEPUSQUET RD SANTA MARIA, CA 93454 9171	93454	A-I-40	AG-I-40	0	0.025	38.69	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-200-033			A-I-40	AG-I-40	0	0.025	37.73	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-090-053			A-I-40	AG-I-40	0	0.025	36.11	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-200-030			A-I-40	AG-I-40	0	0.025	34.06	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-090-054			A-I-40	AG-I-40	0	0.025	32.93	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-141-059	2699 TEPUSQUET CANYON RD SANTA MARIA, CA 93454	93454	A-I-40	AG-I-40	0	0.025	26.8	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-220-016			A-I-40	AG-I-40	0	0.025	20	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-090-048	2978 TEPUSQUET RD SANTA MARIA, CA 93454	93454	A-I-40	AG-I-40	0	0.025	10	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-210-022	3055 COLSON CANYON RD SANTA MARIA, CA 93454	93454	A-I-40	AG-I-40	0	0.025	8.5	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-210-008			A-I-40	AG-I-40	0	0.025	4.96	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
149-230-015			A-I-40	AG-I-40	0	0.025	2.75	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
153-040-049			A-I	AG-I-40	0	0.025	144.59	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
153-040-052			A-I	AG-I-40	0	0.025	63.47	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-090-068	560 MCMURRAY RD BUELLTON, CA 93427	93427	A-I-40	AG-I-40	0	0.025	47.19	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
153-040-048			A-I	AG-I-40	0	0.025	13.59	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-250-072			A-I-40	AG-I-40	0	0.025	9.57	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-460-011	1140 DEER HILL DR SOLVANG, CA 93463	93463	A-I-5	AG-I-5	0	0.2	40	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-390-001	3903 BLUEBIRD LN SANTA YNEZ, CA 93460	93460	A-I-5	AG-I-5	0	0.2	20.03	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-390-015	120 MEADOWLARK RD SANTA YNEZ, CA 93460	93460	A-I-5	AG-I-5	0	0.2	29.39	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
099-252-063	926 W HWY 246 BUELLTON, CA 93427	93427	A-I-5	AG-I-5	0	0.2	21.36	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-680-051	1200 FREDENSBORG CYN RD SOLVANG, CA 93463	93460	A-I-5	AG-I-5	0	0.2	18.94	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-150-054	1850 STALLION DR SANTA YNEZ, CA 93460	93460	A-I-5	AG-I-5	0	0.2	20.19	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-111-072	1599 N REFUGIO RD SANTA YNEZ, CA 93460	93460	A-I-5	AG-I-5	0	0.2	19.6	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-030-043			A-I-5	AG-I-5	0	0.2	13.03	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-030-041			A-I-5	AG-I-5	0	0.2	11.67	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-680-050	1230 FREDENSBORG CYN RD SOLVANG, CA 93463	93463	A-I-5	AG-I-5	0	0.2	10.49	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-100-064	1659 N REFUGIO RD SANTA YNEZ, CA 93460 9312	93460	A-I-5	AG-I-5	0	0.2	20.32	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
135-230-027	2389 ALAMO PINTADO RD LOS OLIVOS, CA 93441	93441	A-I-5	AG-I-5	0	0.2	16.22	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-051-001	2830 CALZADA AVE SANTA YNEZ, CA 93460 8709	93460	A-I-5	AG-I-5	0	0.2	15	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-030-036	3170 FIGUEROA MT RD LOS OLIVOS, CA 93441	93441	A-I-5	AG-I-5	0	0.2	13.74	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-620-006	930 LADAN DR SOLVANG, CA 93463	93460	A-I-5	AG-I-5	0	0.2	10.77	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-110-053	1252 ALAMO PINTADO RD SOLVANG, CA 93463 9759	93460	A-I-5	AG-I-5	0	0.2	10.75	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-150-048	5323 BASELINE AVE SANTA YNEZ, CA 93460	93460	A-I-5	AG-I-5	0	0.2	10.5	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-110-047	1246 ALAMO PINTADO RD SOLVANG, CA 93463 9759	93463	A-I-5	AG-I-5	0	0.2	10.26	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-230-013	2399 ALAMO PINTADO RD SOLVANG, CA 93463	93463	A-I-5	AG-I-5	0	0.2	10.12	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-132-003	1415 RIBE RD SOLVANG, CA 93463	93463	A-I-5	AG-I-5	0	0.2	10.07	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-081-010	2130 ADOBE CANYON RD SOLVANG, CA 93463 9712	93463	A-I-5	AG-I-5	0	0.2	10.01	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-081-016	1567 RANCHO SANTA YNEZ RD SOLVANG, CA 93463 9712	93463	A-I-5	AG-I-5	0	0.2	10	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-070-021	1685 STILL MEADOW RD SOLVANG, CA 93463	93463	A-I-5	AG-I-5	0	0.2	9.82	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-030-048			A-I-5	AG-I-5	0	0.2	9.81	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-680-023	1325 FREDENSBORG CYN RD SOLVANG, CA 93463 2026	93463	A-I-5	AG-I-5	0	0.2	9.7	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
137-620-014	2031 DERMANAK DR SOLVANG, CA 93463	93463	A-I-5	AG-I-5	0	0.2	9.53	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-030-042			A-I-5	AG-I-5	0	0.2	8.2	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-620-013	1021 LADAN DR SOLVANG, CA 93463	93463	A-I-5	AG-I-5	0	0.2	7.97	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-310-035	4038 INDIAN WAY SANTA YNEZ, CA 93460	93460	A-I-5	AG-I-5	0	0.2	6.78	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-150-056			A-I-5	AG-I-5	0	0.2	6.09	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-060-052	1989 N REFUGIO RD SANTA YNEZ, CA 93460	93460	A-I-5	AG-I-5	0	0.2	5.78	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-310-034	4030 INDIAN WAY SANTA YNEZ, CA 93460	93460	A-I-5	AG-I-5	0	0.2	5.65	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-070-074	1776 STILL MEADOW RD SOLVANG, CA 93463	93463	A-I-5	AG-I-5	0	0.2	5.52	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-100-054	1645 N REFUGIO RD SANTA YNEZ, CA 93460	93460	A-I-5	AG-I-5	0	0.2	5.46	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-070-067	2640 BASELINE AVE SOLVANG, CA 93463	93463	A-I-5	AG-I-5	0	0.2	5.43	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-150-055			A-I-5	AG-I-5	0	0.2	5.37	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-230-036			A-I-5	AG-I-5	0	0.2	5.33	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-111-022	1469 N REFUGIO RD SANTA YNEZ, CA 93460	93460	A-I-5	AG-I-5	0	0.2	5.18	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-110-050	1228 ALAMO PINTADO RD SOLVANG, CA 93463 9759	93463	A-I-5	AG-I-5	0	0.2	5.1	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-470-002			A-I-5	AG-I-5	0	0.2	5.1	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
139-530-009	2203 HILL HAVEN RD SOLVANG, CA 93463	93463	A-I-5	AG-I-5	0	0.2	5.08	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
141-300-054	3965 EDGEHILL LN SANTA YNEZ, CA 93460	93460	A-I-5	AG-I-5	0	0.2	5.02	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-100-074	2675 VIA LA SELVA SANTA YNEZ, CA 93460	93460	A-I-5	AG-I-5	0	0.2	5.01	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-060-047	2825 BASELINE AVE SANTA YNEZ, CA 93460	93460	A-I-5	AG-I-5	0	0.2	5.01	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-230-034			A-I-5	AG-I-5	0	0.2	5.01	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-081-041	2110 ADOBE CANYON RD SOLVANG, CA 93463	93463	A-I-5	AG-I-5	0	0.2	5.01	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-300-033	243 WHITE OAK RD SANTA YNEZ, CA 93460	93460	A-I-5	AG-I-5	0	0.2	5.01	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-300-030	3932 PASEO POCO SANTA YNEZ, CA 93460	93460	A-I-5	AG-I-5	0	0.2	5	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-300-032	235 WHITE OAK RD SANTA YNEZ, CA 93460	93460	A-I-5	AG-I-5	0	0.2	5	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-132-019	1580 JENNILSA LN SOLVANG, CA 93463	93463	A-I-5	AG-I-5	0	0.2	5	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-050-012	3780 MATTEI RD SANTA YNEZ, CA 93460	93460	A-I-5	AG-I-5	0	0.2	5	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-050-013	3740 MATTEI RD SANTA YNEZ, CA 93460	93460	A-I-5	AG-I-5	0	0.2	5	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-130-016	1421 MEADOWVALE RD SANTA YNEZ, CA 93460	93460	A-I-5	AG-I-5	0	0.2	5	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-100-090			A-I-5	AG-I-5	0	0.2	5	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-081-006	1660 RANCHO SANTA YNEZ RD SOLVANG, CA 93463 9755	93463	A-I-5	AG-I-5	0	0.2	5	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-680-012	1135 FREDENSBORG CYN RD SOLVANG, CA 93463	93463	A-I-5	AG-I-5	0	0.2	4.98	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
137-680-026	1340 FREDENSBORG CYN RD SOLVANG, CA 93463 2027	93463	A-I-5	AG-I-5	0	0.2	4.44	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-450-008	1480 DOVE MEADOW RD SOLVANG, CA 93463 9623	93463	A-I-5	AG-I-5	0	0.2	3.99	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-450-009			A-I-5	AG-I-5	0	0.2	0.99	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	All or portion within Urban Area
093-111-019	BODGER RD LOMPOC, CA	93436	A-II-100	AG-II-100	0	0.01	82.22	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	LOMPOC VALLEY PARKS, RECREATION & POOL FOUNDATIONS, INC	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
093-100-052	892 LA SALLE CYN RD LOMPOC, CA 93436	93436	A-II-100	AG-II-100	0	0.01	40.04	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
093-100-051	LA SALLE CYN RD, LOMPOC, CA	93436	A-II-100	AG-II-100	0	0.01	40	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
099-110-061	SANTA RITA RD, LOMPOC, CA	93436	A-II-100	AG-II-100	0	0.01	40	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
099-160-034	HWY 246, LOMPOC, CA	93436	A-II-100	AG-II-100	0	0.01	11.83	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
093-140-013	1100 E WILLOW AVE LOMPOC, CA 93436	93436	A-II-100	AG-II-100	0	0.01	10.21	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
099-160-091			A-II-100	AG-II-100	0	0.01	10	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
131-070-008	200 PINE CANYON SANTA MARIA, CA 93454	93454	A-II-100	AG-II-100	0	0.01	80	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
101-030-002	2820 E CLARK AVE SANTA MARIA, CA 93454	93454	A-II-100	AG-II-100	0	0.01	79.23	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-070-007			A-II-100	AG-II-100	0	0.01	40	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-070-009			A-II-100	AG-II-100	0	0.01	40	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-070-020	752 TEPUSQUET RD SANTA MARIA, CA 93454	93454	A-II-100	AG-II-100	0	0.01	40	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
101-030-008	6350 DOMINION RD SANTA MARIA, CA 93454 9122	93454	A-II-100	AG-II-100	0	0.01	35.9	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-130-022			A-II-100	AG-II-100	0	0.01	32.54	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-130-002			A-II-100	AG-II-100	0	0.01	9.92	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
147-090-009			A-II-100	AG-II-100	0	0.01	5	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
101-090-018	STATE HWY 135 AT SANTA RITA RD LOS ALAMOS, CA	93454	A-II-100	AG-II-100	0	0.01	4.15	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
149-180-022			A-II-100	AG-II-100	0	0.01	4	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
149-180-024			A-II-100	AG-II-100	0	0.01	4	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
149-180-026			A-II-100	AG-II-100	0	0.01	4	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
133-120-034	FIGUEROA MT RD LOS OLIVOS, CA 93441	93441	A-II-100	AG-II-100	0	0.01	80	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
153-380-002	6460 SAN MARCOS PASS RD SANTA BARBARA, CA 93105	93105	A-II-100	AG-II-100	0	0.01	40.23	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
153-040-018	6440 W CAMINO CIELO SANTA BARBARA, CA 93105	93105	A-II-100	AG-II-100	0	0.01	39.99	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
099-230-029	7651 SANTOS RD LOMPOC, CA 93436	93436	A-II-100	AG-II-100	0	0.01	31.85	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
099-410-004	7320 SANTOS RD LOMPOC, CA 93436	93436	A-II-100	AG-II-100	0	0.01	30.71	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
099-180-015			A-II-100	AG-II-100	0	0.01	28.84	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
129-220-014	FOXEN CANYON RD SANTA MARIA, CA 93454	93454	AC	AG-II-100	0	0.01	27	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
101-070-071			AC	AG-II-100	0	0.01	22	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
101-070-053	7030 LONG CANYON RD LOS ALAMOS, CA 93454 9632	93454	AC	AG-II-100	0	0.01	20.49	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
101-070-027	7020 LONG CANYON RD LOS ALAMOS, CA 93454 9632	93454	AC	AG-II-100	0	0.01	20.03	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
081-080-003			A-II-100	AG-II-100	0	0.01	8.03	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
099-630-006			A-II-100	AG-II-100	0	0.01	2.97	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
081-140-023			AC	AG-II-320	0	0.003125	76.88	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
099-420-012	SWEENEY RD LOMPOC, CA	93436	A-II-40	AG-II-40	0	0.025	38.43	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
099-420-013	2045 SWEENEY RD LOMPOC, CA 93436	93436	A-II-40	AG-II-40	0	0.025	10.22	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
099-420-017	2085 SWEENEY RD LOMPOC, CA 93436	93436	A-II-40	AG-II-40	0	0.025	10.03	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
149-220-013			A-II-40	AG-II-40	0	0.025	5	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
149-220-014			A-II-40	AG-II-40	0	0.025	5	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
151-030-011			A-II-40	AG-II-40	0	0.025	5	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
137-100-066	1275 ROBLE BLANCO RD SOLVANG, CA 93463	93463	A-II-40	AG-II-40	0	0.025	95.84	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-100-062			A-II-40	AG-II-40	0	0.025	62.3	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-010-013	2440 BRINKERHOFF RD SANTA YNEZ, CA 93460	93460	A-II-40	AG-II-40	0	0.025	58.08	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-010-014	BRINKERHOFF RD SANTA YNEZ, CA 93460	93460	A-II-40	AG-II-40	0	0.025	50.23	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
137-081-022	2040 GOLPA DR SOLVANG, CA 93463	93463	A-II-40	AG-II-40	0	0.025	50.03	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-280-015			A-II-40	AG-II-40	0	0.025	42.19	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-280-014	1290 S HWY 101 SOLVANG, CA 93463	93463	A-II-40	AG-II-40	0	0.025	42.01	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
139-510-010	2700 N MESA VERDE RD SANTA YNEZ, CA 93460 9373	93460	A-II-40	AG-II-40	0	0.025	41.56	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-151-066	3485 FOXEN CANYON RD LOS OLIVOS, CA 93441	93441	A-II-40	AG-II-40	0	0.025	40.83	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-010-012	BRINKERHOFF RD SANTA YNEZ, CA 93460	93460	A-II-40	AG-II-40	0	0.025	38.55	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
139-250-041	570 RANCH RD SOLVANG, CA 93463 2980	93463	A-II-40	AG-II-40	0	0.025	37	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
139-250-053			A-II-40	AG-II-40	0	0.025	30	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-151-016	5410 FOXEN CANYON RD LOS OLIVOS, CA 93441	93441	A-II-40	AG-II-40	0	0.025	21.86	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-100-064	1145 ARROYO MESA RD SOLVANG, CA 93463	93463	A-II-40	AG-II-40	0	0.025	16.15	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-230-021			A-II-40	AG-II-40	0	0.025	16.08	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	SANTA YNEZ BAND OF MISSION INDIANS	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
113-314-014			GENERAL COMMERCIAL	C-1	0		0.19	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
103-181-006	Key Site 11		General Commercial	C-2	0		21.43	COMMERCIAL (MISC)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	16	0	16	Santa Maria	
149-024-002			GENERAL COMMERCIAL	C-2	0		0.92	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	10	0	10	Santa Maria	All or portion within Urban Area
149-024-004			GENERAL COMMERCIAL	C-2	0		0.79	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	9	0	9	Santa Maria	All or portion within Urban Area
149-024-005			GENERAL COMMERCIAL	C-2	0		0.68	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	7	0	7	Santa Maria	All or portion within Urban Area

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
149-131-001			GENERAL COMMERCIAL	C-2	0		0.44	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	5	0	5	Santa Maria	All or portion within Urban Area
149-024-001			GENERAL COMMERCIAL	C-2	0		0.4	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	4	0	4	Santa Maria	All or portion within Urban Area
097-371-073	CONSTELLATION RD, LOMPOC, CA	93436	GENERAL COMMERCIAL	C-2	0		0.16	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	2	0	2	Lompoc	All or portion within Urban Area
149-100-008	3355 HWY 166 CUYAMA, CA 93254	93254	GENERAL COMMERCIAL	C-2	0		0.22	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	2	0	2	Santa Maria	All or portion within Urban Area
149-100-013			GENERAL COMMERCIAL	C-2	0		0.19	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	2	0	2	Santa Maria	All or portion within Urban Area
103-750-036	STILLWELL RD SANTA MARIA, CA 93455	93455	GENERAL COMMERCIAL	C-2	0		0.14	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	2	0	2	Santa Maria	All or portion within Urban Area
101-143-006	265 LESLIE ST LOS ALAMOS, CA 93440	93440	GENERAL COMMERCIAL	C-3	0		0.23	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	10	0	10	Santa Ynez	All or portion within Urban Area
101-143-004	245 LESLIE ST LOS ALAMOS, CA 93440	93440	GENERAL COMMERCIAL	C-3	0		0.22	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	9	0	9	Santa Ynez	All or portion within Urban Area
101-153-001			GENERAL COMMERCIAL	C-3	0		0.11	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	4	0	4	Santa Ynez	All or portion within Urban Area
101-153-002	130 CENTENNIAL ST LOS ALAMOS, CA 93440	93440	GENERAL COMMERCIAL	C-3	0		0.11	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	4	0	4	Santa Ynez	All or portion within Urban Area
101-100-048			GENERAL COMMERCIAL	CM-LA	0	20	0.94	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	18	0	18	Santa Ynez	All or portion within Urban Area
101-193-003	230 AUGUSTA ST LOS ALAMOS, CA 93440	93440	GENERAL COMMERCIAL	CM-LA	0	20	0.73	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	14	0	14	Santa Ynez	All or portion within Urban Area
101-144-001	205 BELL ST LOS ALAMOS, CA 93440	93440	GENERAL COMMERCIAL	CM-LA	0	20	0.41	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	8	0	8	Santa Ynez	All or portion within Urban Area
101-152-011			GENERAL COMMERCIAL	CM-LA	0	30	0.23	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	7	0	7	Santa Ynez	All or portion within Urban Area
101-191-013			GENERAL COMMERCIAL	CM-LA	0	20	0.11	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	2	0	2	Santa Ynez	All or portion within Urban Area
105-330-013	Key Site 13		RES-1.0	DR-1	0	1	6.01	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	5	5	Santa Maria	All or portion within Urban Area

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
097-920-087	RUCKER RD, LOMPOC, CA	93436	RES-1.8	DR-1.8	0	1.8	6.02	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	10	10	Lompoc	All or portion within Urban Area
107-250-017			PLANNED DEVELOPMENT-3.3	DR-3.3	0	3.3	10.84	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	33	33	Santa Maria	All or portion within Urban Area
107-770-027			PLANNED DEVELOPMENT-3.3	DR-3.3	0	3.3	6.71	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	20	20	Santa Maria	All or portion within Urban Area
109-200-020	Key Site 32		RES-3.3	DR-3.3	0	4	12.97	CHURCHES, RECTORY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	49	49	Santa Maria	
105-400-061			RES-3.3	DR-3.3	0	3.3	4.75	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	14	14	Santa Maria	All or portion within Urban Area
105-400-062			RES-3.3	DR-3.3	0	3.3	1.04	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	3	3	Santa Maria	All or portion within Urban Area
107-470-007			PLANNED DEVELOPMENT-3.3	DR-3.3	0	3.3	0.92	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	2	2	Santa Maria	All or portion within Urban Area
107-780-065			PLANNED DEVELOPMENT-3.3	DR-3.3	0	3.3	0.47	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	All or portion within Urban Area
097-250-059	ADOBE FALLS RD, LOMPOC, CA	93436	RES-4.6	DR-4.6	0	4.6	1.59	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	0	6	6	Lompoc	All or portion within Urban Area
097-250-091	ONSTOTT RD AND HARRIS GRADE RD, LOMPOC, CA	93436	RES-4.6	DR-4.6	0	4.6	1.5	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	6	6	Lompoc	All or portion within Urban Area
107-200-014 107-200-020 107-200-022	Key Site G		RES-4.6	DR-4.6	0	4.6	8.46	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	25	25	Santa Maria	All or portion within Urban Area
101-100-045			RES-4.6	DR-4.6	0	4.6	4.89	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	21	21	Santa Ynez	All or portion within Urban Area
101-360-037			RES-4.6	DR-4.6	0	4.6	1.62	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	7	7	Santa Ynez	All or portion within Urban Area
097-250-075		93436	RES-4.6	DR-4.6		4.6	18.32	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	79	79	Lompoc	
097-600-009	OAKWOOD CT, LOMPOC, CA	93436	RES-12.3	DR-5	0	5	0.46	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	2	0	2	Lompoc	All or portion within Urban Area
103-031-001	Key Site 31		RES-8.0	DR-6	0	10	3.68	RESIDENTIAL INCOME, 2-4 UNITS	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	22	0	22	Santa Maria	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
107-250-014	Key Site 34		RES-8.0	DR-6	0	6	2.04	VACANT	Yes - potential	No - Privately-Owned	Available	Used in two consecutive prior Housing Elements - Vacant	0	12	0	12	Santa Maria	All or portion within Urban Area
149-131-003			RES-12.3	DR-6	0	6	0.5	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	2	0	2	Santa Maria	All or portion within Urban Area
149-132-019			RES-12.3	DR-6	0	6	0.34	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
149-123-020			RES-12.3	DR-6	0	6	0.38	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	2	0	2	Santa Maria	All or portion within Urban Area
149-132-018			RES-12.3	DR-6	0	6	0.2	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
149-132-017			RES-12.3	DR-6	0	6	0.2	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
149-132-016			RES-12.3	DR-6	0	6	0.2	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
149-132-015			RES-12.3	DR-6	0	6	0.2	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
149-132-014			RES-12.3	DR-6	0	6	0.2	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
149-132-013			RES-12.3	DR-6	0	6	0.2	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
149-132-012			RES-12.3	DR-6	0	6	0.2	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
149-131-007			RES-12.3	DR-6	0	6	0.25	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	1	0	1	Santa Maria	All or portion within Urban Area
149-131-008			RES-12.3	DR-6	0	6	0.22	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	1	0	1	Santa Maria	All or portion within Urban Area
149-131-010			RES-12.3	DR-6	0	6	0.24	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	1	0	1	Santa Maria	All or portion within Urban Area
149-131-009			RES-12.3	DR-6	0	6	0.25	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing	0	1	0	1	Santa Maria	All or portion within Urban Area

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
												Element - Vacant						
105-060-016			RES-14.0	MHP	0	14	0.82	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	10	0	10	Santa Maria	All or portion within Urban Area
113-260-014	3580 POINT SAL RD CASMALIA, CA 93429	93429	RES-4.6	MHP	0	4.6	2.9	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	12	0	12	Santa Maria	All or portion within Urban Area
107-880-061			RES-12.3	MHP	0	12.3	0.1	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
105-071-011			RES-14.0	OT-R-14	0	14	0.79	VACANT	Yes - potential	No - Privately-Owned	Available	Used in two consecutive prior Housing Elements - Vacant	0	10	0	10	Santa Maria	All or portion within Urban Area
105-101-004	330 E CLARK AVE ORCUTT, CA 93455 5322	93455	GENERAL COMMERCIAL/RES-14.0	OT-R-14/GC	0	14	0.16	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	2	0	2	Santa Maria	All or portion within Urban Area
105-103-002	410 E CLARK AVE ORCUTT, CA 93455	93455	GENERAL COMMERCIAL/RES-14.0	OT-R-14/GC	0	14	0.13	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
105-093-005	245 S FIRST ST ORCUTT, CA 93455	93455	GENERAL COMMERCIAL/RES-14.0	OT-R-14/LC	0	14	0.18	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	2	0	2	Santa Maria	All or portion within Urban Area
105-095-004	225 S PACIFIC ST ORCUTT, CA 93455	93455	GENERAL COMMERCIAL/RES-14.0	OT-R-14/LC	0	14	0.16	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	2	0	2	Santa Maria	All or portion within Urban Area
113-250-005, 113-250-006, 113-250-008, 113-250-015, 113-250-016, 113-250-017	Key Site 21		PD	PRD	0		211	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	150	150	Santa Maria	All or portion within Urban Area
101-510-008	1143 TRILOGY CIR SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.25	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	2	0	2	Santa Maria	All or portion within Urban Area
101-510-036	1184 SAGE CREST DR SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.22	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-510-037	1178 SAGE CREST DR SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.22	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-510-039	1166 SAGE CREST DR SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.23	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-510-042	1148 SAGE CREST DR SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.22	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
101-550-011	5826 LEAF SPRINGS PL SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.22	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-550-010	5833 LEAF SPRINGS PL SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.24	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	2	0	2	Santa Maria	All or portion within Urban Area
101-550-008	5845 LEAF SPRINGS PL SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.24	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	2	0	2	Santa Maria	All or portion within Urban Area
101-510-006	1131 TRILOGY CIR SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.19	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-510-005	1125 TRILOGY CIR SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.16	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-510-003	1113 TRILOGY CIR SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.2	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-510-002	1107 TRILOGY CIR SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.19	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-510-001	1101 TRILOGY CIR SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.2	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-510-031	1214 SAGE CREST DR SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.21	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-510-032	1208 SAGE CREST DR SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.2	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-510-033	1202 SAGE CREST DR SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.18	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-510-034	1196 SAGE CREST DR SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.18	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-510-035	1190 SAGE CREST DR SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.19	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-510-038	1172 SAGE CREST DR SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.21	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-510-040	1160 SAGE CREST DR SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.17	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-510-041	1154 SAGE CREST DR SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.2	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
101-550-022	1511 COPPERBERRY WAY SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.14	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-550-019	5874 LEAF SPRINGS PL SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.19	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-550-018	5868 LEAF SPRINGS PL SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.19	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-550-017	5862 LEAF SPRINGS PL SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.2	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-550-016	5856 LEAF SPRINGS PL SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.18	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-550-015	5850 LEAF SPRINGS PL SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.18	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-550-014	5844 LEAF SPRINGS PL SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.18	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-550-013	5838 LEAF SPRINGS PL SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.17	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-550-012	5832 LEAF SPRINGS PL SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.18	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-550-009	5839 LEAF SPRINGS PL SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.19	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-550-007	1499 LAMBS EAR WAY SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.16	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-550-006	1493 LAMBS EAR WAY SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.18	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-550-005	1487 LAMBS EAR WAY SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.17	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
101-550-003	1475 LAMBS EAR WAY SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.16	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
101-550-001	1463 LAMBS EAR WAY SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	9	0.17	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
105-140-085	Key Site 14		PLANNED DEVELOPMENT-1.5	PRD	0	1.5	85.76	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	121	121	Santa Maria	All or portion within Urban Area
101-550-051			PLANNED DEVELOPMENT-825	PRD	0	4	2.87	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	10	10	Santa Maria	All or portion within Urban Area
101-520-056			PLANNED DEVELOPMENT-825	PRD	0	4	0.54	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	2	2	Santa Maria	All or portion within Urban Area
101-520-057			PLANNED DEVELOPMENT-825	PRD	0	4	0.49	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	All or portion within Urban Area
101-550-050			PLANNED DEVELOPMENT-825	PRD	0	4	0.68	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	2	2	Santa Maria	All or portion within Urban Area
101-550-036	5873 LEAF SPRINGS PL SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	4	0.27	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	All or portion within Urban Area
101-540-030	5819 LADY BELLS DR SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	4	0.29	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	All or portion within Urban Area
101-530-033	1356 JOSHUA CT SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	4	0.38	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	All or portion within Urban Area
101-530-041	1308 JOSHUA CT SANTA MARIA, CA 93455	93455	PLANNED DEVELOPMENT-825	PRD	0	4	0.3	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	All or portion within Urban Area
105-140-087	Key Site 15		PD-2.2	PRD-2.2	0	2.2	88	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	193	193	Santa Maria	All or portion within Urban Area
098-007-004	SAGAN CT, LOMPOC, CA	93436	RES-4.6/OTHER OPEN LANDS	RR-5	0	0.2	6.61	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	All or portion within Urban Area
135-240-089			RR-5	RR-5	0	0.2	7.15	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	All or portion within Urban Area
129-270-009 129-270-010 129-270-007 129-270-001 129-270-006 129-270-002 129-270-003 129-270-004 129-270-005 129-270-011 129-270-012 129-270-013	Key Site F		RESIDENTIAL RANCHETTE	RR-5	0	0.2	161.3	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	13	13	Santa Maria	All or portion within Urban Area

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
129-270-014 129-151-019 129-151-065 129-151-066 129-151-021 129-151-020																		
107-850-039			RES-4.6	SLP	0	7	1.31	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	8	0	8	Santa Maria	All or portion within Urban Area
129-300-039			RES-4.6	SLP	0	7	0.5	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	3	0	3	Santa Maria	All or portion within Urban Area
129-300-031	1649 TUSCAN WAY SANTA MARIA, CA 93454	93454	RES-4.6	SLP	0	7	0.24	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	1	0	1	Santa Maria	All or portion within Urban Area
129-300-029	1637 TUSCAN WAY SANTA MARIA, CA 93454	93454	RES-4.6	SLP	0	7	0.22	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	1	0	1	Santa Maria	All or portion within Urban Area
129-300-030	1643 TUSCAN WAY SANTA MARIA, CA 93454	93454	RES-4.6	SLP	0	7	0.25	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	1	0	1	Santa Maria	All or portion within Urban Area
129-300-032	1648 TUSCAN WAY SANTA MARIA, CA 93454	93454	RES-4.6	SLP	0	7	0.21	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	1	0	1	Santa Maria	All or portion within Urban Area
129-300-033	1642 TUSCAN WAY SANTA MARIA, CA 93454	93454	RES-4.6	SLP	0	7	0.21	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	1	0	1	Santa Maria	All or portion within Urban Area
129-300-025	1613 TUSCAN WAY SANTA MARIA, CA 93454	93454	RES-4.6	SLP	0	7	0.22	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	1	0	1	Santa Maria	All or portion within Urban Area
129-300-023	1601 TUSCAN WAY SANTA MARIA, CA 93454	93454	RES-4.6	SLP	0	7	0.22	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	1	0	1	Santa Maria	All or portion within Urban Area
129-300-024	1607 TUSCAN WAY SANTA MARIA, CA 93454	93454	RES-4.6	SLP	0	7	0.22	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	1	0	1	Santa Maria	All or portion within Urban Area
129-300-026	1619 TUSCAN WAY SANTA MARIA, CA 93454	93454	RES-4.6	SLP	0	7	0.21	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	1	0	1	Santa Maria	All or portion within Urban Area
129-300-027	1625 TUSCAN WAY SANTA MARIA, CA 93454	93454	RES-4.6	SLP	0	7	0.21	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	1	0	1	Santa Maria	All or portion within Urban Area

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
129-300-028	1631 TUSCAN WAY SANTA MARIA, CA 93454	93454	RES-4.6	SLP	0	7	0.21	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	1	0	1	Santa Maria	All or portion within Urban Area
129-300-037	1618 TUSCAN WAY SANTA MARIA, CA 93454	93454	RES-4.6	SLP	0	7	0.19	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	1	0	1	Santa Maria	All or portion within Urban Area
129-300-038	1612 TUSCAN WAY SANTA MARIA, CA 93454	93454	RES-4.6	SLP	0	7	0.18	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	1	0	1	Santa Maria	All or portion within Urban Area
129-300-036	1624 TUSCAN WAY SANTA MARIA, CA 93454	93454	RES-4.6	SLP	0	7	0.2	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	1	0	1	Santa Maria	All or portion within Urban Area
129-300-035	1630 TUSCAN WAY SANTA MARIA, CA 93454	93454	RES-4.6	SLP	0	7	0.2	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	1	0	1	Santa Maria	All or portion within Urban Area
129-300-034	1636 TUSCAN WAY SANTA MARIA, CA 93454	93454	RES-4.6	SLP	0	7	0.19	VACANT	Yes - potential	No - Privately-Owned	Available	Used in prior Housing Element - Vacant	0	1	0	1	Santa Maria	All or portion within Urban Area
099-160-042	5455 CAMPBELL RD LOMPOC, CA 93436	93436	A-I-10	AG-I-10	0	0.1	1.97	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
099-110-023	SANTA RITA RD LOMPOC, CA	93436	A-I-10	AG-I-10	0	0.1	0.21	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
129-250-003			A-I-10	AG-I-10	0	0.1	8.85	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
129-250-002			A-I-10	AG-I-10	0	0.1	9.61	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
137-010-044	971 CANYON RIDGE RD SOLVANG, CA 93463 9765	93463	A-I-10	AG-I-10	0	0.1	20.1	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
139-040-046			A-I-10	AG-I-10	0	0.1	2.72	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-410-003	2149 EDISON ST SANTA YNEZ, CA 93460	93460	A-I-10	AG-I-10	0	0.1	10	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
099-340-011	2900 FLORA RD LOMPOC, CA 93436	93436	RR-20	AG-I-20	0	0.05	24.08	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
099-360-003	2415 CEBADA CANYON RD LOMPOC, CA 93436	93436	RR-20	AG-I-20	0	0.05	20.75	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
099-370-004			RR-20	AG-I-20	0	0.05	20.44	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
139-510-008			A-I-20	AG-I-20	0	0.05	121.21	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
099-430-018	525 BOBCAT SPRINGS RD BUELLTON, CA 93427	93427	A-I-20	AG-I-20	0	0.05	62.28	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-170-051	3515 W OAK TRAIL RD SANTA YNEZ, CA 93460 9310	93460	A-I-20	AG-I-20	0	0.05	2.73	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-170-049	3475 W OAK TRAIL RD SANTA YNEZ, CA 93460 9310	93460	A-I-20	AG-I-20	0	0.05	2.65	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-170-059	3851 W OAK TRAIL RD SANTA YNEZ, CA 93460 9310	93460	A-I-20	AG-I-20	0	0.05	2.52	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-310-074			A-I-20	AG-I-20	0	0.05	2.48	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
133-170-047	3461 W OAK TRAIL RD SANTA YNEZ, CA 93460 9310	93460	A-I-20	AG-I-20	0	0.05	2.34	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
135-310-070	3040 CANADA ESTE RD SANTA YNEZ, CA 93460	93460	A-I-20	AG-I-20	0	0.05	1.48	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
131-190-016	TEPUSQUET RD SANTA MARIA, CA	93454	A-I-40	AG-I-40	0	0.025	318.26	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-210-013			A-I-40	AG-I-40	0	0.025	38.4	DRY FARMS (MISC)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-210-014	2850 COLSON CANYON RD SANTA MARIA, CA 93454	93454	A-I-40	AG-I-40	0	0.025	38.4	DRY FARMS (MISC)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-210-018			A-I-40	AG-I-40	0	0.025	38.4	DRY FARMS (MISC)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
131-200-022			A-I-40	AG-I-40	0	0.025	2.05	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-190-002	CUYAMA HWY/TEPUSQUET RD SANTA MARIA, CA	93454	A-I-40	AG-I-40	0	0.025	19.16	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
137-250-068			AC	AG-I-40	0	0.025	48.21	PASTURE-IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-140-025	FREDENSBORG CYN RD SOLVANG, CA 93463	93463	A-I-5	AG-I-5	0	0.2	1.39	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-300-066	305 WHITE OAK RD SANTA YNEZ, CA 93460	93460	A-I-5	AG-I-5	0	0.2	2.69	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-450-004			A-I-5	AG-I-5	0	0.2	4.19	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
137-440-002	1220 DOVE MEADOW RD SOLVANG, CA 93463	93463	A-I-5	AG-I-5	0	0.2	4.94	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-050-007			A-I-5	AG-I-5	0	0.2	5	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-050-015			A-I-5	AG-I-5	0	0.2	5	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
139-530-010			A-I-5	AG-I-5	0	0.2	5.01	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-160-004			A-I-5	AG-I-5	0	0.2	5.09	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-150-041	1700 LINDA VISTA DR SANTA YNEZ, CA 93460	93460	A-I-5	AG-I-5	0	0.2	6.08	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-310-012	3952 INDIAN WAY SANTA YNEZ, CA 93460	93460	A-I-5	AG-I-5	0	0.2	8	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
099-160-097			A-II-100	AG-II-100	0	0.01	159.95	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
099-110-015			A-II-100	AG-II-100	0	0.01	159.95	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
099-110-013			A-II-100	AG-II-100	0	0.01	140.76	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
099-160-011			A-II-100	AG-II-100	0	0.01	40	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
099-120-001			A-II-100	AG-II-100	0	0.01	33.37	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
099-030-031	2770 SAN ANTONIO RD LOS ALAMOS, CA 93440	93440	A-II-100	AG-II-100	0	0.01	20	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Lompoc	
149-140-007			A-II-100	AG-II-100	0	0.01	650.17	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
149-140-005			A-II-100	AG-II-100	0	0.01	640	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
149-140-009			A-II-100	AG-II-100	0	0.01	631.49	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
149-140-064			A-II-100	AG-II-100	0	0.01	320	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
149-140-067			A-II-100	AG-II-100	0	0.01	318.48	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
149-140-071			A-II-100	AG-II-100	0	0.01	318.18	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
149-140-065			A-II-100	AG-II-100	0	0.01	317.42	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
131-030-023			A-II-100	AG-II-100	0	0.01	240	DRY FARMS (MISC)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
149-160-001	2011 FOOTHILL RD CUYAMA, CA 93214	93214	A-II-100	AG-II-100	0	0.01	320.08	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
101-020-007	1420 STUBBLEFIELD RD SANTA MARIA, CA 93455	93455	A-II-100	AG-II-100	0	0.01	41	DRY FARMS (MISC)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
147-090-032			A-II-100	AG-II-100	0	0.01	20	DRY FARMS (MISC)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
101-020-010			A-II-100	AG-II-100	0	0.01	5.08	DRY FARMS (MISC)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
149-160-035			A-II-100	AG-II-100	0	0.01	160	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
129-170-033			A-II-100	AG-II-100	0	0.01	45.52	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
129-180-007	4444 FOXEN CANYON RD SANTA MARIA, CA 93454	93254	A-II-100	AG-II-100	0	0.01	33.86	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
129-170-034			A-II-100	AG-II-100	0	0.01	29.91	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
145-130-042			AC	AG-II-100	0	0.01	111.58	PASTURE-IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
129-030-022			AC	AG-II-100	0	0.01	52.33	PASTURE-IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
128-092-007			AC	AG-II-100	0	0.01	39.32	PASTURE-IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
147-090-030			A-II-100	AG-II-100	0	0.01	2	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
147-050-032			A-II-100	AG-II-100	0	0.01	1.45	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
107-300-037			A-II-100	AG-II-100	0	0.01	39.35	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
081-020-033	3100 ALISAL RD GAVIOTA, CA 93117	93117	AC	AG-II-100	0	0.01	472.47	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
099-050-008	10000 HWY 101 LOMPOC, CA 93436	93436	A-II-100	AG-II-100	0	0.01	62.08	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
101-270-049	FOXEN LN LOS ALAMOS, CA	93440	AC	AG-II-100	0	0.01	17.5	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-460-007			AC	AG-II-100	0	0.01	15.43	PASTURE-IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-080-009	ALISOS AVE SANTA YNEZ, CA	93103	AC	AG-II-100	0	0.01	10.28	PASTURE-IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-440-027			AC	AG-II-100	0	0.01	7.52	PASTURE-IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
153-160-009			A-II-100	AG-II-100	0	0.01	2.62	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
081-080-021			A-II-100	AG-II-100	0	0.01	2.28	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
153-080-005	2975 SAN MARCOS PASS RD SANTA BARBARA, CA 93105	93105	A-II-100	AG-II-100	0	0.01	1.21	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
153-380-004			A-II-100	AG-II-100	0	0.01	0.44	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
149-220-007			A-II-40	AG-II-40	0	0.025	267.73	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
151-030-015			A-II-40	AG-II-40	0	0.025	80	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
151-060-002			A-II-40	AG-II-40	0	0.025	78.58	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
149-220-003			A-II-40	AG-II-40	0	0.025	69.57	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
149-170-037			A-II-40	AG-II-40	0	0.025	64.77	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
113-030-012			A-II-40	AG-II-40	0	0.025	51.91	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
113-030-011			A-II-40	AG-II-40	0	0.025	26.74	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
149-230-017			A-II-40	AG-II-40	0	0.025	19.12	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
151-030-010			A-II-40	AG-II-40	0	0.025	2.48	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
149-220-042			A-II-40	AG-II-40	0	0.025	2.1	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
149-230-043			A-II-40	AG-II-40	0	0.025	1.92	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
129-151-047			A-II-40	AG-II-40	0	0.025	1.89	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
129-020-017			A-II-40	AG-II-40	0	0.025	1.6	RANCHO ESTATES (RURAL HOME SITES)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	

Table E-21. North County Inventory of Vacant Sites (Continued)

APN	Site Address	ZIP Code	General Plan Designation	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Acres	Existing Use/Vacancy	Infrastructure	Publically-Owned?	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	RHNA Sub-Region	Urban
128-092-002	1330 E BETTERAVIA RD SANTA MARIA, CA 93455	93455	A-II-40	AG-II-40	0	0.025	64.09	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Maria	
133-110-028			A-II-40	AG-II-40	0	0.025	12.16	DRY FARMS (MISC)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
101-100-023	8655 BELL ST LOS ALAMOS, CA 93440	93440	A-II	AG-II-40	0	0.025	2.32	FIELD CROPS-DRY	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-042-020			AC	AG-II-40	0	0.025	40.01	PASTURE-IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-042-019			AC	AG-II-40	0	0.025	40	PASTURE-IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
141-042-014			A-II-40	AG-II-40	0	0.025	40	PASTURE-IRRIGATED	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	1	1	Santa Ynez	
129-120-024	Key Site 1		General Commercial	C-2	0		24.71	COMMERCIAL (MISC)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	269	0	269	Santa Maria	
105-330-004		93455	RES-20.0	DR-20	0	20	3.9	COMMERCIAL (MISC)	Yes - potential	Yes - County-Owned	Available	Not used in prior Housing Element	39	20	19	78	Santa Maria	
107-321-013	Key Site 27		RES-3.3	DR-3.3	0	3.3	4.6	VACANT	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	0	15	15	Santa Maria	
101-160-011	605 BELL ST LOS ALAMOS, CA 93440	93440	GENERAL COMMERCIAL	CM-LA	0	N/A	0.37	SERVICE STATIONS	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	2	0	2	Santa Ynez	All or portion within Urban Area
101-191-012	520 BELL ST UNIT 220 LOS ALAMOS, CA 93440	93440	GENERAL COMMERCIAL	CM-LA	0	N/A	0.12	COMMERCIAL (MISC)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	2	0	2	Santa Ynez	All or portion within Urban Area
101-191-010	MEYER MIXED USE PROJECT	93440	GENERAL COMMERCIAL	CM-LA	0	N/A	0.44	COMMERCIAL (MISC)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	3	0	3	Santa Ynez	All or portion within Urban Area
101-160-016	645 BELL ST LOS ALAMOS, CA 93440	93440	GENERAL COMMERCIAL	CM-LA	0	N/A	1.02	RESTAURANTS,BARS	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	2	0	2	Santa Ynez	All or portion within Urban Area
105-111-004	630 E CLARK AVE ORCUTT, CA 93455	93455	GENERAL COMMERCIAL/RES-14.0	OT-R-14/GC	0	14	0.15	COMMERCIAL (MISC)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	2	0	2	Santa Ynez	All or portion within Urban Area
129-280-003 129-280-004	Key Site 2	93455	GENERAL COMMERCIAL	C-2	0	N/A	12.37	COMMERCIAL (MISC)	Yes - potential	No - Privately-Owned	Available	Not used in prior Housing Element	0	134	0	134	Santa Maria	

Appendix F



Appendix F. Governmental Constraints Data and Analysis

The provision of decent, safe, and affordable housing is an important goal for the County of Santa Barbara (County). However, there are a variety of factors that facilitate or constrain the development of the housing stock in the unincorporated county, including potential governmental constraints. Local policies and regulations can impact the availability of housing, and in particular, the provision of affordable housing. Land use controls, residential development standards, fees, exactions, and permit processing procedures may increase the cost of housing maintenance, development, and improvement. This Appendix reviews these potential constraints and identifies actions to be taken where constraints are identified.

F.1. Transparency in Development Regulations

In compliance with Government Code Section 65940.1, the County's website provides a variety of information and resources to help property owners and developers navigate the development process. Most of the information can be found on the County Planning and Development Department (P&D) webpage (<https://www.countyofsb.org/160/Planning-Development>), including the following information:

- Planning documents, including the County Comprehensive Plan, community and area plans, the County Land Use and Development Code (LUDC), Montecito LUDC, and Coastal Zoning Ordinance (CZO), including development standards
- Design guidelines
- Building and grading codes
- Applications and forms for planning and building permits, code enforcement
- Permitting process and procedures
- Fee ordinance and fee schedules for planning and building permits
- Development impact mitigation fees

A webpage (<https://www.countyofsb.org/330/Affordable-Housing>) for the Housing and Community Development (HCD) Division of the County Community Services Department includes additional information about the HOME Investment Partnership Program (HOME), housing requirements for the Inclusionary Housing Ordinance (IHO), and Community Development Block Grants (CDBG).

F.2. Land Use Controls

This section identifies the relevant land use controls that may affect the cost and supply of housing, including development standards that may impede the ability to achieve maximum allowable densities.

F.2.1 Comprehensive Plan

General plans express a community's development goals and embody public policy relative to the distribution of future public and private land uses. The County's Comprehensive Plan (i.e., General Plan) contains policies designed to achieve the desired land use patterns, coordinate development with infrastructure availability, maintain the character of existing communities, and preserve agricultural lands, natural resources, and open space. The Housing Element is one of 13 elements that constitute the Comprehensive Plan. While the Housing Element guides the determination of housing needs and establishes goals, policies, and programs to facilitate the development of housing for all economic sectors of the unincorporated county, the Land Use Element (LUE), along with the Coastal Land Use Plan (CLUP) in the coastal zone and 10 community plans, establishes the allowable land uses and residential densities in the unincorporated county and designates the general locations for housing, business, industry, agriculture, open space, recreational facilities, and public and educational facilities.

Urban/Rural Boundary

The LUE established an Urban/Rural Boundary that has remained relatively stable since its adoption. The purpose of the boundary is to concentrate higher densities and intensities of land use in the urban areas, to prevent sprawl, and to preserve agricultural and rural lands in agriculture and open space. The boundary defines the limits of urban uses to control their expansion onto rural and agricultural lands that do not have the resources or infrastructure to support urban development. The Urban Area allows residential, commercial, and industrial development, as well as schools, parks, and utilities. Agriculture is also allowed and encouraged within the Urban Area. In addition, the LUE defines Urbanization or Urban Development, in relevant part, as "Residential development at a density higher than 0.2 unit per gross acre (one unit per five gross acres)." In the Rural Area, uses are generally limited to agriculture, low-density residential, mineral extraction, and open space. Recreation uses are encouraged throughout urban and rural areas. Key goals of the LUE are to encourage infill development in the Urban Area, prevent scattered urban development, encourage a balance between housing and jobs, and preserve, expand, and intensify agriculture on rural lands.

Local Coastal Program

The coastal zone in Santa Barbara County can generally be divided into three regions: the South Coast, Gaviota Coast, and North County coast. Most unconstrained land located along the South Coast has already been developed. Those areas that remain relatively undeveloped consist of a few prominent coastal mesas, creek watersheds, and in Goleta and Carpinteria, hundreds of acres of urban and near-urban agricultural land. The Gaviota Coast, with its dramatic undeveloped coastline, sensitive habitats, and large ranches, occupies the central part of the County's Coastal Zone. The North County coast consists of steep and remote ranches, Vandenberg Space Force Base, and river plains rich in agriculture. The coastal properties that remain undeveloped on the

North County coast have the most site constraints, including sensitive habitats, watersheds, steep slopes, agriculture, and unstable bluff tops.

The California Coastal Act governs land use in the coastal zone and is implemented in the County by the County's certified Local Coastal Program (LCP). The LCP consists of the CLUP and the implementing Coastal Zoning Ordinance (CZO). The CLUP serves as the Comprehensive Plan for the Coastal Zone. Because the California Coastal Act dictates the types and amount of development that may occur in the Coastal Zone, and the California Coastal Commission (CCC) must certify amendments to the LCP, the County has limited ability to remove associated constraints. For a discussion of non-governmental constraints that the California Coastal Act imposes, refer to *Chapter 3.B, Non-Governmental Constraints*

The LCP includes policies to preserve existing housing for persons or families of low- or moderate-income in the Coastal Zone. LCP Policy 5-3 does not allow the demolition of four or more low- or moderate-income units unless the affordable units are replaced on a one-for-one or one-for-two basis. In addition, LCP Policy 5-4 does not permit conversions of apartment complexes of five or more units to condominiums or stock cooperatives unless: (1) comparable rental units are available in the same Housing Market Area, (2) one-third or more of the units are maintained as low- or moderate-income units, or (3) comparable rental units have been constructed in the Coastal Zone. These policies implement and are consistent with Government Code Sections 65590 and 65590.1.

The County's IHO requires residential projects of five units or more to include a specified number or percentage of the units (up to 15 percent) to be affordable to very low-, low-, moderate-, and workforce-income categories. Projects receive a density increase (bonus) of one unit over base density for each required affordable housing unit built on-site. Developers may also request to modify applicable zoning requirements to facilitate the density bonus, such as reducing setbacks and open space requirements. Alternatively, developers may pay a fee in lieu of construction. The County deposits in-lieu fees into the County Inclusionary Housing Trust Fund and uses these fees to help maintain and leverage the construction of new affordable housing. The IHO applies to the coastal zone and produces more very low- and low-income housing than would be built under other public and non-profit housing programs.

For a tabulation of housing constructed in the coastal zone, refer to *Chapter 2.C., RHNA*.

Community Plans

The County Comprehensive Plan includes 10 community and area plans. A community or area plan is a portion of the LUE (along with the CLUP within the Coastal Zone) that focuses on the issues pertinent to a particular area of the unincorporated county. During the development of the community plans the distribution of residential land use designations was carefully made by examining site and service constraints and compatibility with surrounding land uses.

Each community plan establishes a vision, goals, policies, and standards guiding the development of the community it serves to bolster and uphold the community's values. While it is unrealistic to expect all land use controls to be eliminated in the pursuit of additional housing, the County has established a track record of facilitating community understanding of how policies that support housing opportunities in urban areas can protect resources and preserve the regional quality of life.

During the 2015-2023 Housing Element Update (Housing Element Update) planning period, the County adopted two new plans. The Eastern Goleta Valley Community Plan (EGVCP), adopted in 2015, updated the 1993 Goleta Community Plan (GCP) for the eastern part of the planning area; the 1993 GCP remains in effect in the western part of the Goleta Valley, including Isla Vista, outside the City of Goleta. The EGVCP identified several housing opportunity sites and zoned them for residential uses at a density of 20 units per acre.

In 2016, the County adopted the Gaviota Coast Plan, a rural lands area plan that encompasses the lands west of the GCP, southeast of Vandenberg Space Force Base, and south of the crest of the Santa Ynez Mountains. Its dramatic coastline and visual resources, sensitive habitats, large ranches, and especially, its lack of urban services and infrastructure (e.g., water and sewer) make this area inappropriate for high-density residential development. Thus, the County retained the rural, agricultural land uses and zoning when adopting the Gaviota Coast Plan.

Montecito Growth Management Ordinance

In the 1960s, local governments in California began adopting general plans to control the amount and type of development allowed. Later, communities began to link the rate of development to the carrying capacity of public facilities, environmental resources, and constraints. Rapid growth, together with constrained resources in the unincorporated community of Montecito (a small community on the South Coast between the City of Santa Barbara and the unincorporated community of Summerland) led decision-makers to adopt a growth management ordinance for this community in the early 1990s [the Montecito Growth Management Ordinance (MGMO)].

The MGMO is a land use control that establishes a priority for the distribution and timing of residential development, which slows the service demands on the community by limiting the number of new dwellings allowed each year. It applies only to vacant land that has never before been developed with residential dwelling units. The MGMO establishes an annual permit allocation of 19 dwelling units per year to be distributed every six months. An allocation is a written authorization that enables a property owner or agent to apply for a development permit for a dwelling unit. The MGMO prioritizes the allocations based on a point system designed to give credit to proposed developments that demonstrate the fewest impacts on infrastructure and services (such as the road network and water supply) and avoid sensitive environmental resources (such as riparian habitats and native oak trees). Allocation applications are reviewed and assigned points twice per year, on June 15 and December 15.

Applications have exceeded available allocations in the past; however, most unsuccessful applicants reapplied, and most obtained allocations in subsequent distribution cycles. Over the past 15-20 years, the number of proposed new dwelling units has been below the annual allocation of 19. In addition, there are relatively few remaining vacant, never before developed residential lots, and little to no competition for the allocations, indicating that the MGMO has not been a constraint to residential development in recent years.

The MGMO also includes procedures to prioritize new dwelling units that meet affordability requirements. The MGMO exempts the following from the provisions of the MGMO: (1) second residential units (i.e., accessory dwelling units (ADU)); (2) facilities that provide housing for supervised seniors, the disabled, or group housing; and (3) replacement and rehabilitation of existing dwelling units. In addition, up to eight affordable units per year may receive high priority and will not count against the annual allocation cap of 19 per year, nor be subject to the allocation process. Affordable units that meet the requirements of the Housing Element in excess of eight per year and market-rate units that are part of a qualifying 50 percent or greater affordable project are subject to the yearly allocation cap but exempt from the point allocation system. Up to 19 allocations for these qualifying units may be granted per year before any other allocations subject to the cap may be considered. Finally, based on the real estate values in Montecito (the average median home price is approximately \$3.3 million currently), this community's market-rate housing is well above the moderate-income level for Santa Barbara County. The County at this time has ample capacity for above moderate-income levels; therefore, the MGMO is not a constraint to the County's ability to meet its RHNA for the foreseeable future.

Land Use Designations

Table F-1 below lists the land use designations defined in the LUE that allow some quantity of residential development and the corresponding zones that implement the land use designations. As discussed in the next section, residential development may be allowed in certain commercial zones as mixed use development and as provided according to certain state laws.

Table F-1. Land Use Designations and Zones

Comprehensive Plan Land Use Designation ¹	Corresponding Zones ²
Residential (RES)	Single Family Residential (R-1/E-1), One-Family Exclusive Residential (EX-1), Two-Family Residential (R-2), Design Residential (DR), Medium Density Student Residential (SR-M-8, SR-M-18), High Density Student Residential (SR-H-20), Mobile Home Planned Development (MHP), Mobile Home Subdivision (MHS), Small Lot Planned Development (SLP), Multi-Family Residential – Orcutt (MR-O), Old Town – Residential (OT-R)
Semi-Rural Residential (SRR) ³	Single Family Residential (R-1/E-1), Two-Family Residential (R-2), Design Residential (DR), Mobile Home Planned Development (MHP)
Residential Ranchette/Rural Residential (RR)	Residential Ranchette (RR) (5-, 10-, and 20-acre minimums), Rural Residential (RR) (40- and 100-acre minimums)
Planned Residential (PD) ⁴	Planned Residential Development (PRD)
Agricultural Commercial (AC) and Agriculture (A-I, A-II)	Agricultural I (AG-I) (5-, 10-, 20- and 40-acre minimums) Agricultural II (AG-II) (40-, 100-, and 320-acre minimums)
Mountainous Area (MA)	Mountainous – Gaviota (MT-GAV), Mountainous – Goleta (MT-GOL), Mountainous – Toro (MT-TORO), Resource Management (RMZ [Inland], RES [Coastal]; 40-, 100-, and 320-acre minimums), Agricultural II (AG-II) ⁵
Other Open Lands	Agricultural II (AG-II), Resource Management (RMZ [Inland] and RES [Coastal])
Commercial (General, Neighborhood, and Visitor-Serving), and Office and Professional (C, N, V, P)	Limited Commercial (C-1), Retail Commercial (C-2), General Commercial (C-3), Neighborhood Commercial (CN), Resort/Visitor Serving Commercial (C-V), Professional and Institutional (PI), Mixed Use (MU), Mixed Use-Santa Ynez Valley Overlay (MU-SYV)
General Commercial/Residential	Old Town – Residential/Light Commercial (OT-R/LC), Old-Town – Residential/General Commercial (OT-R/GC), Community Mixed Use – Los Alamos (CM-LA)

Notes:

1 Most land use designations include a density designation, expressed either as a minimum lot size for large, rural lands or as a maximum density expressed as the number of residential dwelling units per acre. Zones are typically assigned densities that correspond to the density of the land use designation.

2 See the Zone Designations section below for more information. Zones are defined in Chapter 35 of the Santa Barbara County Code.

3 Montecito and Toro Canyon areas only.

4 Density determined on a site-specific basis at the time land is designated as PD, or when the PRD zone is applied.

5 The LUE specifically states “Agricultural zoning is consistent with all general plan land use designations.”

The LUE also determines when certain zones comply with certain land use designations and densities. For example, the LUE determines that an agricultural zone is consistent with all land use designations; the LUE also states that both the 7-R-1 and 8-R-1 zones are consistent with a residential density of 4.6 units/acre.

Proposed lots in a new subdivision must comply with the corresponding minimum lot sizes of the land use and zoning designations. However, under the County’s zoning ordinances, the development of new single-family dwellings (SFD) on lots that are smaller than the minimum lot

size is allowed if the lots were legally created before the adoption of the current density and minimum lot size. This ensures that the basic development of a single-family home or duplex is not prevented because a pre-existing legal lot may not meet the current minimum lot size.

F.2.2 Zoning

Chapter 35 of the Santa Barbara County Code, *Zoning*, includes three adopted zoning ordinances that regulate land use and development for the unincorporated area of the county. These are: (1) the County LUDC for the Inland Area outside of Montecito; (2) the Montecito Land Use and Development Code (MLUDC) for the Inland Area of Montecito; and (3) the CZO for the entire unincorporated Coastal Zone. Current County zoning codes are available on the P&D website: <https://www.countyofsb.org/1043/Land-Use-Code>.

Zoning for Housing

In addition to four single-family residential zones, the County's zoning ordinances include 10 multifamily or small lot residential zones, five mixed use zones, and five commercial zones that also allow residential uses. Each zone is summarized in Table F-2 below to reflect its unique purpose. Other zones that allow residential development are also mentioned as they contribute to the County's overall supply of housing.

Table F-2. Zones Allowing Residential Uses

Zone	Name	Description, Minimum Lot Size, and/or Maximum Density Range
Residential Zones		
RR	Rural Residential/Residential Ranchette	Low-density residential in Urban, Inner-Rural, and Existing Developed Rural Neighborhoods; five to 100 acres
R-1	Single Family Residential	One-family residential at a range of densities to promote a suitable environment for family life; 7,000 to 20,000 square feet
E-1	Single Family Residential	One-family residential at a range of densities to promote a suitable environment for family life; one to 10 acres
EX-1	One-Family Exclusive Residential	Residential estate development on lots larger than one acre; 1.5 to 3.5 acres
R-2	Two-Family Residential	Areas appropriate for two-family dwellings (duplexes) to maintain character similar to one-family neighborhoods
DR	Design Residential	One-family, two-family, and multifamily dwellings (MFD)s to be comprehensively

Table F-2. Zones Allowing Residential Uses (Continued)

Zone	Name	Description, Minimum Lot Size, and/or Maximum Density Range
		planned and well-designed, requiring substantial open space; 27 densities ranging from 0.1 to 30 units per acre
PRD	Planned Residential Development	Diversity of housing types on large Urban sites, comprehensively planned, innovative design, efficient use of space, preserving significant natural, scenic and cultural resources, clustering to preserve maximum open space, and recreational opportunities
SLP	Small Lot Planned Development	One-family residential on small lots. Establishes standards, increases opportunities for affordable housing; 4,000 square feet
MHP	Mobile Home Planned Development	Mobile homes on non-permanent foundations in planned developments for mobile home rental parks and mobile home statutory (air space) condominiums, provide affordable housing opportunities
MHS	Mobile Home Subdivision	Establishes standards for the development of mobile home subdivisions, increases affordable housing opportunities; 7 units per acre
MR-O	Multi-Family Residential – Orcutt	Multifamily residential, minimum/maximum density of 20 units per acre
OT-R	Old Town – Residential	In Orcutt, one-family and multifamily residential in an area of unique historic character with guidelines to preserve neighborhood character; multiple densities ranging from 0.1 to 30 units per acre
SR-M	Medium Density Student Residential	One-family, two-family, and multiple residential units oriented toward the University of California, Santa Barbara (UCSB) student community. Encourages combining of substandard-size lots for efficient use of space; eight or 18 units per acre
SR-H	High Density Student Residential	One-family, two-family, and multiple residential units oriented toward the UCSB student community. Encourages combining of substandard-size lots for efficient use of space; 20 or 30 units per acre

Table F-2. Zones Allowing Residential Uses (Continued)

Zone	Name	Description, Minimum Lot Size, and/or Maximum Density Range
Mixed Use Zones		
CM-LA	Community Mixed Use – Los Alamos	Retail commercial on the ground floor and housing above on the Bell Street corridor of Los Alamos township
MU	Mixed Use	Residential, commercial, and/or industrial uses
MU-SV	Mixed Use – Santa Ynez Valley Overlay	Applies only to C-1 and C-2 zones in Santa Ynez and Los Olivos townships to promote in-fill housing opportunities
OT-R/LC	Old Town – Residential/Light Commercial	In Orcutt, residential and commercial uses, individually or combined between areas of strictly residential and general commercial uses; multiple densities ranging from 0.1 to 30 units per acre
OT-R/GC	Old Town – Residential/ General Commercial	In Orcutt, residential and commercial uses, individually or combined in older urban areas where the “Old Town” atmosphere is to be maintained; multiple densities ranging from 0.1 to 30 units per acre
Commercial Zones and Other Zones that Allow Residential Uses		
CN	Neighborhood Commercial	Local retail or services for nearby residents; mixed use residential as a component of commercial projects
C-1	Limited Commercial	Retail and service commercial; mixed use residential as a component of commercial projects
C-2	Retail Commercial	A broader mix of retail, services, offices; mixed use residential as a component of commercial projects
C-3	General Commercial	Wholesale, heavy commercial, services; mixed use residential as a component of commercial projects
PI	Professional and Institutional	Professional, educational, institutional, governmental, and other public facilities; mixed use residential as a component of commercial projects
AG-I	Agricultural I	Urban, Inner-Rural, and Existing Developed Rural Neighborhoods, SFDs allowed; 5 to 40 acres
AG-II	Agricultural II	Rural areas, SFDs allowed; 40 to 320 acres

Table F-2. Zones Allowing Residential Uses (Continued)

Zone	Name	Description, Minimum Lot Size, and/or Maximum Density Range
MT-GAV MT-GOL MT-TORO	Mountainous Area -Gaviota -Goleta -Toro Canyon	Protect lands unsuited for intensive development: steep slopes (>40%), extreme fire hazards, minimum services, and outstanding resources including environmentally sensitive habitats and watersheds; one-family residential
RMZ RES	Resource Management	
AH	Affordable Housing Overlay	Incentives to promote affordable housing production; applied to certain identified parcels within community plans; all sites have been developed

Notes:

- Residential Uses: Where minimum lot size or density is not stated, the density is determined by the land use designation for a given site.
- Mixed Use or Commercial Uses: Where minimum lot size or density is not stated, the density is determined case-by-case.

Sources: Santa Barbara 2021b-d

Government Code section 65940.1(b)(4)(B) includes mixed use in its definition of “housing development project.” Mixed use is defined as a development where $\frac{2}{3}$ of the development is residential. Although the mixed use zones in Santa Barbara County facilitate the development of affordable housing by allowing apartments, townhomes, studios, and live-work units to be located adjacent to jobs and services, the County zoning ordinances do not define mixed use the same way as the State, not in the mixed use zones or where mixed uses are allowed as a component of the commercial zones. The County zoning ordinances allow any combination of residential and commercial uses in the mixed use zones, including all commercial or all residential developments. In addition, development standards in the commercial zones that allow a mixed use residential component may not allow enough residential development that would meet the Government Code’s $\frac{2}{3}$ definition.

Program 16 identifies the County will modernize the multifamily residential and commercial zone districts (e.g., mixed use) in the county including but not limited to the modernization of development standards.

Development Standards

In addition to zone designations, the County’s zoning ordinances prescribe allowable densities, development standards, and parking requirements. Some of these land use controls may have the potential to constrain future housing opportunities. For example, the codes require a minimum of 40 percent open space and a maximum building site coverage of 30 percent in the Design Residential (DR) and Planned Residential (PRD) zones, which are the residential zones that allow multifamily residential development. In areas with high land costs, these requirements may affect the underlying economics necessary for feasible affordable housing production. Other standards that may constrain affordable housing opportunities or housing for special needs groups, such as

persons with disabilities, include parking standards, height restrictions, and setbacks. However, existing procedures for qualifying affordable housing projects reduce the effects of these land use controls or otherwise ensure that they do not have an undue negative impact on the maintenance, improvement, and development of housing for all income levels. In addition, where projects require a discretionary permit (Conditional Use Permit and/or Development Plan), many of these standards can be reduced at the discretion of the decision-maker provided the reduction is justified by the project and all other applicable requirements of the Comprehensive Plan and zoning ordinances are met. Proposed programs in *Chapter 5, Housing Plan and Resources* would consider further reducing these constraints.

Tables F-3 through F-5 summarize the key densities and development standards for each residential zone, mixed use zone, and commercial or other zones that allow residential development. These zones and associated development standards provide for the development of a variety of housing types in the unincorporated county. These tables are followed by an analysis of constraints of major categories of standards, such as density, height, site (or lot) coverage, and parking requirements.

Table F-3. Development Standards in Residential Zones

Zone	Minimum Lot Area ¹	Maximum Density	Lot Width ¹ (feet)	Building Height ² (feet)	Minimum Setbacks ³ (feet)				Minimum Open Space	Maximum Site Coverage
					Front Primary	Front Secondary	Side	Rear		
RR	5 acres 10 acres 15 acres 20 acres 40 acres 100 acres	1.0 unit per 5, 10, 20, 40, 100 acres, respectively	250	35	50 from CL & 20 from ROW ⁴	Lot less than 100 ft wide: 20% lot width & 10 ft min OR same as front primary	205	20	N/A	N/A
R-1	7,000 sf ⁶ 8,000 sf 10,000 sf 12,000 sf 15,000 sf 20,000 sf	4.6 du/ac ⁷ 4.6 du/ac 3.3 du/ac 3.3 du/ac 3.3 du/ac 1.8 du/ac	65 75 80 80 90 100	35	50 from CL & 20 from ROW	20% lot width & 10 ft min OR same as front primary	10% of lot width ⁸	25 ⁹	N/A	N/A
E-1	1 acre 2 acres 3 acres 5 acres 10 acres	1.0 unit per 1, 2, 3, 5, 10 acres, respectively	120 150 210 270 380	35	50 from CL & 20 from ROW	20% lot width & 10 ft min OR same as front primary	10% of lot width ⁸	25 ⁹	N/A	N/A
EX-1	1.5 acres 2.5 acres 3.5 acres	1.0 unit per 1.5, 2.5, 3.5 acres, respectively	150 200 225	30	75 from ROW 125 from CL if ROW is 80 or more	20% lot width & 10 ft min OR same as front primary	25	25	N/A	N/A
R-2	7,000 sf 8,000 sf 10,000 sf 12,000 sf 15,000 sf	12.3 du/ac 8.0 du/ac 8.0 du/ac 6.0 du/ac 4.6 du/ac	65 75 80 80 90	35	50 from CL 20 from ROW	20% lot width & 10 ft min OR same as front primary	5-10	25 ⁹	N/A	N/A

Table F-3. Development Standards in Residential Zones (Continued)

Zone	Minimum Lot Area ¹	Maximum Density	Lot Width ¹ (feet)	Building Height ² (feet)	Minimum Setbacks ³ (feet)				Minimum Open Space	Maximum Site Coverage
					Front Primary	Front Secondary	Side	Rear		
	20,000 sf 30,000 sf	3.3 du/ac 1.8 du/ac	100 110							
DR	None	27 densities ranging from 0.1 – to 30.0 du/ac ¹⁰	None	35	20 from ROW ¹¹	20% lot width & 10 ft min OR same as front primary	10 ¹²	10 ¹²	40%	30%
PRD13	None	See Land Use Element	None	35	None	None	None	None	40%	30% residential & 50% of all buildings
SLP	4,000 sf	7.0 du/ac	50	25	20 from ROW	Perimeter lot: 20% lot width & 10 ft min OR same as front primary Interior lot: 10	15	15	15%	60% lots with SFD
MHP	N/A	4.6, 8.0, 12.3, and 20.0 du/ac	N/A	25	50 from CL 20 from ROW	20% lot width & 10 ft min OR same as front primary	15	15	15%	75%
MHS	Site: 1 ac Lot: 4,000 sf	7.0 du/ac	Lot: 50	25	Site: 50 from CL 20 from ROW Lot: 10	20% lot width & 10 ft min OR same as front primary	Site: 15 Lot: 5	Site: 15 Lot: 10	15%	60%
MR-O	None	20.0 du/ac	N/A	50; 40 if within 100 ft of street	10	N/A	10	10	25%	N/A

Table F-3. Development Standards in Residential Zones (Continued)

Zone	Minimum Lot Area ¹	Maximum Density	Lot Width ¹ (feet)	Building Height ² (feet)	Minimum Setbacks ³ (feet)				Minimum Open Space	Maximum Site Coverage
					Front Primary	Front Secondary	Side	Rear		
OT-R	None	27 densities ranging from 0.1 – to 30.0 du/ac ¹⁴	N/A	25	40 from CL 10 from ROW	20% lot width & 10 ft min OR same as front primary	10	10	40%	30%
SR-M	7,000 sf	8 or 18 du/ac	65	25	50 from CL 20 from ROW	10% lot width & 5 ft min	10% of lot width; 5 min	25	15%	N/A
SR-H	7,000 sf	20 or 30 du/ac	65	35	50 from CL 20 from ROW	10% lot width & 5 ft min	10% of lot width; 5 min	25	15%	30%

Notes

1. Lot area and lot width are the minimums required when creating new lots. Development is allowed on lots not meeting these standards if legally created before the adoption of these standards.
2. In the coastal zone and the Toro Canyon planning area, a building height limit of 25 feet applies to residential structures in all residential zones except for the coastal zone RR, DR, PRD, and SR-H. Lower height limits apply to development in ridgeline and hillside areas (LUDC Section 35.62.040, MLUDC Section 35.452.040, and CZO Section 35-144.3). In Montecito, the MLUDC also limits new SFDs to two stories.
3. The reported setback is the typical required for the zone. In some cases a setback may differ due to location on a private easement instead of a public road, or the setback may be greater if a project is located adjacent to residential uses. Secondary front setbacks only apply to corner lots and are typically the same as the primary front setback. If the secondary front lot line is less than a specified width, a percentage of the width or fixed setback is typically required.
4. CL = centerline of a public right-of-way; ROW = edge of a public right-of-way.
5. In the RR zone, the side setback is 10% of the lot width on lots smaller than one acre.
6. sf = square feet.
7. du/ac = dwelling units per acre.
8. In the R-1 and E-1 zones, where zoned for two acres or less, the side setback cannot be less than 5 feet or more than 10 feet. Where zoned for three acres or more, the side setback cannot be less than 10 feet or more than 20 feet.
9. For R-1, E-1, and R-2 zones, the rear setback is 15 feet if the lot abuts permanent open space or a street without access.
10. See DR Zone maximum density tables in LUDC Subsection 35.23.060.A Table 2-11, MLUDC Subsection 35.423.060.A Table 2-7, and CZO Section 35-74.7.
11. In Coastal Zone, also 50 feet from the centerline.
12. In Coastal Zone, instead, the setback is one-half the height of the building or structure.
13. Development standards such as setbacks and lot sizes are determined case-by-case as part of the discretionary review process and decided at decision-maker hearings.
14. See OT Zones maximum density in LUDC Subsection 35.26.070.A Table 2-25.

Source: Santa Barbara 2021b-d

Table F-4. Development Standards in Mixed Use Zones

Zone	Minimum Lot Area	Maximum Density	Lot Width (feet)	Building Height (feet)	Minimum Setbacks (feet)				Minimum Open Space	Maximum Site Coverage
					Front Primary	Front Secondary	Side	Rear		
CM-LA	None	2 bedrooms per 700 sf of gross commercial floor area ¹	20	35	Bell St: 0 Otherwise: 5	None; if provided max 10	None; if provided max 10	Front building rear build-to-line: 80 from front line	N/A	N/A
MU	None	None & 2 bedrooms per 900 sf of gross commercial floor area	50	35	None; if provided max 10	None; if provided max 10	10 next to a residential zone	25 next to a residential zone	N/A	N/A
MU-SV ²	None	66% of the total gross floor area	N/A	35	None	10 or 30 from CL 15 from ROW	C-1: 10% of lot width C-2: 3	10 Residential: 25	N/A	N/A
OT-R/LC OT-R/GC	None	27 densities ranging from 0.1 – to 30.0 du/ac ³	N/A	25	40 from CL 10 from ROW	20% lot width & 10 max; OR the same as front primary	Residential: 10 Mixed use: none	Residential: 10 Mixed use: none	N/A	Residential: 30% Other: 50-55 %

Notes

1. Dwelling units are not allowed on the ground floor of buildings that abut Bell Street.
2. MU-SV is an overlay applied to C-1 and C-2 zones in the Santa Ynez and Los Olivos townships to allow a mix of residential and commercial in these areas.
3. See OT Zones maximum density in LUDC Subsection 35.26.070.A Table 2-25.
4. CL = centerline of a public right-of-way; ROW = edge of a public right-of-way.

Source: Santa Barbara 2021b-d

Table F-5. Development Standards in Commercial and Other Zones that allow Residential Uses¹

Zone	Minimum Lot Area	Maximum Density	Lot Width (feet)	Building Height ² (feet)	Minimum Setbacks (feet)				Minimum Open Space	Maximum Site Coverage
					Front Primary	Front Secondary	Side	Rear		
Commercial Zones										
CN	None	2 bedrooms per 1,000 sf of gross commercial floor area	N/A	35	50 from CL 20 from ROW	Same as front primary	5	10% of lot depth to max 10, 25 if residential	N/A	30%
C-1	None ³	No commercial: 1 unit/lot; 2 bedrooms per 1,000 sf of gross commercial floor area	N/A	35 25 ^{CZ}	30 from CL 15 from ROW	20% lot width & 10 ft min OR same as front primary	10% of lot width	10% of lot depth 10 max Residential: 25	N/A	N/A
C-2	None	2 bedrooms per 1,000 sf of gross commercial floor area	N/A	35	30 from CL 15 from ROW; 42 from CL 10 from ROW of certain roads	20% lot width & 10 ft min OR same as front primary	3	10% of lot depth 10 max Residential: 25	N/A	N/A
C-3	None	2 bedrooms per 1,000 sf of gross commercial floor area	N/A	35	30 from CL 15 from ROW; 42 from CL 10 from	20% lot width & 10 ft min OR same as front primary	3	10% of lot depth 10 max Residential: 25	N/A	N/A

Table F-5. Development Standards in Commercial and Other Zones that allow Residential Uses¹ (Continued)

Zone	Minimum Lot Area	Maximum Density	Lot Width (feet)	Building Height ² (feet)	Minimum Setbacks (feet)				Minimum Open Space	Maximum Site Coverage
					Front Primary	Front Secondary	Side	Rear		
					ROW of certain roads					
PI	None	2 bedrooms per 1,000 sf of gross commercial floor area	N/A	35	45 from CL 15 from ROW	20% lot width & 10 ft min OR same as front primary	15	15	None	40%
Agricultural Zones										
AG-I	5 acres 10 acres 20 acres 40 acres	1 unit per 5, 10, 20, 40 acres, respectively	N/A	35	50 from CL 20 from ROW	N/A	20	20 ⁴	N/A	N/A
AG-II	40 acres 100 acres 320 acres	1 unit per 40, 100, 320 acres, respectively	N/A	35 None ^{cz}	50 from CL 20 from ROW	N/A	None	None	N/A	N/A
Resource Protection Zones										
MT-GAV MT-GOL MT-TORO	40 acres ⁵ 100 acres 320 acres	1 unit per 40, 100, 320 acres, respectively	N/A	25	50 from CL 20 from ROW	N/A	None	None	N/A	N/A
RMZ/RES ⁶	40 acres 100 acres 320 acres 640 acres ^M	1 unit per 40, 100, 320, 640 acres, respectively	N/A	25	50 from CL 20 from ROW	N/A	None 20 ^M	None 20 ^M	N/A	N/A

Notes

CZ = Coastal Zone

M = Montecito

1. The development standards reported in this table are in addition to and do not supersede the provisions set forth in recent state law (e.g., AB 2011 adopted during the last legislative session).

Table F-5. Development Standards in Commercial and Other Zones that allow Residential Uses¹ (Continued)

2. Residential structure heights are limited to 25 feet in the Toro Canyon planning area in all zones. Lower height limits apply to development in ridgeline and hillside areas (LUDC Section 35.62.040, MLUDC Section 35.452.040, and CZO Section 35-144.3). In Montecito, the MLUDC also limits the height of new SFDs to two stories.
3. No minimum lot area is required in the C-1 zone except when a lot has only residential use; the minimum lot area is 5,000 square feet in Summerland and 7,000 square feet everywhere else.
4. The minimum rear setback for AG-I is 25 feet if the lot is less than one acre.
5. MT-GAV does not allow a 40-acre minimum lot area.
6. RMZ and RES are different acronyms for the same zone, Resource Management. RES is used only in the Coastal Zone.
7. CL = centerline of a public right-of-way; ROW = edge of a public right-of-way.

Source: Santa Barbara 2021b-d

Site Requirements

In general, density, maximum height, and lot coverage standards determine the number of units that can be constructed on a given lot.

Density

Density regulations establish the allowed level of intensity of residential uses. The Comprehensive Plan LUE and associated maps establish a variety of density requirements for low-density single-family residential zones, and a wide range of densities for multifamily residential zones from extremely low (0.1 units per acre) to high (20 to 30 units per acre). Corresponding zones are applied that do not exceed the density set by the LUE. A constraint would exist if the zone designation would limit development to a density lower than the density allowed by the LUE.

Apart from rural agricultural lands, the unincorporated county historically has been designated and zoned for, and developed at, relatively low-density single-family residential, while high-density multifamily zone designations (DR-20, -25, or -30) are relatively few. Of the 29,480 acres zoned for residential, currently, approximately 135 acres (0.5 percent) are zoned for a density of 20 units per acre or more, the minimum density defined by the State that would allow for affordable housing. In addition, 142 acres are zoned MU.

While the LUE establishes a maximum density, projects have not always been able to develop to the maximum allowed. This is due, in part, to developer preference for single-family residential uses, the combination of site development requirements (such as lot size, height, lot coverage, and parking requirements), and the physical site constraints (e.g., flood hazards, environmentally sensitive habitats, and steep slopes). These factors are further exacerbated by the allowance to develop SFDs in the DR and PRD zones, which are the primary residential zones that allow multifamily residential development. Only one residential zone, the MR-O, prohibits the development of SFDs; however, the zone is applied sparingly and within the Orcutt Community Plan only.

Program I identifies the County will rezone sites for a density of at least 20 units per acre to fully accommodate the RHNA plus a 15 percent buffer for lower- and moderate- income households for the unincorporated county. In addition, under Program 1, the County will establish a minimum and maximum density for residential rezone sites to ensure the County can meet its 2023-2031 RHNA, including for lower- to moderate-income level housing stock.

Height

Throughout the residential and commercial zones, the maximum building height limit is 35 feet, including the DR and PRD zones, which allow multifamily dwellings (MFD). In addition, in the DR zone, the height limit is 40 feet (outside of the Toro Canyon area) for multifamily projects that qualify as 100 percent affordable and/or provide senior housing, and for projects that include affordable units pursuant to incentives allowed by the State Density Bonus Law (SDBL). There are

a few exceptions. The height limit for residential development is 25 feet within the Toro Canyon Plan area, the Coastal Zone, and the three Orcutt OT-R zones. The MR-O is the only zone that allows a maximum building height of 50 feet.

According to P&D Building and Safety staff, a 35-foot height limit can accommodate up to three stories; however, taller buildings can more easily accommodate additional stories to provide housing at higher densities. Permit processing procedures for the discretionary Conditional Use Permit (CUP) and Development Plan (DVP), which are typically required for these types of projects and other discretionary residential projects, allow the decision-maker to approve modifications to height limits provided the project justifies such modifications and is consistent with the Comprehensive Plan and the intent of other applicable regulations and guidelines.

Site Coverage

As noted in Tables F-3 through F-5, relatively few zones have maximum site coverage requirements. Of note, the DR zone limits building site coverage to 30 percent, and the PRD zone limits residential structures to 30 percent but other structures may cover up to 50 percent of the site. Zones allowing mobile home parks and subdivisions allow more building coverage on-site: 75 percent in the MHP and 60 percent in the MHS.

Site coverage can be increased to 40 percent for multifamily projects that qualify as 100 percent affordable and/or provide senior housing, and for projects that include affordable units pursuant to incentives allowed by the SDBL. In addition, permit processing procedures for the discretionary CUP and DVP permits allow the decision-maker to approve modifications to site coverage provided the project justifies such modifications and is consistent with the Comprehensive Plan and the intent of other applicable regulations and guidelines.

Open Space

As noted in Tables F-3 through F-5, relatively few zones have minimum open space requirements. Of note for the development of affordable housing, the DR and PRD zones require a minimum of 40 percent of a site to be in open space. In the MR-O, which is more conducive to providing multifamily housing but is used sparingly in the Orcutt Community Plan only, the minimum open space requirement is 25 percent.

The minimum open space requirement can be reduced to 30 percent for multifamily projects that qualify as 100 percent affordable and/or provide senior housing, and for projects that include affordable units pursuant to incentives allowed by the SDBL. In addition, permit processing procedures for the discretionary CUP and DVP permits allow the decision-maker to approve modifications to open space provided the project justifies such modifications and is consistent with the Comprehensive Plan and the intent of other applicable regulations and guidelines.

Recent amendments to the SDBL have resulted in more developers using its provisions to produce more affordable housing. Despite these changes in state law, the County will evaluate and

consider amendments to the zoning ordinances to ensure appropriate development standards (e.g., height, site coverage, and open space) to incentivize residential development under Program 1 and Program 16 of this Housing Element Update.

Mixed Use

The LUDC does not require development in the MU zone to be a mix of residential, commercial, and/or industrial uses. Rather, it allows for all residential, all commercial, or all industrial projects in addition to mixed use projects. Where a mixed use project is proposed in the MU zone, the LUDC limits the number of bedrooms in the residential component to a maximum of two bedrooms per 900 square feet of the gross floor area of the commercial development on the lot. For example, on a lot with 5,000 square feet of commercial development, a residential component of the development would be limited to 11 bedrooms. The bedrooms could be organized as 11 dwelling units of one bedroom each or several multi-bedroom dwelling units.

This requirement differs for the Community Mixed Use – Los Alamos (CM-LA) zone and the commercial zones that allow a mixed use residential component. The CM-LA zone allows up to two bedrooms per 700 square feet of commercial floor area, while the commercial zones allow up to two bedrooms per 1,000 square feet of commercial floor area (14 and 10 bedrooms, respectively, for a theoretical 5,000 square foot commercial development). In addition, for the commercial zones total gross floor area of the residential uses shall not exceed the total gross floor area of the commercial uses.

Similar to the discussion of mixed use under Zone Designations above, these standards for mixed use projects may limit the provision of mixed use residential development and provide no certainty regarding the number of residential dwelling units that could be accommodated on a site zoned for mixed uses. Therefore, under the Housing Element Update, Program 4 identifies the County will encourage the development of unit types that are affordable by design including mixed use development. Program 16 will provide a pathway for the encouragement of mixed use development as the County will modernize the multifamily residential and commercial zone districts (e.g., mixed use).

Parking Requirements

The County zoning ordinances' parking regulations are based on both the type of residential use being developed (e.g., SFD or MFD) and the location of the project site (Inland or Coastal). The typical requirements are summarized in Table F-6 below.

Table F-6. Parking Requirements

Housing Type	Parking Requirement ¹
One-Family and Two-Family Dwellings (excluding EX-1 zone)	Inland/Coastal: 2 spaces per dwelling unit Montecito: 3 spaces per dwelling unit
One-Family Dwelling in EX-1 zone ²	6 spaces per dwelling unit
Multiple Dwelling Units – Single Bedroom or Studio Dwelling Units	1 space per dwelling unit 1 space per 5 units for visitors
Multiple Dwelling Units – Two Bedrooms	Inland: 1 space per dwelling unit Montecito: 2 spaces per dwelling unit Coastal: 1 covered space and 0.5 space covered or uncovered per dwelling unit 1 space per 5 units for visitors
Multiple Dwelling Units – Three Bedrooms or More	Inland: 2 spaces per dwelling unit Montecito: 2.5 spaces per dwelling unit Coastal: 1 covered space and 1 covered or uncovered space per unit 1 space per 5 units for visitors
ADU	1 space only if no transit within 0.5 miles or on-street parking permits are required
Junior ADU (JADU)	None
Fraternities, Sororities, Dormitories, and Boarding and Lodging Houses	1 space per 4 beds 1 space per 2 employees
Mobile Home – MHP Zone ³	Inland: 2 spaces per mobile home 1 space per 3 mobile homes for visitors 1 space per 5 mobile homes for recreational vehicle storage Coastal: 1 covered space per site 1 space every per 3 sites for guest parking
Mobile Home – MHS Zone ⁴	2 spaces per lot 1 space per 5 lots for recreational vehicle storage
Retirement and Special Care Homes ⁵	1 space per guest room 1 space per 2 employees

Notes:

1 Requirements are the same for all three zoning ordinances unless stated otherwise.

2 EX-1 zone occurs in one limited region of the South Coast – Hope Ranch, an area of estate dwellings and narrow roads lacking the ability to provide on-street parking in most instances.

3 Does not occur in Montecito.

4 Does not occur in the coastal zone and Montecito.

5 Reduced parking requirements apply to qualifying affordable housing, senior housing, and special care homes.

Source: Santa Barbara 2021b-d

The County zoning ordinances allow modifications to standard parking requirements, where site conditions and project characteristics warrant such exceptions. Additionally, the County has

developed special parking considerations for defined regions as part of the community plan process. For example, the Orcutt Community Plan designates Core and Peripheral Pedestrian Areas located in the Old Town portion of the community. These pedestrian areas have reduced parking requirements, as shown in Table F-7.

Table F-7. Old Town Orcutt Pedestrian Overlay Parking Requirements

Land Use	Core Pedestrian Area	Peripheral Pedestrian Area
Residential	1 space per dwelling unit, no visitor parking required	1 space per dwelling unit, no visitor parking required
Commercial	No On-site Parking Required	50% of normal parking requirements

Source: LUDC Subsection 35.36.120.C

The Bell Street form-based zoning code, which is part of the Los Alamos Community Plan (CM-LA zone), also reduces parking requirements. A project with three or more dwelling units requires one space per unit; however, projects with two or fewer dwelling units and non-residential/commercial uses are not required to provide on-site parking.

The County zoning ordinances allow community-specific parking reductions in cases where pedestrian and transportation facilities make the limited use of automobiles possible. Additionally, the County's CUP and DVP modification processes, the provision of a 100 percent affordable and/or senior housing project, and/or the use of SDBL development incentives also allow for a reduction in parking under the requirements of LUDC Subsection 35.23.060.D.2.c.

The County zoning ordinances also allow for the use of alternative parking regulations as an additional incentive for providing affordable housing, especially in the DR zone. Specifically, qualifying affordable and senior housing projects and special care homes serving seven or more persons are subject to the reduced parking standards in Table F-8 below.

Table F-8. Parking Requirements for Affordable and Senior Housing Projects

Residential Development	Parking Spaces Required
Affordable housing – Studio, one and two-bedroom units	0.75 spaces/dwelling unit and; 1 space/5 dwelling units (visitor and employee parking)
Affordable housing - Three or more bedroom units	1.5 spaces/dwelling unit and; 1 space/5 dwelling units (visitor and employee parking)
Affordable senior housing – Studio, one and two-bedroom units	0.5 spaces/dwelling unit and; 1 space/5 dwelling units (visitor and employee parking)
Affordable senior housing - Three or more bedroom units	1.25 spaces/dwelling unit and; 1 space/5 dwelling units (visitor and employee parking)
Senior housing - Studio, one and two-bedroom units	0.75 spaces/dwelling unit and; 1 space/5 dwelling units (visitor and employee parking)
Special care home ¹	1 space/3 beds and; 1 space/3 employees

Notes:

This does not apply to special care homes serving 6 or fewer clients that are permitted as SFDs.

Source: LUDC Subsection 35.23.060D.2

The County's parking regulations as summarized above do not reflect at least certain state laws regarding reductions in parking requirements for certain qualifying projects [e.g., Assembly Bill (AB) 2097 adopted in the last legislative session]. For example, AB 2097 prohibits a public agency from imposing any minimum parking on any development within a half mile of public transit without written findings this would have a substantially negative impact on an agency's ability to meet its share of housing needs. Amendments to the zoning ordinances to address new state laws for reductions in parking requirements are incorporated into Program 16, which identifies the County will update the parking standards to be consistent with AB 2097. zoning ordinances

Modification Processes

The zoning ordinances allow modifications to a majority of the standards discussed above when site constraints and/or the relative benefits of the project warrant such exceptions. There are several ways by which this may occur. Applicants for projects requiring a CUP or a DVP may request a modification of development standards as part of the discretionary review process. The review authority decides whether to grant the modification(s) when reviewing the project at a public hearing. Specifically, the zoning ordinances allow the applicable review authority to modify the distance between structures, landscaping, parking, screening requirements, setbacks, structure coverage, open space requirements, structure height limit, or yard areas specified in the applicable zone. When a project requires a Land Use Permit (LUP), Coastal Development Permit (CDP), or Zoning Clearance (ZC), the applicant can request a formal Modification (minor modifications) or Variance (undue hardships due to unusual site constraints) to modify certain development standards (e.g., setbacks, or height limits). These are discretionary entitlements that

require a hearing before the review authority. These processes allow the appropriate review authorities to provide flexibility for the development of constrained lots and development incentives for projects proposing public benefits, including the provision of affordable or special needs housing.

Program 16, will evaluate and consider amendments to the zoning ordinances' standards allowed by the CUP and DVP modification process to further incentivize affordable residential development.

Design Guidelines

As discussed under Design Review, design guidelines have been adopted for seven unincorporated communities (Eastern Goleta Valley, Gaviota Coast, Los Alamos Bell Street, Mission Canyon, Montecito, Old Town Orcutt, and Summerland). Design guidelines provide a roadmap of architectural styles, features, building massing, colors, and materials to ensure new development fits into the community in which it will be located. As guidelines rather than standards, this flexibility can work in an applicant's favor because a project does not have to comply with every guideline for a Board of Architectural Review (BAR) to find it "in compliance" with the design guidelines. However, subjectivity can also create ambiguity and uncertainty for applicants regarding how a guideline should be applied while a BAR weighs the design considerations of the project. On the other hand, designing a project to be consistent with adopted design guidelines to the maximum extent feasible decreases the likelihood of major project redesigns during the permit review process, thereby reducing permit processing times, and reducing the potential for neighborhood compatibility concerns that might lead to appeals of project approvals.

F.3. Zoning Provisions for a Variety of Housing Types

State Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic sectors. This includes not only single-family housing, but also multifamily housing, mixed use housing, housing for farmworkers and agricultural employees, emergency shelters, transitional and supportive housing, single-room occupancy (SRO) units, and manufactured and mobile homes.

The County zoning ordinances allow development with a variety of ministerial and discretionary permits. The primary permit types used to approve housing are listed in Table F-9 below with the responsible decision-maker and level of environmental review under the California Environmental Quality Act (CEQA) and Table F-10 identifies the zones where each housing type is allowed and the type of permit required.

Table F-9. Primary Permit Types for Housing Development

Type of Permit	Decision-Maker	CEQA Review
Ministerial		
Zoning Clearance (ZC)	P&D Director (or staff designee)	Exempt
Land Use Permit (LUP) ¹		
Coastal Development Permit (CDP) ²		
Discretionary		
Development Plan (DVP) ³	Planning Commission ⁴	Required
Minor Conditional Use Permit (MCUP)	Zoning Administrator	
Conditional Use Permit (CUP)	Planning Commission	

Notes:

1. Although a LUP decision is noticed and may be appealed, the LUDC (Subsection 35.82.110.D) and MLUDC (Subsection 35.472.110.D) do not require review pursuant to CEQA. In addition, the County Guidelines for the Implementation of CEQA identify and consider a LUP to be presumptively ministerial for the purpose of applying CEQA. Therefore, the County does not require CEQA unless an unusual circumstance arises.
2. Although CDPs are not ministerial permits and are required to be processed through environmental review unless the development is exempt (CZO Section 35-169.4.a). The County treats development that requires a CDP that is not subject to a hearing and/or is not appealable to the Coastal Commission in a similar manner as similar inland development requiring a LUP. Typically, these developments are exempt from CEQA pursuant to one or more categorical exemptions under Article 19 of the State CEQA Guidelines.
3. A DVP “provides specific consideration for projects that are allowed uses within their respective zones which, because of the location, scale, or type of the development, require comprehensive review.” [LUDC Subsection 35.82.080]
4. Within the Montecito Planning Area, the Montecito Planning Commission fulfills the duties of the Zoning Administrator and the County Planning Commission.

Source: Santa Barbara 2021b-d

Table F-10. Housing Types Permitted by Zoning District¹

Residential/Housing Type																			
Zone	Single-Family	Duplex	Multifamily	Mixed Use-Resident Component	Manufactured Homes ²	Mobile Homes ³	Mobile Home Park	Caretaker/Manager Dwelling	ADU / JADU ⁴	Farmworker Dwelling Unit	Farmworker Housing Complex	Ag Employee Dwelling ≤ ⁴ ₄ ⁵	Ag Employee Housing ≥ ⁵ ₅	Employee Residence	Emergency Shelter	Single-Room Occupancy	Transitional & Supportive Housing ⁶	Special Care Home ≤ 6 Persons	Special Care Home ≥ 7 Persons
Residential Zones																			
RR	P	—	—	—	P	P	CUP	—	BDP	P	CUP	—	—	—	—	—	P	P	MCUP
R-1/E-1	P	—	—	—	P	P	CUP _CZ	—	BDP pCZ	P	MCUP CUP ^M	—	—	—	—	—	P	P	MCUP CUP ^M
EX-1	P	—	—	—	P	P	CUP _CZ	—	BDP pCZ	P	MCUP	—	—	—	—	—	P	P	MCUP
R-2	P	P	—	—	P	—	CUP _CZ	—	BDP pCZ	P	MCUP CUP ^M	—	—	—	—	—	P	P	MCUP CUP ^M
DR	P	DVP	DVP	—	P	—	CUP _CZ	—	BDP pCZ	P	DVP CDH ^{CZ}	—	—	—	—	—	P	P	MCUP CUP ^M
PRD	DVP	DVP	DVP	—	DVP	—	CUP _CZ	—	BDP pCZ	P	—	—	—	—	—	—	P	P	MCUP CUP ^M
SLP	DVP	—	—	—	—	—	CUP DVP	—	BDP	DVP	—	—	—	—	—	—	DVP	DVP	MCUP & DVP
SR-M ^{CZ}	P	P	DVP	—	P	—	—	—	P	P	MCUP & DVP	—	—	—	—	—	P or DVP	MCUP & DVP	MCUP
SR-H ^{CZ}	P	P	DVP	—	P	—	—	—	P	P	MCUP & DVP	—	—	—	DVP	—	P or DVP	MCUP & DVP	MCUP

Table F-10. Housing Types Permitted by Zoning District¹ (Continued)

Residential/Housing Type																			
Zone	Single-Family	Duplex	Multifamily	Mixed Use-Resident Component	Manufactured Homes ²	Mobile Homes ³	Mobile Home Park	Caretaker/Manager Dwelling	ADU / JADU ⁴	Farmworker Dwelling Unit	Farmworker Housing Complex	Ag Employee Dwelling ≤ ^{4 5}	Ag Employee Housing ≥ ^{5 5}	Employee Residence	Emergency Shelter	Single-Room Occupancy	Transitional & Supportive Housing ⁶	Special Care Home ≤ 6 Persons	Special Care Home ≥ 7 Persons
MHP	—	—	—	—	—	BDP	DVP	—	P _{—CZ}	—	—	—	—	—	—	—	DVP	MCUP & DVP ^{CZ}	MCUP & DVP ^{CZ}
MHS	—	—	—	—	—	BDP	CUP DVP	—	BDP	—	—	—	—	—	—	—	DVP	—	MCUP & DVP
MR-O	—	—	ZC	—	—	—	CUP	—	BDP	—	—	—	—	—	—	—	ZC	ZC	MCUP
Special Purpose Zones																			
OT-R	P	P	DVP	—	P	—	—	—	BDP	P	P	—	—	—	—	—	P or DVP	P	MCUP
OT-R/LC OT-R/GC	P	P	P	—	P	—	—	—	BDP	P	—	—	—	—	—	P	P	P	MCUP
MU	DVP	—	DVP	DVP	DVP	—	—	DVP	BDP	—	—	—	—	—	—	—	DVP	DVP	MCUP & DVP
MU-SY ⁷	—	—	—	P or CUP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
REC	—	—	—	—	DVP	—	—	MCUP & DVP CUP ^M	—	—	—	—	—	—	—	—	MCUP & DVP CUP ^M	— MCUP & DVP ^{CZ}	— MCUP & DVP ^{CZ}
PU ^{CZ}	—	—	—	—	—	—	—	—	—	—	P	—	—	—	—	—	—	MCUP	MCUP

Table F-10. Housing Types Permitted by Zoning District¹ (Continued)

Residential/Housing Type																			
Zone	Single-Family	Duplex	Multifamily	Mixed Use-Resident Component	Manufactured Homes ²	Mobile Homes ³	Mobile Home Park	Caretaker/Manager Dwelling	ADU / JADU ⁴	Farmworker Dwelling Unit	Farmworker Housing Complex	Ag Employee Dwelling ≤ ^{4 5}	Ag Employee Dwelling ≥ ^{5 5}	Employee Residence	Emergency Shelter	Single-Room Occupancy	Transitional & Supportive Housing ⁶	Special Care Home ≤ 6 Persons	Special Care Home ≥ 7 Persons
TC ^{CZ}	—	—	—	—	—	—	—	—	—	CUP	CUP	—	—	—	—	—	—	MCUP & DVP	MCUP & DVP
Agricultural Zones																			
AG-I	P	—	—	—	P	P	—	—	BDP	P	P	(8)	(8)	—	—	—	P	P	MCUP
AG-II	P	—	—	—	P	P	—	—	BDP	P	CUP	(8)	(8)	—	—	—	P	P	MCUP
Commercial Zones																			
CN ^{9, 12}	—	—	—	MCUP CUP ^M	—	—	—	—	BDP — ^M	MCUP CUP & DVP ^M	—	—	—	—	—	—	MCUP M/CUP & DVP ^M	MCUP CUP ^M	MCUP CUP & DVP ^M
C-1	P	—	—	P	P	—	—	—	BDP P ^{CZ}	P	— P ^{CZ}	—	—	—	—	—	P	P	MCUP
C-2	—	—	—	MCUP	—	—	—	—	BDP — ^{CZ}	MCUP	—	—	—	—	MCUP	P MCUP ^{CZ}	MCUP	MCUP	MCUP
C-3	—	—	—	MCUP	—	—	—	—	BDP	MCUP	—	—	—	—	P	P	P or MCUP	MCUP	MCUP
CS	—	—	—	—	—	—	—	MCUP & DVP	—	—	—	—	—	—	DVP	—	MCUP & DVP	MCUP & DVP	MCUP & DVP
CH	—	—	—	— MCUP & DVP ^{CZ}	—	—	—	DVP	—	— MCUP & DVP ^{CZ}	(10)	—	—	— DVP ^{CZ}	—	DVP	DVP MCUP & DVP ^{CZ}	MCUP & DVP	MCUP & DVP

Table F-10. Housing Types Permitted by Zoning District¹ (Continued)

Residential/Housing Type																			
Zone	Single-Family	Duplex	Multifamily	Mixed Use-Resident Component	Manufactured Homes ²	Mobile Homes ³	Mobile Home Park	Caretaker/Manager Dwelling	ADU / JADU ⁴	Farmworker Dwelling Unit	Farmworker Housing Complex	Ag Employee Dwelling ≤ ^{4 5}	Ag Employee Dwelling ≥ ^{5 5}	Employee Residence	Emergency Shelter	Single-Room Occupancy	Transitional & Supportive Housing ⁶	Special Care Home ≤ 6 Persons	Special Care Home ≥ 7 Persons
CM-LA	P	P	P	P	P	—	—	—	BDP	P	—	—	—	—	MCUP	—	P	P	MCUP
C-V ⁹	—	—	—	— CUP ^M MCUP & DVP ^{CZ}	—	—	—	CUP	—	MCUP & DVP	—	—	—	—	—	—	MCUP & DVP	MCUP & DVP	CUP & DVP
SC	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	MCUP & DVP	MCUP & DVP	MCUP & DVP
PI	—	—	—	MCUP & DVP	—	—	—	—	BDP ¹¹ — ^{CZ}	MCUP & DVP	—	—	—	—	—	—	MCUP & DVP	MCUP & DVP	MCUP & DVP
Industrial Zones																			
M-RP M-1	—	—	—	—	—	—	—	—	—	—	DVP	—	—	—	DVP	—	MCUP & DVP	MCUP & DVP	MCUP & DVP
M-2	—	—	—	—	—	—	—	—	—	—	(10)	—	—	—	—	—	MCUP & DVP	MCUP & DVP	MCUP & DVP
M-CR	—	—	—	—	—	—	—	—	—	—	P	—	—	CUP	—	—	MCUP & DVP CUP ^{CZ}	MCUP	MCUP
M-CD ^{CZ}	—	—	—	—	—	—	—	—	—	—	P	—	—	CUP	—	—	CUP	MCUP	MCUP
Resource Protection Zones																			
MT-GAV	P	—	—	—	P	—	—	—	BDP	P	MCUP	MCUP	—	—	—	—	P or MCUP	P or MCUP	—

Table F-10. Housing Types Permitted by Zoning District¹ (Continued)

Residential/Housing Type																			
Zone	Single-Family	Duplex	Multifamily	Mixed-Use-Resident Component	Manufactured Homes ²	Mobile Homes ³	Mobile Home Park	Caretaker/Manager Dwelling	ADU / JADU ⁴	Farmworker Dwelling Unit	Farmworker Housing Complex	Ag Employee Dwelling ≤ ^{4 5}	Ag Employee Housing ≥ ^{5 5}	Employee Residence	Emergency Shelter	Single-Room Occupancy	Transitional & Supportive Housing ⁶	Special Care Home ≤ 6 Persons	Special Care Home ≥ 7 Persons
MT-GOL	P	—	—	—	P	—	—	—	BDP	P	MCUP	MCUP	—	—	—	—	P or MCUP	P or MCUP	MCUP
MT-TORO	P	—	—	—	P	—	—	—	BDP _{P^{CZ}}	P	MCUP	—	—	—	—	—	P or MCUP _{P^{CZ}}	P _{MCUP^C_z}	MCUP
RMZ/RES	DVP	—	—	—	DVP	—	—	—	BDP _{—^M_{P^{CZ}}}	DVP	CUP& DVP	—	—	—	—	—	DVP	DVP _{MCUP & DVP^{CZ}}	MCUP & DVP _{CUP & DVP^M}
— = Use Not Allowed			BDP = Building Permit				ZC = Zoning Clearance			P = Land Use Permit (LUP) (Inland) or Coastal Development Permit (CDP) (Coastal Zone)						DVP = Development Plan ¹²			
CDH = Coastal Development Permit with Hearing							MCUP = Minor Conditional Use Permit							CUP = Conditional Use Permit					

Notes:

1. Most required permits for each housing type in each zone are the same across all three zoning ordinances. Where different, they are identified with a superscript "CZ" for coastal zone or "M" for Montecito.
2. As defined in the zoning ordinances, a manufactured home can be used as a SFD instead of conventional construction. There are no restrictions on the permitting of manufactured homes. In addition, the use of manufactured homes for Agricultural Employee Dwellings (AEDs), farmworker housing, and ADUs are specifically allowed.
3. In the zones where a mobile home park is allowed with a CUP but a mobile home is "not allowed," a mobile home is only not allowed as an individual or duplex dwelling unit. Individual mobile homes within a mobile home park are allowed and do not require an individual zoning permit; they may require a Building Permit (BDP).
4. Most required permits for each housing type in each zone are the same across all three zoning ordinances. Where different, they are identified with a superscript "CZ" for coastal zone or "M" for Montecito.
5. As defined in the zoning ordinances, a manufactured home can be used as a SFD instead of conventional construction. There are no restrictions on the permitting of manufactured homes. In addition, the use of manufactured homes for AEDs, farmworker housing, and ADUs is specifically allowed.
6. In the zones where a mobile home park is allowed with a CUP but a mobile home is "not allowed," a mobile home is only not allowed as an individual or duplex dwelling unit. Individual mobile homes within a mobile home park are allowed and do not require an individual zoning permit; they require a BDP.
7. With few exceptions, the LUDC and MLUDC require only the issuance of a BDP for an ADU. Although a zoning permit is not required, the ADU must comply with objective development standards identified in the zoning ordinances. Within the Coastal Zone, a CDP is required before the issuance of a BDP.

Table F-10. Housing Types Permitted by Zoning District¹ (Continued)

8. An AED is a separate type of dwelling for farmworkers that is not specifically regulated in compliance with California Health and Safety Code regulations that apply to farmworker dwelling units and farmworker housing complexes.
9. The County permits transitional housing and supportive housing in the same manner; therefore, the two housing types are grouped in this table. Unless a specific permit type is identified in the allowable land use tables, transitional and supportive housing may be allowed in any dwelling type as defined in LUDC Subsection 35.42.090.E.2, MLUDC Subsection 35.442.070.E.2, and CZO Subsection 35-143.5.2, subject to the same permit requirements and development standards that apply to the same type of dwelling in the same zone (LUDC Subsection 35.42.090.E.3, MLUDC Subsection 35.442.070.E.3, and CZO Subsection 35-143.5.3). Thus, multiple permit types may be listed to correspond with various dwelling-type permits within each zone.
10. The Mixed Use – Santa Ynez Valley (MU-SYV) is an overlay applied to C-1 and C-2 zones within the Santa Ynez Valley.
11. Different permit types (ZC, LUP, CDP, MCUP, or CUP) may be required for AEDs depending on whether the dwelling is located in the AG-I or AG-II zones, whether it is located in the Coastal Zone, and the number of agricultural employees to be housed. In the AG zones, there is no cap on the number of employees that may be housed (LUDC Subsection 35.42.030.B and CZO Subsection 35-144R.B). AEDs are not allowed in Montecito.
12. Within the CN and CV zones in Montecito, a DVP is required for all development except for affordable housing that complies with the Housing Element.
13. In the CH and M-2 zones, a farmworker housing complex is allowed with the same permit as required for an adjacent lot that is zoned agricultural or residential if agricultural uses are allowed. Otherwise, a farmworker housing complex is not allowed.
14. In the inland area PI zone, a JADU is not allowed.
15. Where a DVP is noted in the table as the required permit, a DVP is required for all development in the zone. Where a land use is allowed with a “P” in other zones, a DVP may be required for development that would exceed a specified floor area (generally 5,000 to 10,000 square feet in commercial zones and 20,000 square feet elsewhere). A DVP is a discretionary permit for an allowed use (not a conditional use) that requires environmental review and a decision-maker hearing.

Source: Santa Barbara 2021b-d

The following discusses the zoning provisions that allow these various housing types and identifies where zoning amendments are needed to bring Santa Barbara County's land use and development regulations into full compliance with State housing law.

F.3.1 Multifamily Housing

The LUDC, MLUDC, and CZO define SFD, two-family dwelling (i.e., duplex), and “multiple dwelling,” which is a building designed for and occupied by three or more families and including three or more dwelling units. Multifamily housing includes duplexes and multiple dwellings. The zoning ordinances allow duplexes in the R-2 zone. Multifamily housing is allowed in several zones throughout the unincorporated county, including DR, PRD, OT-R, OT-R/LC, OT-R/GC, CM-LA, MR-O, MU, and the student housing zones in Isla Vista (SR-M and SR-H). The MR-O, CM-LA, OT-R/LC, and OT-R/GC allow multifamily housing without a discretionary permit.

The DR and PRD zones, which are more widespread in the unincorporated county, are not exclusive multifamily housing zones; they also allow single-family and two-family dwellings. The zoning ordinances prescribe 27 maximum densities ranging from 0.1 to 30 dwelling units per acre. However, relatively few sites are zoned DR-20, DR-25, or DR-30, and often fewer units than allowed by the maximum density are developed for a variety of reasons (e.g., site constraints, environmental impacts, and developer desires to build single-family instead of MFDs while still complying with site coverage and open space requirements). Historically, maximum densities have only been exceeded through compliance with the Affordable Housing Overlay (where applied), the IHO (Chapter 46A of the County Code), and SDBL, all of which require the on-site provision of affordable dwelling units as part of the development.

The DR and PRD zones also require compliance with a variety of development standards including site coverage (maximum 30 percent for structures containing dwelling units), a minimum open space requirement of 40 percent, height limits, and setbacks, among others. Modified development standards are allowed for qualifying projects that provide affordable housing, senior housing, affordable senior housing, mixed affordable housing and senior housing, and special care housing. Current allowed modifications include a five-foot increase in the height limit, a reduction of minimum open space to 30 percent, an increase in maximum site coverage to 40 percent, and reduced parking requirements.

Program 1 directs the County to redesignate/rezone adequate properties to allow the County to fully accommodate the 2023-2031 RHNA, including provisions to require a minimum density for multifamily development on rezoned sites and revise development standards to ensure that maximum densities can be achieved.

F.3.2 Mixed Use Development

Housing can be developed in several mixed use zones without the need for a CUP, including the MU, CM-LA, OT-R/LC, and OT-R/GC zones; however, a discretionary DVP is required in most

circumstances. The MU-SYV overlay, which applies only within the Santa Ynez and Los Olivos townships, requires a CUP if the residential component of a project exceeds the ratio of commercial and residential uses defined by the overlay.

Residential development is also allowed as a mixed use component within several commercial zones (CN, C-1, C-2, C-3, C-V, and PI). Most of these commercial zones limit the residential development to no more than two bedrooms per 1,000 square feet of gross floor area of the commercial development on the lot. For example, a 10,000-square-foot commercial development could include a residential component with up to 20 bedrooms in a variety of dwelling sizes (one-bedroom, two-bedroom, or multiple bedrooms) and units. Several commercial zones (CN, C-2, C3, and PI) require a Minor Conditional Use Permit (MCUP) in addition to a DVP. Combined, these limitations may reduce the attractiveness of mixed use projects in commercial zones. Program 16 will amend the permit requirements and development standards for residential development for qualifying projects in mixed use and commercial zones to encourage more mixed use residential development, consistent with Program 4.

F.3.3 Housing for Agricultural Employees (permanent and seasonal)

The County zoning ordinances provide separate permit procedures for farmworkers and agricultural employees.

Farmworker Housing

The County adopted amendments to the zoning ordinances in 2015 (LUDC Section 35.42.135 and MLUDC Section 35.442.105) and 2016 (CZO Section 35-144P) to comply with regulations in the California Health and Safety Code (HSC) for agricultural employees as defined in the California Labor Code Section 1140.4(b).

The County permits a farmworker dwelling unit that accommodates up to six farmworkers per dwelling unit in the same manner as an SFD in all agricultural zones, all but four residential zones, all mixed use zones, all but three commercial zones, and all resource protection zones. However, State HSC Section 17021.5(b) does not limit this type of dwelling to farmworkers:

Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation ... No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

The County permits a farmworker dwelling unit with the same type of permit as is required for a SFD in the same zone, and in the agricultural zones and most of the residential and resource protection zones only ministerial permits are required. Farmworker dwelling units may be permitted instead of the allowed SFD, or in addition to the SFD if an additional unit is also allowed.

Regarding larger agricultural employee housing developments, the State passed AB 1783 in 2019 which amended State HSC Section 17021.6 and adopted State HSC Section 17021.8, and AB 107 in 2020, which amended both sections. State HSC Section 17021.6(b) states:

Any 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, or that is approved pursuant to Section 17021.8, shall be deemed an agricultural land use for the purposes of this section. Except as provided in Section 17021.8, for the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other discretionary zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located.

State HSC Section 17021.8 provides additional regulations for agricultural employee housing development that meets several criteria, including, among others, location on land designated as agricultural, no more than 36 units for use by a single-family or household, no dormitory-style housing, and the housing must be maintained and operated by a qualified affordable housing organization that has been certified pursuant to Section 17030.10. Qualifying farmworker housing can be allowed subject to a streamlined, ministerial approval process, exempt from CEQA, and pursuant to defined processing timelines prescribed in Section 17021.8.

The County zoning ordinances refer to these developments as farmworker housing complexes. The County permits a farmworker housing complex that meets the basic requirements of the State HSC by allowing up to 36 beds, if housed in group living quarters, or 12 residential units, to be occupied exclusively by farmworkers and their households. Farmworker housing complexes are allowed in the AG-I and AG-II zones, all but four residential zones, all mixed use zones, two commercial zones, all industrial zones, and all resource protection zones. (Table F-10) The County zoning ordinances also require farmworker housing to comply with the State HSC; however, there may be some conflicts between the County codes and the State HSC (e.g., the zoning ordinances require a CUP in the AG-II zones). In addition, the zoning ordinances have not yet been amended to incorporate the revisions to state law enacted by AB 1783 and AB 107.

Agricultural Employee Dwellings (AEDs)

An alternative tiered permitting structure provides for AEDs depending on the number of employees to be housed but the zones where these dwellings are allowed are more limited (LUDC Section 35.42.030 and CZO Section 35-144R). Agricultural employee housing is allowed in the AG-I and AG-II zones, the MT-GAV and MT-GOL zones, and the NTS zone. On the AG-I and AG-II zones, permit types range from a ministerial ZC for dwellings that house 1-4 and 1-9 employees, respectively, to LUP/CDP, MCUP, and CUP for the largest agricultural housing developments.

Another key difference between farmworker housing and AEDs is that owners or operators of farmworker housing are required to obtain a permit from the California Department of Housing and Community Development (State HCD) to operate farmworker housing and to annually submit a completed verification form to the Director of County P&D. Owner/operators of AEDs must submit to the County evidence of a need for the dwellings and proof of employment.

Having both permitting options provides greater flexibility for interested parties to permit and provide housing for farmworkers and agricultural employees while providing options that may reduce real or perceived constraints to housing these essential workers. Regardless of the permitting flexibility, housing agricultural employees on lands designated and zoned for agriculture remains a challenge, as most of these lands are rural, and the provision of the necessary services can be a significant impediment, especially domestic water supply and wastewater disposal.

Other Workforce Housing

Apart from farmworker and agricultural employee housing discussed above, the County allows caretaker/manager dwellings and other employee housing in limited circumstances. Caretaker/manager dwellings are allowed uses in the MU and CH zones and require approval of a discretionary DVP (Table F-10). Caretaker/manager dwellings are used to house a caretaker employed on the site of any non-residential use where needed for security or to provide 24-hour care or monitoring of people, plants, animals, equipment, or other conditions on the site. This type of dwelling is a conditional use (requiring either a MCUP or CUP) in the REC, CS, and C-V zones. Other employee residences are conditional uses requiring a CUP in the MCR and MCD industrial zones, and in the coastal CH zone, a discretionary DVP. There are no required standards or other constraints apart from typical setbacks, height limits, and parking standards that would apply to any development in these zones.

State HSC Section 17021.5(b) states, in relevant part:

Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation for the purposes of this section. ... No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

As the zones that allow caretaker/manager dwellings and employee residences do not otherwise allow an SFD in these zones, State HSC Section 17021.5 does not apply to these uses.

All of the mixed use zones allow single-family and MFDs, C-1 allows SFDs, and the following commercial zones allowed a mixed use residential component (C-1, C-2, C-3, coastal CH and C-V, and PI). Also, the County does not currently permit dwellings for any employees in the same manner as farmworker dwelling units. However, no regulations dictate who may occupy these dwelling units; thus, in theory, some units could be provided to employees. Under Program 23, the

County will complete a workforce housing study that identifies the needs for this housing category in the community and potential sites where workforce housing could be constructed. This plan will provide the County with an understanding of how potential future changes to the zoning ordinance may affect employee housing permitting.

Emergency Shelters

Government Code Section 65583(a)(4), as amended by AB 2339 in 2022, requires that jurisdictions identify, zone, and permit adequate sites to accommodate their need for emergency shelters. In part, Government Code Section 65583(a)(4) requires “[t]he identification of one or more zoning designations that allow residential uses ... where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit ...” These zones must allow emergency shelters subject to certain objective standards. Government Code Section 65583(a)(4) also states that emergency shelters must be in residential areas or other suitable areas near amenities and services that serve people experiencing homelessness.

The LUDC regulates development in the unincorporated areas of the county, except for the Montecito planning area and the Coastal Zone. The LUDC allows emergency shelters with a non-discretionary permit in the C-3 (General Commercial) zone provided the structure totals less than 5,000 square feet. The LUDC does not limit the number of beds per site or otherwise include any management or development standards specific to emergency shelters. Rather, emergency shelters are subject to the development standards that apply to other residential development within the same zone. Emergency shelters that total 5,000 or more square feet or are located within the coastal zone require a discretionary permit. The MLUDC does not allow emergency shelters in the Montecito planning area.

Government Code Section 65583(a)(4) states, “The number of people experiencing homelessness that can be accommodated on any site shall be demonstrated by dividing the square footage of the site by a minimum of 200 square feet per person ...” The County applied a more conservative methodology since its zoning ordinances limit the size of emergency shelters allowed with a non-discretionary permit to less than 5,000 square feet. Specifically, the County limited the maximum size of each potential emergency shelter allowed with a non-discretionary permit to 4,999 square feet. It reduced the maximum size for several small sites. The County calculated site capacity by dividing the square footage of each potential emergency shelter by 200 square feet per person/bed. For example, a 4,999-square-foot emergency shelter would have a site capacity of 25 persons/beds.

Chapter 2.C, RHNA concludes that County zoning needs to accommodate at least 154 beds for the homeless population in the unincorporated areas of the county. There are currently 17 vacant or partially vacant sites totaling 8.85 acres zoned C-3 where the LUDC allows emergency shelters with a non-discretionary permit. Based on the methodology described above, these sites could accommodate up to 400 persons/beds and, therefore, theoretically exceed the County’s need for emergency shelters. However, most of these sites are clustered in Los Alamos, a rural, isolated

community that does not offer sufficient amenities and services for people experiencing homelessness. According to Program 9, the County will amend its zoning ordinances to comply with Government Code Section 65583(a)(4). In part, the County will expand the current definition of “emergency shelter,” increase the number of zones that allow emergency shelters subject to a non-discretionary (i.e., ministerial) permit and objective standards, and ensure that those zones are near necessary amenities and services that serve people experiencing homelessness.

Low Barrier Navigation Centers

AB 101 (Government Code Sections 65660 through 65668), adopted in 2019, requires that cities and counties allow low barrier navigation centers as a “use by right” in any zone which allows mixed use and non-residential zones which allow multifamily uses. These centers are subject to certain requirements in AB 101. Government Code 65660(a) defines a low-barrier navigation center as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Government Code 65583.2(i) states, “‘use by right’ shall mean that the local government’s review ... may not require ... discretionary local government review or approval that would constitute a ‘project’ for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.” This means qualified projects are only subject to non-discretionary (i.e., ministerial) review and permits and objective standards. In addition, they are not subject to CEQA.

The LUDC, MLUDC, and CZO do not explicitly allow low-barrier navigation centers. Program 16 directs the County to amend the zoning ordinances in compliance with AB 101 to allow low-barrier navigation centers.

Transitional Housing and Supportive Housing

Senate Bill (SB)745 (Government Code Section 65582), approved in 2013, states, “Transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.” Supportive housing is permanent rental housing linked to supportive services that helps residents maintain stable housing and lead fuller lives. Examples of services include case management, medical and mental health care, employment services, and benefits advocacy. Transitional housing is temporary housing that facilitates the movement of homeless individuals into stable housing. Transitional and supportive housing serve target populations or individuals with low incomes and at least one disability.

Program 2.8 of the 2015-2023 Housing Element directed the County to amend its zoning ordinances to comply with SB 745. The County completed this program in June 2017. Specifically, it amended the LUDC, MLUDC, and CZO to include definitions of transitional and supportive housing and explicitly allowed these as residential uses in all zones where other residential uses are allowed, subject only to those restrictions that apply to other dwellings of the same type in the

same zone. The amendments do not include any spacing or concentration requirements for transitional and supportive housing.

As depicted in Table F-10, the type of permit required for transitional and supportive housing varies between ministerial and discretionary permits depending on the zone, type of dwelling unit, and the permit required for the type of dwelling allowed. In some zones, a discretionary DVP is required for all development, including dwellings.

AB 2162 (Government Code Sections 65650 through 65656), approved in 2018, states, “[s]upportive housing shall be a use by right in zones where multifamily and mixed uses are permitted, including non-residential zones permitting multifamily uses, if the proposed housing development satisfies all of the following requirements ...” This means qualified supportive projects are only subject to non-discretionary (i.e., ministerial) review and permits and objective standards. In addition, they are not subject to CEQA. The objective standards must be the same as those that apply to other multifamily development within the same zone. The requirements include, among others, that 100 percent of the units are affordable to lower-income households and that at least 25 percent of the units, or 12 units, whichever is greater, are restricted to residents in supportive housing who meet the criteria of the target population. AB 2162 also includes permit streamlining timelines.

The County’s zoning ordinances often require a discretionary permit for multifamily and mixed use residential developments. For this and other reasons, these zoning ordinances do not comply with AB 2162. Program 16 would require that the County amend the LUDC, MLUDC, and CZO to allow supportive housing that meets the criteria of AB 2162.

Single-Room Occupancy Units

An SRO unit is usually small, between 200 to 350 square feet. These units provide a valuable source of affordable housing for individuals and can serve as an entry point into the housing market for people who previously experienced homelessness. SRO units are one of the more traditional forms of affordable housing for lower-income individuals, including seniors, and persons with disabilities. SRO also may be a component of facilities that co-locate emergency shelters, treatment facilities, and temporary housing.

The LUDC and CZO define SRO units as “a multi-unit residential use where occupants share common kitchen and bathroom facilities.” As a standalone use, they are allowed in the following zones: OT-R/LC, OT-R/GC, C-2, C-3, and CH. Generally, SROs are allowed without a discretionary permit in four of these zones except when buildings and structures exceed a specified floor area, upon which a discretionary DVP is required (for OT-R/LC and OR-R/GC – individual structures of 5,000 square feet and/or total floor area of 10,000 square feet, and in C-2 and C-3, total floor area of 5,000 square feet or more). The CH zone requires a DVP for all development. In the Coastal Zone, only the C-2 zone requires a MCUP.

There are no required development standards specific to an SRO. Current zoning allows for some opportunities to co-locate facilities, which allows for the creation of additional opportunities to

assist and provide housing for homeless individuals, others with special needs, and treatment facilities to assist with transitioning to permanent housing. The C-2 and C-3 zones allow both SROs and emergency shelters, and all of the zones that allow SROs also allow transitional and supportive housing, which provide services to target populations. LUDC Subsection 35.42.090.E.2 and equivalent sections of the MLUDC and CZO specifically include SROs among the dwelling types where transitional and supportive housing is allowed.

Manufactured Homes

Government Code Sections 65852.3 and 65852.4 state that a local agency: (1) must allow the installation of manufactured homes on a foundation system on lots zoned for conventional single-family residential dwellings; (2) shall only subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including, but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements; and (3) shall not subject an application to locate or install a manufactured home on a lot zoned for a single-family residential dwelling to any administrative permit, planning, or development process or requirement, which is not identical to the administrative permit, planning, or development process or requirement which would be imposed on a conventional single-family residential dwelling on the same lot.

The County's zoning ordinances define a manufactured home as a structure certified under the National Manufactured Housing Construction and Safety Act of 1974, which is designed and equipped to be used as an SFD. Therefore, a manufactured home can be used as an SFD instead of conventional construction wherever SFDs are allowed. The County's zoning ordinances do not place any restrictions on the permitting of manufactured homes and manufactured homes are subject only to development standards that apply to a conventionally constructed dwelling. In addition, the zoning ordinances specifically allow the use of manufactured homes for AEDs, farmworker housing, and ADUs, which exceeds the minimum requirements of state law.

Mobile Home Parks

Mobile home parks are allowed in most residential zones as a conditional use except for the Mobile Home Planned Development (MHP) zone, where a discretionary DVP is required for the whole of the development. Mobile home parks must also comply with supplemental regulations related to internal setbacks, open space, and building coverage. Once a mobile home park is developed, only building permits are required to install a new mobile home.

The County's zoning ordinances define a mobile home as a trailer, transportable in one or more sections, that is certified under the National Mobile Home Construction and Safety Standards Act of 1974, which is designed and equipped to contain no more than two dwelling units. A mobile home on a permanent foundation is considered a structure and can be used as an SFD instead of conventional construction in the RR, R-1/E-1, EX-1, and AG-I/AG-II zones. Similar to manufactured homes, the zoning ordinances do not place any restrictions on the permitting of mobile homes

and mobile homes are subject only to development standards that apply to a conventionally constructed dwelling. In addition, the zoning ordinances specifically allow the use of mobile homes for AEDs, farmworker housing, and ADUs within the MHP and MHS zones.

Accessory Dwelling Units (ADUs) / Junior Accessory Dwelling Units (JADUs)

The LUDC and MLUDC allow ADUs and Junior Accessory Dwelling Units (JADUs) with a ministerial Building Permit in all zones that allow single-family, duplex, and multifamily residential uses where there is an existing dwelling on the lot. In addition, an ADU may be permitted concurrently with the permitting of a proposed dwelling. JADUs are allowed within an SFD with a Building Permit in zones that allow an SFD use. ADUs are not allowed in zones that do not allow residential uses. A review must be completed within 60 days of the submittal of a complete application. Within the Coastal Zone, a CDP is required. For a lot with MFDs, the number of ADUs allowed shall not exceed 25 percent of the existing number of MFD units on the lot (e.g., a lot with eight multifamily units may be allowed up to two ADUs).

The County zoning ordinances require compliance with several objective standards in compliance with Government Code Sections 65852.2 and 65852.22. Key objective standards include the following:

- Side and rear setbacks from lot lines of four feet.
- Detached ADU 800 square feet, maximum.
- JADU 500 square feet, maximum.
- Entirely within a converted structure, with no floor area limit.
- New construction ADU:
 - Lots of 15,000 net square feet or less – 850 square feet maximum for one bedroom or studio, 1,000 square feet maximum for two or more bedrooms.
 - Lots greater than 15,000 net square feet – 1,200 square feet.
 - Attached ADU – above limits apply plus shall not exceed 50 percent of gross floor area of the principal dwelling.
- One parking space per ADU unless ADU is located within one-half mile of public transit, within an architecturally and historically significant historic district, on-street parking permits are required but not offered to the occupant of the ADU, or a car share vehicle is located within one block of the ADU. Parking is not required for a JADU.

The State has enacted several pieces of legislation in recent years, including AB 345 (effective January 1, 2022) and AB 2221 and SB 897 (effective January 1, 2023). Together these laws incorporate a variety of provisions including but not limited to the following: allows an ADU to be sold or conveyed separately from the primary residence to a qualified buyer if certain conditions are met; allows a detached ADU to have a detached garage; if denying an ADU application, requires a local agency to return in writing to the applicant a full set of comments with a list of items that are defective or deficient and a description of how the application can be remedied; limits a local

agency to requiring only objective standards and defines objective; increases the maximum height limit a local agency may impose to 18 feet if the ADU is within one-half mile walking distance of a major transit stop or a high-quality transit corridor. Program 10 directs the County to amend the zoning ordinances to comply with state law (e.g. AB 2221, SB 897) for ADUs.

Residential Care Facilities

Residential care facilities are addressed in the County zoning ordinances as special care homes. California State HSC Section 1566.3 requires a special care home licensed by the State that serves six or fewer persons to be considered a residential use of the property and that the residents and operators of the facility shall be considered a family. In 2008, the County amended the zoning ordinance to comply with this State law, and further clarified these regulations with amendments in 2016. The LUDC and MLUDC define a special care home as:

A residential home providing 24-hour non-medical care and supervision that is eligible for a license for a capacity of seven or more clients from the State Department of Social Services, Community Care Licensing Division or a licensing agency authorized by the Department as a “Group Home-Children,” “Supportive Housing,” “Transitional Housing,” “Adult Residential Home,” “Residential Care Facility for the Elderly or Handicapped,” or “Foster Home.”

The CZO also includes as part of its definition of special care home:

Homes which serve six or fewer persons shall be considered a residential use, subject to the regulations for any other residential dwelling in the applicable zone, and the residents and operators of the home shall be considered a family.

Concurrently, the County amended the specific regulations addressing special care homes to comply with State HSC Section 1566.3 (LUDC Subsection 35.42.090.D, MLUDC Subsection 35.442.070.D, and CZO 35-143.D). To further comply with the state law, in 2015, the County adopted amendments to all three zoning ordinances to add the following language to the definition of family:

A family shall also be deemed to include the clients and operators of a residential facility licensed by the state that serves six or fewer clients.

Combined, the amendments allow special care homes serving six or fewer persons using the same permits and development standards as required for dwellings in the same zone; to allow these housing types without any regulations or barriers that would exceed the zoning regulations for single-family and MFDs. In most of the residential zones, a dwelling requires only a LUP or in the Coastal Zone, a CDP. The County does not have standards that would limit an overconcentration of uses. Although the zoning ordinances allow special care homes serving six or fewer persons in full compliance with state law, the codes are written in a manner that could lead to confusion by the public regarding which regulations apply.

The County's zoning ordinances offer incentives to encourage the provision of special care (senior and affordable to seniors) housing developments by offering modifications of development standards (such as increased height limit, reduced open space requirement, reduced parking standards, and greater site coverage), as well as a density bonus for senior housing.

The amendments of 2008 and 2016 also clarified that special care homes serving seven or more persons are allowed with MCUPs (or CUPs in the MLUDC) in the residential zones and many other zones, including agricultural, commercial, and industrial zones. The findings required for approval of MCUPs and CUPs are the same and listed below:

- a. The site for the proposed project is adequate in terms of location, physical characteristics, shape, and size to accommodate the type of use and level of development proposed.
- b. Significant environmental impacts will be mitigated to the maximum extent feasible.
- c. Streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.
- d. There will be adequate public services, including fire protection, police protection, sewage disposal, and water supply to serve the proposed project.
- e. The proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will be compatible with the surrounding area.
- f. The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan, including any applicable community or area plan.
- g. Within Rural areas as designated on the Comprehensive Plan maps, the proposed use will be compatible with and subordinate to the rural and scenic character of the area.

Although these permits are discretionary, the findings for approval for these residential projects should be objective. Findings "e" and "g" above are subjective, as they can be construed to impede housing for special needs. Therefore, the Housing Element Update includes Program 16 to amend the zoning ordinances to revise or delete CUP findings that have subjective language for special care homes serving seven or more persons, in compliance with State law (AB 139).

F.4. Housing for Persons with Disabilities (Reasonable Accommodations)

Government Code Section 65583I(3) requires the County to "[a]ddress and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and

development of housing, including housing for all income levels and housing for persons with disabilities.”

On November 3, 2015, consistent with the Reasonable Accommodation Policy (*Appendix A, Public Participation Materials*) adopted in the 2015-2023 Housing Element, the County adopted ordinance amendments for each of the three zoning ordinances to create a process that allows individuals with disabilities to request a reasonable accommodation from the strict application of zoning regulations that pose barriers to the development of accessible housing, in compliance with the Federal Fair Housing Act and the California Fair Employment and Housing Act. In addition, the ordinance amendments revised the definition of family to address State HCD’s concern that the previous definition may not have accommodated groups of people living as a single non-profit housekeeping unit. Finally, the amendments created new definitions for “individual with a disability,” “reasonable accommodation,” and “request for reasonable accommodation.” The CCC certified the CZO amendments on December 8, 2016.

The regulations provide a procedure to request reasonable accommodations in the application of the County’s zoning ordinances and establish relevant criteria to use when considering such requests. Any person, including an individual with a disability, the individual’s representative, or the provider of housing for individuals with disabilities, may request a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities as regulated by zoning ordinances that would eliminate regulatory barriers and provide an individual with a disability equal opportunity to the housing of their choice. Typical improvements that may be considered for reasonable accommodations include elevators or other mechanical access devices, handrails, ramps, walls, and other similar accessibility improvements necessary to accommodate an individual’s disability. Reasonable accommodations also include:

- Adjustments to encroachment allowances, floor area provisions, and height and setback requirements.
- Adjustments to requirements for buffers, fences, walls, and screening requirements.
- Allowing hardscape additions such as widening driveways, parking areas, or walkways that would otherwise not comply with the landscape, lot coverage, or open space provisions.

F.5. Building Codes and Enforcement

Building codes establish minimal standards and specifications for structural soundness, safety, and occupancy. Title 24 of the California Code of Regulations is the California Building Standards Code. New construction must conform to these codes, which include building, plumbing, electrical, mechanical, fire, energy, and green building codes, among others. Title 24 is updated every three years. The latest version of Title 24 was adopted in 2022 and took effect on January 1, 2023.

F.5.1 County of Santa Barbara Building Code

Every three years following the State's update of Title 24, the County adopts the California Building Standards Code as part of Chapter 10 of the County Code (Building Regulations). On December 6, 2022, the County adopted the 2022 California Building Standards Code with several local amendments to address local fire and seismic hazards. These amendments limit or modify the use of some building materials (e.g., stucco and gypsum board in seismic hazard areas, wood roofing material except Class A and B in fire hazard areas), or construction methods in designated hazard areas. The intent of these local amendments is to protect the community to the extent feasible from natural hazards such as earthquakes and wildfires. According to the Building Official, these amendments do not add significantly to the cost of a housing unit.

F.5.2 Code Enforcement Program

The Building and Safety Division of P&D implements and enforces the building codes. Code enforcement is conducted through a series of scheduled inspections of new construction, remodeling, and rehabilitation projects. The County also maintains a Code Enforcement Program.

One of the functions of code enforcement is to ensure safe housing through the abatement of deteriorating and illegal housing units. These housing units are typically rented for lower rates, making them available to lower-income households or individuals. By eliminating these housing units, the overall housing stock is reduced and the housing opportunities for lower-income households are diminished. Building codes and their enforcement increase the cost of housing investment and can impact the viability of rehabilitating older properties required to be upgraded to current code standards. To the extent this makes the cost of housing production or rehabilitation economically infeasible, it could serve as a constraint. However, the County's regulations conform to the California Building Standards Code, and provide minimum standards for safe and accessible housing, and therefore, are not considered an undue constraint upon housing development.

The Code Enforcement Program is responsible for enforcing the County's building and grading codes and zoning ordinances to ensure that all structures and uses comply with the applicable standards and permit requirements adopted by the Board of Supervisors. These standards are intended to maintain public health, safety, and welfare while protecting community values and natural resources. The Code Enforcement Program is divided into two sections – Building Enforcement and Zoning Enforcement. Building Enforcement is primarily responsible for enforcing Chapters 10 and 14 of the County Code, Building Regulations and Grading Code, respectively. Zoning Enforcement is primarily responsible for enforcing Chapter 35 of the County Code (Zoning), which includes the LUDC, MLUDC, and CZO.

The Code Enforcement Program is a reactive, complaint-driven program. Code Enforcement staff investigate complaints, and if building or zoning violations are found, the staff works with property

owners to correct the violations. Many violations may be corrected by obtaining the proper zoning and/or building permits, while others may require changes to the structure to bring it into compliance with the applicable code(s). If the property owner elects to correct the violation by obtaining a permit, the property owner must agree to an abatement schedule, which outlines the milestones necessary to obtain the permit. The purpose of the schedule is to ensure that the property owner understands what is required to obtain a permit, and the timeframes necessary to do so. It also ensures that once the permit application is submitted, the property owner will follow through with the permit to correct the violation.

F.6. Permit Processing and Procedures/Development Review Process

The County's permit process is an exercise of its constitutional police power to regulate land use to protect public health, safety, and welfare. This section describes and analyzes the types of permits, and the extent of discretionary review, including required approval findings, procedures, and processing time required for residential development by zoning district.

F.6.1 Permits and Procedures

Communities can encourage needed reinvestment in the housing stock by reducing the time and uncertainty involved in obtaining development permits. Under the State Permit Streamlining Act, governmental delays are recommended to be reduced by (1) limiting processing time in most cases to one year, and (2) requiring agencies to specify the information needed to complete an acceptable application. Table F-10 above provides a list of the typical zoning permits required to approve residential development. Additional permits may be required if the project involves a Tentative Parcel Map, Tentative Tract Map, Modification, or Variance. Table F-11 below provides an overview of the permits, approvals, and review authorities for each permit type.

Table F-11. Zoning Approval Review Authorities, Procedures, and Estimated Processing Time

Type of Action	Role of Review Authority (1)				Notice Required	Hearing Required	Estimated Processing Time
	Director	Zoning Administrator	Planning Commission	Board of Supervisors			
Administrative and Legislative Actions							
Land Use Code Amendment			Recommend	Decision	Yes	Yes	12 months
Comprehensive Plan Amendment			Recommend	Decision	Yes	Yes	12 months
Specific Plan and Amendment			Recommend	Decision	Yes	Yes	12 months
Zoning Map Amendment (Zone Change)			Recommend	Decision	Yes	Yes	12 months
Planning Permits							
Coastal Development Permit	Decision		Appeal	Appeal	Yes	No	4-8 weeks
Coastal Development Permit with Hearing		Decision	Appeal	Appeal	Yes	Yes	4-6 months
Conditional Use Permit			Decision	Appeal	Yes	Yes	12 months
Design Review	See Footnote (2) below				Yes	Yes	
Development Plan (3)			Decision	Appeal	Yes	Yes	8-12 months
Land Use Permit	Decision		Appeal	Appeal	Yes	No	4-8 weeks
Minor Conditional Use Permit		Decision	Appeal	Appeal	Yes	Yes	4-6 months
Modification		Decision	Appeal	Appeal	Yes	Yes	4-6 months
Tentative Parcel Map		Decision	Appeal	Appeal	Yes	Yes	4-6 months
Tentative Tract Map			Decision	Appeal	Yes	Yes	12 months
Variance		Decision	Appeal	Appeal	Yes	Yes	4-6 months
Zoning Clearance	Decision				No	No	4-8 weeks

Notes:

1. Within the Montecito Planning Area for projects subject to the regulations of the MLUDC, the Montecito Planning Commission fulfills the roles and responsibilities of the Zoning Administrator and the County Planning Commission. Within the Coastal Zone, all permits requiring approval by the Zoning Administrator or a higher review authority may be appealed to the CCC.
2. The BAR with jurisdiction in compliance with County Code Chapter 2 shall make decisions on Design Review within the County; the decision of the BAR is appealable to the Commission; the decision of the Commission is appealable to the Board. Timelines to process run concurrently with the permit type. When projects require discretionary permits, final approval is to be granted following the review authority hearing and decision.
3. Most Development Plans for residential projects will require Planning Commission review and approval. Smaller square footage projects within a variety of commercial and industrial zones may be reviewed and approved by either the Director without a hearing or the Zoning Administrator. See Table 8-2 (LUDC) and CZO Section 35.174.2.

Source: Santa Barbara County 2021b, Santa Barbara County 2021d, and Chapter 21 Subdivision Regulations.

Applications for new development are reviewed to determine that they meet all applicable local, state, and federal regulations. Most applications for small residential projects (such as SFDs) are exempt from discretionary review and, therefore, are not subject to environmental review or a public hearing process. Permits for multifamily residential projects are typically discretionary; before a project can be approved, decision-makers must conduct a public hearing, make findings that these projects comply with adopted regulations, and consider whether these projects would result in environmental impacts. Most large housing tracts and multifamily housing projects are subject to discretionary review in Santa Barbara County. Exceptions include development proposed within the MRO zone district, small group facilities in some residential zone districts, and small SROs in some commercial zones (Table F-10).

Plan Review Process

Residential development projects are processed according to the permits required in each zone as summarized in Table F-10. Most individual single-family residential projects require only a LUP or in the Coastal Zone, a CDP. Projects that involve subdivisions, whether small or large, and all multifamily residential projects require some level of discretionary review and environmental review. Many residential projects are required to undergo design review if they are located in urban or suburban areas for which a community plan and design guidelines have been adopted, or if the project is subject to a discretionary permit. A summary of these processes and the targeted timelines for approval of the zoning permits are provided in Table F-12 below.

Table F-12. Application Processing Requirements and Estimated Processing Time

Approval Process by Unit Type		Single-Family Dwelling	Qualifying Small Single-Family Subdivision	Larger Single-Family Subdivision	Multifamily Residential
Application Processing	Application and Site Plan Review	✓	✓	✓	✓
	Planner feedback within 10 days	✓	N/A	N/A	N/A
	Application Completeness Review within 30 days	N/A	✓	✓	✓
	Design Review	Maybe	✓	✓	✓
	Consistency with land use code regulations	✓	✓	✓	✓
	Consistency with Comprehensive Plan policies including community plans	✓	✓	✓	✓
Environmental Review	Categorical Exemption	N/A	✓	N/A	N/A
	Prepare/post Notice of Exemption		✓		
	Prepare Initial Study/Draft Negative Declaration OR Draft Environmental Impact Report (EIR)		N/A	✓	✓
	Environmental Hearing			✓	✓
	Prepare final document			✓	✓
	If EIR, prepare a response to comments			✓	✓
Hearing(s)	Staff Report Preparation	N/A	✓	✓	✓
	Zoning Administrator		✓	N/A	N/A
	Planning Commission		N/A	✓	✓
Estimated Total Processing Time		4-8 weeks	4-6 months	6-12 months	8-12 months

The general procedure for processing a zoning permit application begins by speaking with P&D staff to determine which ministerial or discretionary actions and environmental clearances are required, estimate fees based on the required permits and approvals, and determine plan and application submittal requirements. P&D strongly encourages the use of Planner Consultations and Pre-Applications to provide project applicants with more information regarding submittal and

processing requirements to streamline processing once the application is submitted. Once the application and plans are submitted and the fees are paid, P&D staff reviews the submitted materials and stays in contact with the applicant if any corrections are necessary. Except for ZCs, most permits require noticing of the submittal, including a placard to be posted on the site and displayed until project approval and a 10-day appeal period. Additional noticing is required 10 days before a public hearing when a hearing is required. The number of hearings required varies, but once approval is granted, there is a 10-day appeal period before the approval is deemed final.

For projects that undergo a discretionary permit process, subsequent clearances are required before grading and building permits can be issued and construction commences. If the project involves a subdivision, departments that required conditions on the tentative map, including P&D, must issue clearances to the County Surveyor, who processes the final map and brings it to the Board of Supervisors for final approval and recordation. For CUPs and DVPs, P&D issues a LUP or ZC when the project applicant has complied with all conditions of approval that must be met before a grading or building permit can be issued. The zoning ordinances set timeframes for applicants to obtain these clearances following the discretionary permit approval at which time the discretionary approval expires. However, the codes also allow applicants to request a time extension (Table F-13). The estimated processing time for these follow-up clearances is not reported due to the highly variable nature of each project and non-governmental constraints.

Table F-13. Permit Expirations and Time Extensions

Permit	Approval Expiration	Issued Permit Expiration	Time Extension
Zoning Clearance	N/A ¹	2 years	Once for 12 months
Land Use Permit	12 months	2 years	Once for 12 months
Coastal Development Permit	12 months	2 years	Once for 12 months
Development Plan	5 years	N/A	Once for 12 months
Conditional Use Permit Minor Conditional Use Permit	Determined by review authority, otherwise 18 months	N/A	Once to be determined by the review authority
Grading Permit	180 days		Possible
Building Permit	180 days		Possible

Notes:

1. A Zoning Clearance is approved and issued concurrently.
2. A Development Plan is not an issued permit. To avoid expiration, substantial physical construction must be completed.
3. A Conditional Use Permit or Minor Conditional Use permit approval will expire unless the follow-up permit (LUP or ZC) has been issued.

Sources: LUDC Chapter 35.82 and Section 35.84.030; MLUDC Chapter 35.472 and Section 35.474.030; CZO Section 35-169.6 and Section 35-179B

Interdepartmental Application Processing and Review

In addition to the zoning and building permits that P&D requires and issues before the commencement of construction, projects may require additional review from other County departments, including County Fire, Parks, Public Works (Flood Control District, Project Clean Water, and Transportation Division), Public Health (Environmental Health Services), and Surveyor. In some cases, depending on the specifics of a project, a permit from another County department might be required (e.g., a road encroachment permit from Public Works, or a permit for an on-site wastewater treatment system from Public Health).

The County does not currently have a one-stop location for all development permitting needs. However, P&D staff coordinates application review with each department with permit authority to ensure concurrent processing, including accepting the submittal of each department's application processing fees with the submittal of P&D's application submittal fees, and hosting and scheduling meetings of the Subdivision/Development Review Committee (SDRC). The SDRC is comprised of staff from each County department that may have permit or review authority over an element of a project including the authority to require conditions of approval to ensure a project is consistent with applicable chapters of the County Code (e.g., Fire Prevention or Floodplain Management). In addition, the department's website (<https://www.countyofsb.org/160/Planning-Development>) provides extensive information regarding the development process, including processing flow charts, application materials, and fee schedules, in addition to the land use, building, and grading codes and the Comprehensive Plan. Finally, P&D has recently established the ability to submit application materials and fees online to improve timelines from permit processing.

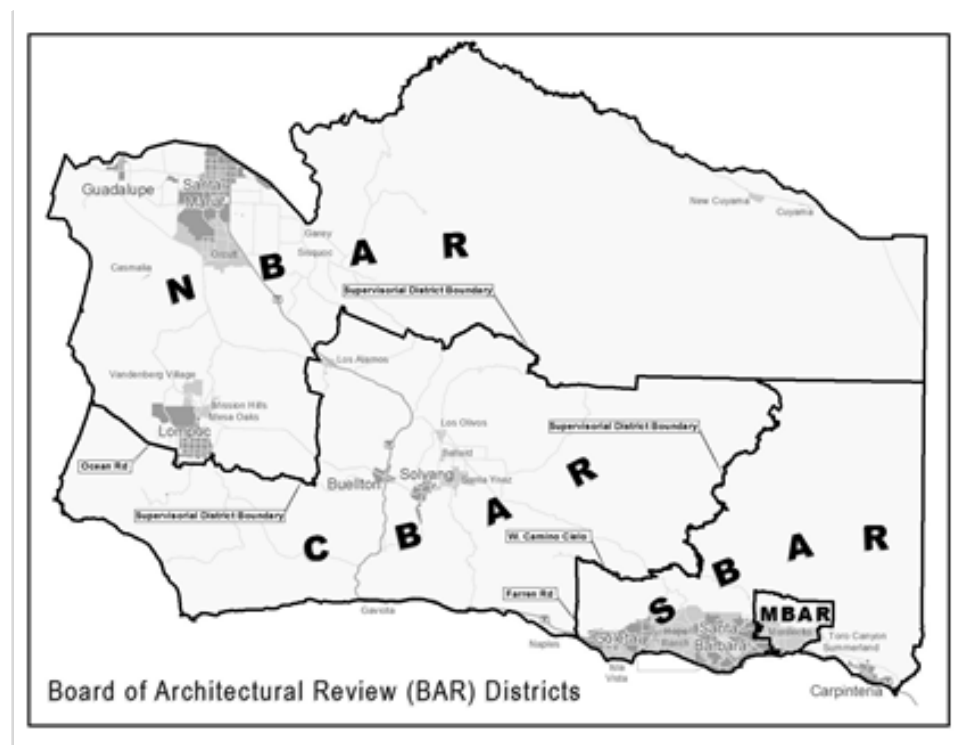
Design Review

According to LUDC Section 35.82.070, MLUDC Section 35.472.070, and CZO Section 35-184.1 the purpose and intent of design review are to encourage development that exemplifies the best professional design practices, to benefit surrounding property values, enhance the visual quality of the environment, and prevent poor quality of design. The design review process includes analysis of proposed architectural styles, construction materials, colors, landscape design and plant materials, lighting, and similar factors. Design review is required for all projects that require a discretionary permit (DVP, MCUP, and/or CUP), which typically includes multifamily projects and subdivisions that include the development of residential units, including single-family dwellings. In addition, design review is required for SFDs and duplexes that are not subject to discretionary permits where they are located in visually sensitive areas (e.g., hillsides, ridgelines, and scenic view corridors), where they are subject to the Design Control Overlay or Critical Viewshed Corridor Overlay, and/or where located within all or a portion of the following community and area plans: Eastern Goleta Valley, Gaviota Coast, Goleta, Los Alamos, Mission Canyon, Montecito, Orcutt, Santa Ynez Valley, Summerland, Toro Canyon). Design review is also required for most structures in the commercial and industrial zones, including residential structures where allowed, and is

required for all structures within the special purpose zones that allow mixed use zones (i.e., MU, OT-R/LC, and OT-R/GC).

As the county adopted regulations resulting in more development needing design review, the countywide Board of Architectural Review (BAR) twice-monthly schedule and agendas became compacted. In 2002, the County increased its design review capacity by establishing the Montecito Board of Architectural Review (MBAR) as a separate design review authority to review the significant number of applications within the Montecito Community Plan area. Following this success, in 2005, the County further increased its design review capacity by replacing the countywide BAR with three regional BARs – South County (SBAR), Central (CBAR), and North (NBAR). As a result, design review is now conducted by one of four regional BARs depending on the project's location. The use of regional BARs has allowed projects to move through the design review process more efficiently, while applicants and developers can become familiar with regional design expectations, which can vary substantially between communities. The SBAR and MBAR meet twice a month; the CBAR and NBAR meet once a month. Combined, the four BARs conduct approximately 72 individual hearings a year.

Figure F-1. Regional Boards of Architectural Review



Design review is conducted in three phases: Conceptual, Preliminary, and Final. Conceptual Review for discretionary projects is conducted concurrently with project review and typically does not constitute a substantial time delay before public decision-maker hearings. Preliminary and Final Review and Approval are conducted after the project has been approved by the applicable

decision-maker. After the initial Conceptual Review, design review for ministerial residential projects, including SFDs, also proceeds concurrently with the ministerial permit review and does not cause substantial time delays. Preliminary Approval is required before ministerial permit approval and Final Approval is required before permit issuance; however, the BARs often grant Preliminary and Final Approvals concurrently for further efficiencies.

The County has adopted bylaws for each regional BAR, which establish the rules and procedures that govern each BAR's members and meetings to ensure uniformity of procedure, fairness to the public and interested parties, and compliance with legal requirements in matters heard by the BARs. These bylaws are also intended to assist the public to understand and participate in the design review process.

The LUDC, MLUDC, and CZO require the regional BARs to make findings to approve all design review applications (Table F-14). The findings are also incorporated into the bylaws for each regional BAR. These findings are materially the same across the ordinances and the bylaws; however, the CZO and several community plans require that additional design review findings be made. Within the jurisdictional area of the NBAR, the review of SFDs by the NBAR is advisory and does not require preliminary or final approvals (LUDC Subsection 35.82.070.C.2.b.). In addition, the BARs must review proposed projects for consistency with specific design standards and guidelines where adopted for several unincorporated communities, including Eastern Goleta Valley, Gaviota Coast, Los Alamos Bell Street, Mission Canyon, Montecito, Old Town Orcutt, and Summerland. When applicants follow the design guidelines, they help to decrease the likelihood of major project redesign during the permit review process.

Table F-14. Board of Architectural Review Findings

LUDC and CZO	MLUDC
Overall structure shapes, as well as parts of any structure (buildings, fences, screens, signs, towers, or walls) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the subject property.	Overall structure shapes, as well as parts of any structure (buildings, fences, screens, signs, towers, or walls) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the property.
Electrical and mechanical equipment will be well integrated into the total design concept.	Electrical and mechanical equipment will be well integrated into the total design concept.
There will be harmony of color, composition, and material on all sides of a structure.	There will be harmony of color, composition, and material on all sides of a structure.
There will be a limited number of materials on the exterior face of the structure.	There will be a limited number of materials on the exterior face of the structure.
There will be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.	There will be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.

Table F-14. Board of Architectural Review Findings (Continued)

LUDC and CZO	MLUDC
Site layout, orientation, and location of structures and signs will be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the site.	Site layout, orientation and location of structures and signs will be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the site with consideration for public views of the hillsides and the ocean and the semi-rural character of the community as viewed from scenic view corridors as shown on Figure 37, Visual Resources Map in the Montecito Community Plan EIR (92-EIR-03).
Adequate landscaping will be provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing vegetation, selection of plantings that are appropriate to the project, and that adequate provisions have been made for maintenance of all landscaping.	Adequate landscaping will be provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing vegetation, selection of plantings that are appropriate to the project and that adequate provisions have been made for the maintenance of all landscaping.
Signs, including associated lighting, are well designed and will be appropriate in size and location.	Signs including associated lighting are well designed and will be appropriate in size and location.
The proposed development is consistent with any additional design standards as expressly adopted by the Board for a specific local area, community, or zone in compliance with [LUDC Subsection 35.82.070.G. and CZO Section 35-144A](Local design standards).	The proposed development will be consistent with any additional design standards expressly adopted by the Board for a specific local community, area or district in compliance with [MLUDC Subsection 35.472.070.G and CZO Section 35-144A] (Local design standards).
	Grading and development is designed to avoid visible scarring and will be in an appropriate and well designed relationship to the natural topography with regard to maintaining the natural appearance of the ridgelines and hillsides.
Additional Findings within the Coastal Zone	
In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.	
In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.	
Additional Findings within Community Plan Areas	
Additional findings required for Design Review applications within the Eastern Goleta Valley area. Where Design Review is required in compliance with Subsection 35.28.080.E (Eastern Goleta Valley), plans for new or altered structures will be in compliance with the Eastern Goleta Valley Residential Design Guidelines, as applicable. The Eastern Goleta Valley Residential Design Guidelines, which are intended to serve as a guide only, shall constitute “additional design standards” for purposes of [LUDC] Subsection 35.82.070.F.1.(i) and [CZO] Subsection 35-184.6.k.	

Table F-14. Board of Architectural Review Findings (Continued)

LUDC and CZO	MLUDC
<p>Additional findings required for Design Review applications within the Summerland Community Plan Area.</p> <ol style="list-style-type: none"> Plans for new or altered structures will be in compliance with the Summerland Residential and Commercial Design Guidelines, as applicable. Permitted encroachments of structures, fences, walls, landscaping, etc., into existing public road rights-of-way are consistent in style with the urban and rural areas and minimize adverse visual or aesthetic impacts. Landscaping or other elements are used to minimize the visual impact of parking proposed to be located in front setback areas. If Monterey or Contemporary architectural styles are proposed, the design is well executed within the chosen style, and the style, mass, scale, and materials proposed are compatible with the surrounding neighborhood. <p><i>In the Coastal Zone, the following additional findings are required:</i></p> <ol style="list-style-type: none"> If located in the Rural Area: <ol style="list-style-type: none"> All structures (primary and accessory structures, including residences, garages, guest houses, barns, corrals, sheds, greenhouses, lath houses, artist studios, etc.) and private driveways are located on slopes of 20 percent or less. Special attention is focused on the design of future structures in order to minimize use of large vertical faces. Large understories and exposed retaining walls shall be avoided. All structures, fences, walls, and roofs are constructed using medium to dark earthtone colors and construction materials that are compatible with the natural surroundings. All colors blend in with the surrounding soils, vegetation, and rock outcroppings. Light colors such as white, offwhite, grey, etc., are not used. Night lighting is of low intensity, and is hooded, shielded, and directed away from property boundaries. Any necessary retaining walls shall be constructed in earthtones using materials or construction methods that create a textured effect and, where feasible, native groundcovers are planted to cover retaining walls from view. All cut and fill slopes are planted with native drought-tolerant groundcover immediately after grading is completed. All mitigation measures required for minimizing impacts on agricultural resources are applied as aesthetic mitigation measures such that the existing rural agricultural setting is preserved. 	
<p>Additional findings required for Design Review applications within the Toro Canyon Plan Area. All non-agricultural structures are in compliance with Subsection 35.28.210.H.1 (Development standards).</p>	
<p>Additional findings required for Design Review applications within the Los Alamos Community Plan area. Where Design Review is required in compliance with [LUDC] Subsection 35.28.080.F (Los Alamos Community Plan), plans for new or altered structures will be in compliance with the Los Alamos Bell Street Design Guidelines, as applicable. The Los Alamos Bell Street Design Guidelines, which are intended to serve as a guide only, shall constitute “additional design standards” for purposes of [LUDC] Subsection 35.82.070.F.1.(i).</p>	
<p>Additional findings required for Design Review applications within the Mission Canyon Community Plan area.</p> <ol style="list-style-type: none"> Plans for new or altered structures subject to the provisions of [LUDC] Section 35.28.080 (Design Control (D) Overlay Zone) are in compliance with the Mission Canyon Residential Design Guidelines as applicable. Large visible understories (greater than four feet in height) and exposed retaining walls are minimized. Retaining walls are colored and textured (e.g., with earth tone colors and split face details) to match adjacent soils or stone, and visually softened with appropriate landscaping. 	

Table F-14. Board of Architectural Review Findings (Continued)

LUDC and CZO	MLUDC
<p>d. The visible portion of a retaining wall above the finished grade does not exceed a height of six feet as measured from the bottom of a footing to the top of the wall. The BAR may grant an exemption to this finding if a written finding is made that the exemption is necessary to allow a project that:</p> <ol style="list-style-type: none"> (1) Furthers the intent of protecting hillsides and watersheds; (2) Enhances and promotes better structural and/or architectural design; and (3) Minimizes visual or aesthetic impacts. <p>e. Landscaping and hardscaping located in the public right-of-way are consistent in style with the semi-rural character of Mission Canyon.</p> <p>Additional findings required for Design Review applications within the Scenic Corridor – Mission Canyon (SC-MC) overlay zone.</p> <p>a. New structures or alterations to existing structures will not impede views of, or interfere with the visual and historic character of the scenic corridor.</p> <p>b. New structures or alterations to existing structures have been reviewed within the context of the traditional and historical architectural setting in the vicinity, including Mission Santa Barbara, the Santa Barbara Museum of Natural History, “Glendessary House” (a County Landmark), and “Rockwood” (the Santa Barbara Woman’s Club). While no particular architectural style is prescribed for this area, project design should promote a smooth transition from the City of Santa Barbara’s “El Pueblo Viejo Landmark District” (around the Mission) to Mission Canyon. In this area, high-quality construction and materials for exterior finishes are used.</p> <p>c. Where a traditional Spanish architectural style is proposed that incorporates a tile roof, a two-piece terra cotta (Mission “C-tile”) roof is used.</p> <p>d. New or altered fences, gates, gateposts, and walls are consistent with the architectural style of the structure, are compatible with the visual and historical character of the setting, are colored with appropriate earth tone colors to match adjacent soils or stone, are visually softened with appropriate landscaping, and make use of high-quality construction and materials.</p>	
<p>Additional findings required for Design Review applications within the Mixed Use (MU) zone. A Design Review application for a project located on property zoned MU shall be approved or conditionally approved only if the BAR first makes all of the findings required in compliance with [LUDC] Subsection 35.26.030.E (Design review required) and Subsection 35.26.050.E.8.h (Design criteria).</p>	
<p>Additional findings required for Design Review applications within the Gaviota Coast Plan area. Where Design Review is required in compliance with Subsection B.3, above, plans for new or altered residential structures and structures that are accessory to residential structures will be in compliance with the Gaviota Coast Plan Design Guidelines, as applicable. The Gaviota Coast Plan Design Guidelines, which are intended to serve as a guide only, shall constitute “additional design standards” for purposes of [LUDC] Subsection 35.82.070.F.1.i. and [CZO] Subsection 35-184.6.k.</p>	
<p>Additional Findings of the SBAR/CBAR/NBAR</p>	
<p>All visible on-site utility services are appropriate in size and location.</p>	
<p>All exterior site, structure and building lighting is well-designed and appropriate in size and location.</p>	
<p>Consistency and unity of composition and treatment of exterior elevation</p>	

Sources: Santa Barbara 2021b-d

The design review process and procedures themselves do not typically constitute a significant constraint to residential and mixed use development. In addition, the conversion of one countywide BAR to four regional BARs tripled the County’s design review capacity allowing more

projects to be reviewed in any given year. Occasionally, the SBAR or MBAR agenda closes early (i.e., reaches capacity) requiring a two-week delay until the next hearing. However, this situation is uncommon and rarely occurs with the CBAR or NBAR. Most often, a hearing delay is due to the project applicant requesting a continuance. Thus, in general, the design review process is not a significant governmental constraint on residential development.

The design guidelines adopted for several communities provide a roadmap for project designers and applicants to more easily obtain design review approval. In part, design guidelines ensure that new residential development is compatible with the character of the surrounding area and enhance the visual quality of the environment. This may help overcome neighborhood opposition to some higher-density affordable and special needs housing projects. However, some design guidelines are subjective rather than objective, requiring the BARs to exercise discretion when applying them to each project. In addition, for those areas of the County where design review is required but no design guidelines have been adopted, the BARs have more discretion. The intent of design guidelines is to expedite the design review process, ensure good design and neighborhood compatibility, allow design flexibility, and express the preferred aesthetics of the built environment as desired by each community having adopted design guidelines. However, the lack of objective design standards coupled with the generally subjective BAR findings can slow the review of residential projects, especially MFDs that provide higher density and affordable housing. Program 16 directs the County to expand the Objective Design/Development Standards to the LUDC, MLUDC, and CZO, including in regard to multifamily residential projects.

Review and Approval Timelines

County P&D considers the development review process from application submittal to the issuance of the planning permit. Although the County strives to process discretionary permits within six to 12 months without continuances or appeals, project timelines can vary and are, in part, dictated by the level of environmental analysis required. Projects requiring an Environmental Impact Report (EIR) can take longer; projects eligible to take advantage of CEQA streamlining provisions can experience shortened estimated timelines. Most discretionary permits require more time for a variety of reasons. Lengthy review periods, multiple applications, unique site constraints, and sensitive environmental habitats require additional information to be submitted and reviewed.

The County has limited lands available for development within its urban areas, while much land that would be relatively easy to develop with respect to physical constraints on the land is mostly zoned and used for agriculture. Even for properties that carry residential land uses and zoning designations developers often request general plan amendments (GPA) and rezones to change the allowed density and zoning to achieve their vision. In addition, few developers have historically been willing to construct anything other than SFDs except for units that will be used to fulfill the on-site affordable housing component. As a consequence, these issues result in the need for significant additional application review and environmental impact analysis (e.g., proposed GPAs and rezones can only rarely rely on a Program EIR adopted for a community plan), increased public

scrutiny and controversy, and additional hearings, including Board of Supervisors hearings for GPAs and rezones. All of these issues can result in approval delays and increased permitting costs.

As discussed further below, P&D actively implements several permit streamlining practices to reduce delays. P&D also accepts applications both in person and electronically. Certain minor construction projects can be reviewed in person at the public counter by appointment only, and all construction projects can be submitted electronically for plan check. In addition, P&D has been actively updating and streamlining its applications, which now are available on the website, and is currently working to develop an online permitting system and electronic plan check procedures, including reviewing and troubleshooting new software and procedures to improve the process and reduce associated timelines. Processing times from application submittal through inspection requests for construction projects will vary depending on the project type, size, and complexity.

SFD Processing Times

Staff reviewed permit processing data for 715 SFDs that were approved between January 1, 2017, and June 30, 2022, and removed 39 projects from further analysis because they were processed with a discretionary permit and/or took more than 1,000 days to achieve approval. Analyzing the remaining 676 SFDs reveals that the average processing time from application submittal to approval was 163 days. As there remains a significant number of projects that took longer to process, staff also calculated the median processing time to permit approval to be 77 days. Of the 676 SFDs approved, 192 permits were issued by the end date of the data selection (June 30, 2022). The average time from application submittal to permit issuance was 316 days and the median timeframe to permit issuance was 259 days.

SFD permits that were processed most rapidly primarily consisted of dwellings originally approved by a subdivision development plan, which were being constructed in compliance with the model homes approved by the discretionary permit, followed by reconstruction of dwellings that were destroyed by wildfire to the same size and footprint as the destroyed dwelling or with minor modifications and/or additions, or were manufactured homes. SFD permits that took longer to process typically involved individual construction projects, often custom-built and requiring design review, some of which were located on vacant lots, but the majority of which involved the demolition of an existing dwelling. None of these projects required environmental review.

MFD Processing Times.

The same data set of residential projects approved between January 1, 2017, and June 30, 2022, revealed only four MFD projects approved. Of these, only one went through the standard discretionary development review process involving a DVP. This project, a 27-unit apartment building on the South Coast, required 810 days to obtain the discretionary permit approval and, as of the date of the Housing Element Update, the follow-up ZC to clear conditions of approval before building permits can be issued. Even this project required a GPA and rezone as one of the two parcels on which it is to be constructed was not rezoned to DR-20 as was the main parcel as part

of the 2015 EGVCP. At 0.11 acres and zoned C-2 it is unlikely it would have developed independently. The necessary GPA and rezone required additional time and processing costs.

Another example of multifamily residential development is Key Site 17 in Orcutt in North County. The Key Site 17 project was approved on December 7, 2022, and is a 100 percent senior housing and residential care facility for the elderly, including independent living and assisted living residential units and memory care that combined will house over 100 seniors. Although the discretionary permits (a DVP and MCUP) took 685 days to process approval, it was facilitated by a previous GPA and rezone for the site from eight units per acre to 20 units per acre, which took almost five years to be approved.

Permit Streamlining Practices.

Permit requirements and design standards add time and cost to projects. The County strives to process permits efficiently and ensure that all requirements add value to the decision-making process. The County also continues to implement opportunities to streamline and clarify ordinance provisions. As a result of these efforts, the County's standard practices include:

- Regular review of permit requirements to identify project types that would benefit from a lower level permit type (e.g., discretionary to ministerial permit, or higher level discretionary permit to a lower level discretionary permit) and amend the zoning ordinances commensurately.
- Utilize a “fast track” permit process for projects that provide a large number of units at affordable levels or for persons with disabilities under state law provisions for qualifying housing projects.
- Make a completeness determination on a discretionary application within the 30 days required by state law.
- Review complex ministerial permit applications and provide feedback to the applicant within 10 days of submittal.
- Complete environmental review and permit processing concurrently, rather than sequentially, when applicable.
- Streamline the environmental review process, including combining Initial Studies with Mitigated Negative Declarations (MND) where feasible to reduce both elapsed time and total permit review time.
- Regular use of program EIRs for comprehensive planning projects, such as community plans and this Housing Element Update, to analyze potential environmental impacts on sites identified in comprehensive planning documents as “key sites,” “housing opportunity sites,” and currently, sites to be rezoned to meet the County's RHNA for the 2023-2031 planning period. Using a program EIR allows streamlined environmental review for future development on those sites, as the future development projects can tier from the program EIR, resulting in substantial savings in processing time and costs to the developer.

In addition to the continued permit streamlining listed above, the County also maintains a consistent set of Key Performance Indicators. These processing goals set the standards that County staff is expected to meet. Typical examples of these measures include, but are not limited to the following:

- Providing initial planner feedback to applicants within 10 working days of receipt of an application with submittal needs and advisory information.
- Approving ministerial permits within 60 days of application submittal.
- Providing applicants with an initial estimate of costs that are within 10 percent of actual costs.
- Issuing complete or incomplete letters within 30 days of submittal or re-submittal on discretionary applications.
- Presenting CEQA-exempt discretionary projects to the review authority within four months of completeness determination.
- Presenting discretionary projects requiring a Negative Declaration (ND) to the review authority within six months of completeness determination.

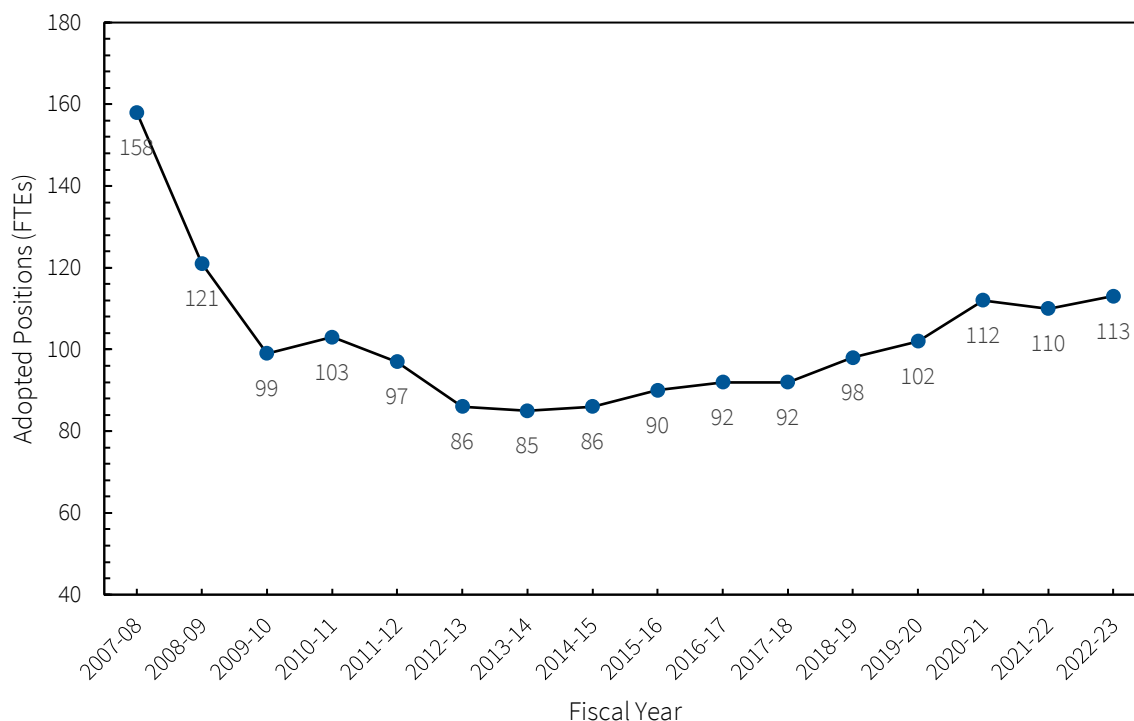
The ability of staff to satisfy these measures is monitored quarterly. Failures to consistently meet these measures are addressed either on an organizational level, with training or staffing changes, or on an individual level via employee performance evaluations.

County Staffing Levels

County staffing in the permit processing divisions declined steeply 15 years ago coinciding with the Great Recession and a downturn in application submittals. Permit processing for individual cases can take longer when a smaller staff manages higher caseloads or during periods of turnover and when new staff is being trained. This additional processing time results in added carrying costs to developers and investors. Staff shortages may also affect the County's ability to administer housing programs that create additional housing opportunities. Future programs that add administrative tasks to staff may not be successfully implemented without sufficient staffing.

Staffing trends over the past 15 years are depicted in Figure F-2. Since the adoption of the last Housing Element in 2015, P&D has seen a growth in staffing numbers commensurate with an increase in permit applications as the County recovered from the recession. Permitting staff (65 percent) and enforcement staff (6 percent) make up 71 percent of total P&D staff.

Figure F-2. County of Santa Barbara Planning and Development Staffing Trends (2007-2023)



Source: Santa Barbara County 2015a, Santa Barbara County 2022d

In fiscal year 2022-2023, the Board of Supervisors added 3.2 full-time equivalent (FTE) positions in response to County management consultant recommendations: one Department Business Specialist, one Planner for permitting, and one Supervising Planner for Long Range Planning. The additional 0.20 FTE results from exchanging one part-time planner position (0.80 FTE) for one full-time planner position (1.0 FTE).

The County continues to experience staffing turnover and vacancies. Staffing turnover can lead to delays in permit application review, processing, or approvals while new staff is being trained in County planning procedures.

Findings for Discretionary Permits

Key discretionary permit findings necessary for the approval of residential developments are those made for projects requiring CUPs and DVPs. These permits include procedures for processing requests to modify various development standards when justified by the proposed development and site conditions. Other discretionary permits, such as Modifications and Variances, are rarely used and when they are, it is typically for small projects that otherwise require administrative permits (e.g., LUPs, CDPs, and ZCs). The findings required for approval of MCUPs, CUPs, and DVPs are presented in Table F-15.

Table F-15. Findings for Discretionary Permits

MCUP and CUP	DVP
a. The site for the proposed project is adequate in terms of location, physical characteristics, shape, and size to accommodate the type of use and level of development proposed.	a. The site of the proposed project is adequate in terms of location, physical characteristics, shape, and size to accommodate the density and intensity of the development proposed.
b. Significant environmental impacts will be mitigated to the maximum extent feasible.	b. Adverse impacts will be mitigated to the maximum extent feasible.
c. Streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.	c. Streets and highways will be adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.
d. There will be adequate public services, including fire protection, police protection, sewage disposal, and water supply to serve the proposed project.	d. There will be adequate public services, including fire and police protection, sewage disposal, and water supply to serve the proposed project.
e. The proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will be compatible with the surrounding area.	e. The proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will not be incompatible with the surrounding area.
f. The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan, including any applicable community or area plan. ¹	f. The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan. ¹
g. Within Rural areas as designated on the Comprehensive Plan maps, the proposed use will be compatible with and subordinate to the rural and scenic character of the area.	g. Within Rural areas as designated on the Comprehensive Plan maps, the use will be compatible with and subordinate to the agricultural, rural, and scenic character of the rural areas.
--	h. The project will not conflict with any easements required for public access through, or public use of a portion of the subject property.
Additional Findings within the Montecito Community Plan Area	
i. The proposed project will not adversely impact recreational facilities and uses.	i. The proposed project will not adversely impact recreational facilities and uses.
Additional Findings for Sites Zoned Mixed Use (MU)	
--	j. The density and type of mixed use development are consistent with all applicable Comprehensive Plan policies and incorporate any other conditions specifically applicable to the lots that are identified in the Comprehensive Plan
--	k. The mixed use development will not be detrimental to the health, safety, comfort, convenience, property values, and general welfare of the neighborhood.

Table F-15. Findings for Discretionary Permits (Continued)

MCUP and CUP	DVP
--	l. The existing and proposed circulation is suitable and adequate to serve the proposed uses.
--	m. The structures are clustered to the maximum extent feasible to provide the maximum amount of contiguous open space.
--	n. The mixed use development will not adversely affect necessary community services (e.g., fire protection, police protection, sewage disposal, traffic circulation, and water supply).
--	o. The proposed mixed uses are sited and designed to ensure the compatibility of the uses.
Additional Findings for Sites Zoned Planned Residential Development (PRD)	
--	p. The density and type of the proposed development will comply with the PRD zone and applicable policies of the Comprehensive Plan including any applicable community or area plan policies.
--	q. Adequate provisions are or will be made within the proposed covenants, conditions, and restrictions to permanently care for and maintain public and common open spaces and recreational areas and facilities.
--	r. The structures are clustered to the maximum extent feasible to provide the maximum amount of contiguous open space.
Additional Findings within the Coastal Zone	
s. The project is in conformance with the applicable provisions and policies of this Article [CZO] and the CLUP ²	s. The project is in conformance with 1) the Comprehensive Plan including the CLUP and 2) the applicable provisions of this Article [CZO].
t. The project will not conflict with any easements required for public access through, or public use of a portion of the subject property.	t. The project will not conflict with any easements required for public access through, or public use of a portion of the subject property.
u. The proposed use is not inconsistent with the intent of the zoning district.	--

Notes:

1. Although some versions of the findings that require a finding of consistency with the Comprehensive Plan do not mention community plans specifically, community plans are an integral part of the Comprehensive Plan and therefore, findings of consistency with applicable community plans are always required.
2. The CLUP functions as the LUE of the Comprehensive Plan for the coastal zone.

Sources: Santa Barbara 2021b-d

As shown in Table F-15, most of the findings for CUPs and DVPs are the same. The findings establish the standards of decision-making to promote development certainty. Although these permits are discretionary, to promote development certainty for residential projects, especially projects that provide affordable housing, the findings for approval for residential projects should be objective. Findings “e”, “g”, and “k” above are subjective, as they can be construed to impede housing development. Therefore, the Housing Element Update includes Program 16, which will direct the County to modernize the multifamily and residential zone districts, including language clarification.

Streamlined Review and Objective Design Standards

In recent years, the State continues to enact laws to streamline the permit process for a variety of qualifying housing developments. Key among these that are focused on streamlining permit review include:

- SB 35 (2017) requires the availability of a streamlined ministerial approval process for eligible developments to facilitate and expedite the construction of housing. Eligible developments must include a specified level of affordability, be on an infill site, comply with existing residential and mixed use general plan or zoning provisions, and comply with other requirements such as locational and demolition restrictions.
- AB 2162 (2018) requires supportive housing to be allowed without a CUP or other discretionary review in zones where multifamily and mixed uses are permitted, including non-residential zones permitting multifamily uses, provided the housing development satisfies several requirements.
- SB 330 (2019), the Housing Accountability Act, seeks to boost homebuilding by expediting approvals for housing developments, including application processing times, for example, by limiting the number of hearings and permit processing timeframe to expedite prioritized housing developments.
- SB 9 (2021) requires a ministerial review process for the eligible development of up to two principal dwelling units on a parcel in a single-family residential zone. The bill also requires a ministerial review process for eligible “urban lot splits,” to create two new parcels for residential uses in a single-family residential zone.

The County has not yet adopted amendments to the zoning ordinances to implement the provisions of these and other recent state laws; however, when the County receives an application for development that qualifies for one or more of these streamlined review processes, the County processes the application in compliance with the applicable law(s), including the consideration of only objective development and design standards. The County has approved at least five projects in compliance with one or more of these state laws and at least five other eligible projects are pending in the early pre-application stage. The Housing Element Update includes Programs 2, 3, 9, 10, 13 16, and 19, which include amendments to the County’s zoning ordinance.

As discussed in the design review section above, many of the community and area plans in the unincorporated county include adopted design guidelines appropriate for maintaining the unique character of each community. Some of the design guidelines would qualify as objective standards while others would not. Under Program 16, the County will expand the Objective Design/Development Standards to the zoning ordinances, which may include a review of all of the adopted design guidelines to ensure only objective design guidelines will apply to qualifying residential projects. Meanwhile, as with the laws requiring streamlined review, the County is following administrative procedures to consider only objective design standards in the review and approval of qualifying housing projects, as described in *Chapter 5, Housing Plan and Resources*.

F.7. On-site and Off-site Improvement Standards

Site improvements are an important component of new development and include water, sewer, circulation, and other infrastructure needed to support development. The site improvement standards required by the County are similar to those required by other jurisdictions throughout California. They are intended to protect public health and safety by providing sufficient water and safe sewage disposal, ensuring adequate access (including emergency egress and ingress), separating vehicle and pedestrian traffic, promoting multimodal transportation in urban areas (e.g., bus stops and bike lanes), and providing adequate drainage and reduced flooding potential and exposure.

On-site and off-site improvements can affect the cost of housing; however, the improvement standards are intended to provide a uniform and equitable development framework. For example, sidewalk, landscaping, transit, and curb improvements can benefit pedestrians, cyclists, and people using mobility devices. People may choose to not own a car and instead use that money for housing when a neighborhood provides equitable access to a variety of transportation modes.

Some level of site improvement is required for all residential development in the County, and while necessary improvements may vary, they typically include connection to existing utilities such as water, sewer, gas, and electrical. Other projects including subdivisions and larger residential projects may require the construction of both on-site and off-site improvements of roads, water, sewer, gas, and electrical infrastructure, utility easements, storm drainage systems, and other improvements that are necessary to support the development. Required circulation improvements usually include curb, gutter, and sidewalk installation, in addition to access roads that meet fire district requirements for width and slope. A comprehensive list of typical site improvement standards is provided in Table F-16.

Table F-16. Site Improvement Standards

Improvement Category	Applicable Project	Improvement Type
Fire Protection/Emergency Access¹		
Road/Driveway	One or two residential parcels, with no more than two dwelling units on either parcel, not including ADUs or JADUs.	In urban areas, a 12-foot driveway shall be paved In rural areas, a minimum 12-foot driveway or road shall be all-weather with a 16-foot unobstructed horizontal clearance
	3 or more residential parcels	In urban areas, 20-foot access shall be paved In rural areas, 20-foot access shall be all-weather and consist of two 10-foot traffic lanes with 2-foot shoulders
Water Storage (required for residential projects located in areas outside of water purveyor districts)	Non-sprinklered Residences (new non-sprinklered residences are not allowed)	Any new one- and two-family dwellings shall have stored water according to Table B105.1(1) of the California CFC Appendix B or according to NFPA 1142 calculations
	Sprinklered Residence	Any new one- and two-family dwellings shall have stored water according to Table B105.1(1) of the CFC Appendix B or according to NFPA 1142 calculations
Fire Hydrants (Requirements for One- and Two-family Dwellings)	Located in an Extreme High Fire Hazard Area	The required number and spacing of fire hydrants shall be according to Table C102.1 of the CFC Appendix C
	Located in an Urban or Rural Developed Neighborhood	The required number and spacing of fire hydrants shall be according to Table C102.1 of the CFC Appendix C
	Located on a Rural 5- to 10-acre lot	600 feet/hydrant spacing with 500 gallons per minute flow rate
	Located on a Rural lot larger than 10 acres	800 ft/hydrant spacing with 500 gallons per minute flow rate
Vegetation Clearance	Residential projects located in high fire hazard areas.	Site-specific/subject to the approval of a Vegetation Management Plan
Roads/Transportation Infrastructure²		
Road/Driveway	Primary Residential Street [1,000 or more average daily traffic (ADT)s]	40-foot width minimum paved surface (60-foot ROW)
	Secondary Residential Street (Fewer than 1,000 ADTs)	36-foot width minimum paved surface (48-foot ROW)
	Rural Residential Road	24-foot width minimum width (36-foot ROW)
Private Road	Private driveway over 100 feet long serving one residential lot	12-foot minimum paved surface, 2-foot shoulders, minimum total ROW shall be 16 feet
	Private driveways serving up to two residential lots	16-foot minimum paved surface, 4-foot shoulders, minimum total ROW shall be 24 feet

Table F-16. Site Improvement Standards (Continued)

Improvement Category	Applicable Project	Improvement Type
	Private driveways serving up to four residential lots	20-foot minimum paved surface, 4-foot shoulders, minimum total ROW shall be 28 feet
	Private roads serving five or more lots	20-foot minimum paved surface, 6-foot shoulders, minimum total ROW shall be 60 feet
	Commercial Driveways	25-foot minimum paved surface
Curb and Gutter	Residential Development with a net lot size of 17,400 square feet or less and all non-residential development	Standard curb and gutter Installation
Sidewalk	Residential Development with a net lot size of 14,500 square feet or less and all non-residential development	Minimum width 4.5-6.5 feet dependent on the width of the ROW 10-foot minimum width on commercial developments
Signage	New Road Intersections	New Street Name Signs
	New Roads which require some form of traffic control	All necessary regulatory and warning traffic signs
Underground Utilities/Roadway Lighting	Discretionary projects except for parcel maps	Underground utilities and install roadway lighting to IES-RP08 standards for entire parcel frontage
Flood Control³		
Drainage Improvements	All residential projects	Site-specific/subject to the approval of a Site Improvement Plan. Typically acceptable improvements include but are not limited to: the development of new drainage mechanisms (e.g., drains, ditches) and the improvement of existing downstream drainage infrastructure.
Subdivision Requirement	Residential projects with multiple family units or more than four single-family lots	Development of on-site detention basins to mitigate any increase in peak flows due to development.
		Meet Flood Control detention requirements for all units on a dedicated lot.
		Raising structure elevations so that structures are not flooded if the on-site drainage system fails.
Grading	See Grading Division	Cross-lot drainage is discouraged or requires easements.
Grading	All projects in FEMA 100-yr floodplain or Recovery Map Area	Raising structure elevations to meet County Ordinance 15A requirements.
Structure Location	All subdivision projects	Locate structures to comply with County Ordinance 15B.

Table F-16. Site Improvement Standards (Continued)

Improvement Category	Applicable Project	Improvement Type
Stormwater Control Measures⁴		
Stormwater management and runoff control measures using Low Impact Development	For urban areas, most projects 2,500 square feet or more of impervious area See details, exceptions, and performance thresholds in Project Clean Water	Four levels of performance requirements (PRs) depending on the impervious area, project type, and location PRs are inclusive and increase incrementally with the project scope PR1: Runoff reduction and site design measures without numeric thresholds PR2: Treat water quality PR3: Retain volume PR4: Maintain pre-project peak flows for 2-through 10-year storms
Landscape Irrigation		
	Any project where the aggregate landscaped area is 2,500 square feet or more	Requirements pursuant to Water Efficient Landscape Ordinance (WELo)
	Any project with an aggregate landscaped area of 500 square feet to 2,500 square feet	Requirements pursuant to Appendix D of the Water Efficient Landscape Ordinance (WELo)
Water Supply and Wastewater Disposal		
	Water and sanitary district connection requirements are set by each water, sewer, or community service district where development is proposed	See Table A-1: Water Service Provider Status and Table A-2: Wastewater Service Provider Status in <i>Chapter 3.B.6, Infrastructure and Service Constraints</i> for a list of providers
	Private water supplies (wells)	Requirements pursuant to County Code Chapter 34A and Chapter 34B
	Private On-site Wastewater Treatment Systems (OWTS)	Requirements pursuant to County Code Chapter 18C

Notes:

1. County Code Chapter 15 – Fire Prevention
2. Santa Barbara County Engineering Design Standards
3. County Code Chapter 15A – Floodplain Management and Chapter 15B – Development Along Watercourses
4. Project Clean Water <https://www.countyofsb.org/2324/New-Redevelopment>
5. ROW = right-of-way.

All improvement standards are objective. In addition, decision-makers currently have the discretion to reduce required improvement standards under the applicable chapters of the County Code provided the reduced standards will not compromise the provision of adequate services and the protection of public health and safety.

Most of the unincorporated urban areas of the County are served by a multitude of independent water and sanitation districts and Community Service Districts (CSDs); the County does not provide these services. Improvement standards and fees to connect to these services are determined by each district and, therefore, the County does not have the authority to address the

provision of these services if any of the districts' regulations constrain the provision of housing. However, state law obligates the County to provide a copy of the Housing Element Update upon its adoption to all water and sanitation districts and CSDs, which are obligated under state law to prioritize the provision of water and sanitation services to affordable housing projects over other projects.

In some areas, private wells and On-site Wastewater Treatment Systems (OWTS) are the only services available. OWTS are generally limited to single-family homes, farmworker dwellings, and ADUs located in rural areas, and several small urban townships such as Los Olivos. In compliance with state law, Chapter 18C – Environmental Health Services of the County Code, the County's adopted local agency management program (LAMP), and Chapters 34A and 34B (Wells and Domestic Water Systems, respectively) of the County Code, the County Environmental Health Services Division of the Public Health Department sets standards for the development and installation of OWTS and private domestic wells and water systems.

Consistent with state law (i.e., CEQA), the County has revised its environmental thresholds for assessing impacts to traffic from level of service (LOS) to vehicle miles traveled (VMT). However, local traffic analyses are still required to determine the need for roadway improvements related to safety and overall LOS. This analysis occurs outside of CEQA and complies with the County Circulation Element, which sets the acceptable standards for roadway and intersection levels of service, below which improvements would be required. The Circulation Element also provides exceptions for beneficial projects, defined as residential projects in which 50 percent of the units are affordable (at all levels of income affordability), or where 25 percent are affordable at low-income levels.

F.8. Fees and Exactions

F.8.1 Permit Processing Fees

The County requires payment for all processing costs associated with the review of applications for permits for development and other uses of property as required by County ordinances. P&D collects two types of fees for both planning and building permits. A fixed fee is collected at application submittal for a project that is minor and which has a consistently predictable level of staff review for the project type. A security deposit for full cost recovery is collected when a project is more complex. Such a project may require the preparation of an environmental document or a public hearing for project approval. The level of staff effort required on such a project varies significantly due more to the complexity, site characteristics, and extent of public interest rather than the permit type. For these full-cost recovery projects, P&D sends monthly invoices for actual time spent by the planner using an hourly rate (or fraction thereof). Other departments (e.g., Fire, Flood Control, Environmental Health) that review applications charge fees as well; generally speaking, these fees are one-time fixed fees and P&D accepts these fees at application submittal for the convenience of the applicant.

The fee schedule is updated annually to reflect cost changes and is posted on the P&D website (<https://www.countyofsb.org/1525/Fee-Ordinance-Schedules>). The County reviews permit timelines and real costs regularly as part of its permit processing caseload management function. Projects anticipated to exceed cost estimates are reviewed to determine the cause of the overage.

F.8.2 Development Impact Mitigation Fees

Government Code 66000 et seq. (AB 1600) authorizes local jurisdictions to establish Development Impact Mitigation Fees (DIMFs) to fund necessary public infrastructure. The County has adopted several DIMF programs. Some of the established programs are imposed throughout the unincorporated area of the county, while others apply to specific geographical areas within the county (e.g., a community planning area). DIMFs are generally imposed on new development to pay for their fair share of the construction costs associated with added public infrastructure (roads, parks, library, etc.) needed to serve the development.

DIMFs may be a constraint to some affordable housing projects. However, affordable housing project fees are often reduced and the fee schedule is designed to reward projects proposing to build multifamily units. In both Goleta and Orcutt, the County reduces transportation impact fees for condominiums, apartments, mobile homes, congregate care facilities, and retirement communities. These fee reductions are granted to projects that:

- Address the housing needs of specific populations
- Encourage development within urban areas
- Encourage development near transit and services

The County has sought and received state and federal transportation and park grants and used those in combination with General Fund dollars to reimburse or back-fill the revenue lost through fee reductions. In addition to DIMFs, service districts fees and school fees apply to new development.

Table F-17 lists County LUP fees, building permit fees, DIMFs, and other agency fees for single-family development in the urbanized areas of the county. The total fees range from \$42,173 in Santa Maria (North County) to \$71,488 in Goleta (South Coast) and may be higher depending on actual planner time spent on the project. The high cost of fees translates into financial constraints on the developers funding the projects and, subsequently, on the supply of housing and its affordability to county residents.

Table F-17. Permit Processing and Development Impact Fees for Single-Family Development (2022)

	South Coast	Goleta	Santa Ynez	Lompoc	Orcutt	Santa Maria
Development Assumptions						
Living Area Sq. Ft.	2,000	2,000	2,000	2,000	2,000	2,000
Garage Sq. Ft.	400	400	400	400	400	400
Patio (Covered) Sq. Ft.	100	100	100	100	100	100
Lot Sq. Ft.	7,000	7,000	7,000	7,000	7,000	7,000
Permit Fee Deposit	\$2,530	\$2,530	\$2,530	\$2,530	\$2,530	\$2,530
Noticing	\$105	\$105	\$105	\$105	\$105	\$105
Subtotal LUP Fees¹	\$2,635	\$2,635	\$2,635	\$2,635	\$2,635	\$2,635
Grading	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300	\$ 2,300
Flood Plan Check	\$489	\$489	\$489	\$489	\$489	\$489
Storm Water	\$72	\$72	\$72	\$72	\$72	\$72
Roads Plan Check	\$330	\$330	\$330	\$330	\$330	\$330
Residence Plan Check	\$3,832	\$3,832	\$3,832	\$3,832	\$3,832	\$3,832
Residence Inspection	\$3,487	\$3,487	\$3,487	\$3,487	\$3,487	\$3,487
Garage Plan Check	\$671	\$671	\$671	\$671	\$671	\$671
Garage Inspection	\$1,428	\$1,428	\$1,428	\$1,428	\$1,428	\$1,428
Patio Plan Check	\$90	\$90	\$90	\$90	\$90	\$90
Patio Inspection	\$339	\$339	\$339	\$339	\$339	\$339
State Bldg Standard Admin ²	\$10	\$10	\$10	\$10	\$10	\$10
SMIP ²	\$35	\$35	\$35	\$35	\$35	\$35
Fire Protection Plan Check	\$367	\$367	\$367	\$367	\$367	\$367
Subtotal Building Permit Fees	\$13,450	\$13,450	\$13,450	\$13,450	\$13,450	\$13,450
County Fire	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180	\$1,180
Transportation	\$2,615	\$17,772	\$703	\$703	\$4,170	\$703
Parks	\$1,526	\$13,736	\$1,526	\$1,526	\$5,147	\$1,526
Library	N/A	\$566	N/A	N/A	\$909	N/A
Public Administration	N/A	\$2,356	N/A	N/A	\$507	N/A
Sheriff	N/A	\$648	N/A	N/A	\$367	N/A
Subtotal DIMF	\$5,321	\$36,258	\$3,409	\$3,409	\$12,280	\$3,409
Other Agency Fees						
School Mitigation	\$6,960	\$7,580	\$2,520	\$7,580	\$5,640	\$11,680

Table F-17. Permit Processing and Development Impact Fees for Single-Family Development (2022) (Continued)

	South Coast	Goleta	Santa Ynez	Lompoc	Orcutt	Santa Maria
Water, Sewer, and/or Community Service Districts ³	14,645	\$12,594	\$9,782	\$10,351	\$6,704	\$10,848
Subtotal Other Agency Fees	\$21,605	\$20,174	\$12,302	\$17,931	\$12,344	\$22,528
Total Fees	\$43,011	\$72,517	\$31,796	\$37,425	\$40,709	\$42,022

Notes:

1. Planning permit fees are typically full cost recovery for the actual time spent by the planner on processing the permit application. The current rate is \$253/hour. The reported cost is the deposit amount that must be submitted when the application is filed. Actual planning permit costs will likely be higher.
2. Based on Construction Job Value
3. Fees required to connect to water and sewer districts and/or community service districts are highly variable depending on the location in the county, as well as which district would be providing the service. Reported figures are estimates and may be higher.

Source: Santa Barbara County 2022f)

Calculating a typical or average fee estimate for multifamily projects is highly problematic. Variables of project design and characteristics include, but are not limited to, unit sizes, estimated water consumption, estimated wastewater production, and estimated residential population and trip generation, which can dramatically affect the DIMFs. Table F-18 includes a list of permitting fees charged for a recently approved multifamily project. As shown in Table F-18, the economy of scale allowed by processing several residential units under one permit generally lowers the per-unit development cost.

Table F-18. Galileo Pisa LLC Apartments

Project Name	Galileo Pisa, LLC Apartment Building
Permitting Actions	General Plan Amendment (GPA); Rezone; Development Plan; Zoning Clearance
Project Description	Multifamily Residential Development; 27 residential units
Discretionary Permit Fees	
Review Fees-Other Departments	
Parks	\$253.00
Building Review	\$196.00
APCD	\$250.00
Water Agency	\$480.00
Roads	\$1,558.00
Flood Control	\$2,386.00
County Counsel	\$1,087.32
Fire	\$1,247.00
Environmental Health	\$1,530.00
Subtotal-	\$8,987.32

Table F-18. Galileo Pisa LLC Apartments (Continued)

Project Name	Galileo Pisa, LLC Apartment Building
Development Impact Mitigation Fees (DIMFs)	
County Fire	\$20,792.25
Transportation	\$264,267.00
Parks	\$9,740.00
Library	\$ 409.00
Public Administration	\$1,745.00
Sheriff	\$477.00
Subtotal-	\$297,430.25
Fees- Planning & Development	
Development Review ¹	\$79,442.00
Public Hearings	\$1,862.00
Design Review	\$1,855.00
Subtotal-	\$83,159.00
Total Fees-	\$389,576.57
Cost Per Residential Unit-	\$14,428.76
Ministerial Permit Fees	
Zoning Clearance ²	\$1,500.00
Permit Compliance ²	\$1,500.00
Grading Fees³	
Grading Permits	\$3,367.20
State Building Standards Admin	\$1,120.00
Erosion Control Permit	\$576.96
Subtotal-	\$3,006.61
Building Fees³	
Inspection	\$187.00
Multi-Family Residential	\$10,112.72
Fire Protection - County	\$600.00
Subtotal-	\$10,708.46
Total Permit Fees-	\$13,715.07
Cost Per Residential Unit	\$415.61

Notes:

1. Development Review fees are calculated at a rate of \$253/hour for actual time spent by the planner. Fees to prepare the environmental document are included in this total as it was prepared in-house at the same hourly rate.
2. Zoning Clearance and Permit Compliance reported fees are deposits. Actual costs are based on full cost recovery of time spent by the planner at a rate of \$253/hour. The project is in the early stages of this review.
3. Grading and building permit fees are estimates as the plan check review has just commenced.

F.8.3 Construction Costs

Costs associated with constructing new single-family and multifamily residential dwellings have continued to rise. A report prepared by the Rosen Consulting Group (insert name and 2022) estimated the costs of constructing new dwellings based on hard construction costs as of October 2021. According to their methodology, the cost to construct a SFD in 2021 was \$368 per square foot and for multifamily units was \$268 per square foot. Based on these numbers, a 2,500-square-foot single-family dwelling would cost \$920,000 to construct. The Galileo Pisa apartments project, with a total of 27,723 square feet, would cost approximately \$7,430,000 or approximately \$275,200 per unit.

Since late 2021, the United States (U.S.) has entered an inflationary period and current construction costs are anticipated to be higher, further exacerbating overall constraints on the production of housing. However, considering both permitting and construction costs, it should be noted that the cost per residential unit is lower for multifamily units than for SFDs, and multifamily units have greater potential to create affordable housing.

To ensure that infrastructure and fee requirements do not create unnecessary barriers to new housing, the County will continue to implement several ongoing actions aimed at ensuring housing needs are addressed. Specifically, the County will continue to work with area water and wastewater service providers to seek solutions to infrastructure and capacity constraints through the planning process and on a project-specific basis. The County will seek to improve the existing road network as funding allows. Improvements made to date have resulted in the County maintaining a high LOS for its vehicular transportation. Additionally, as the County continues to evaluate new redevelopment, infill, and mixed use housing opportunities as part of the community planning process, the placement of multifamily housing near job centers will enable the residents to take advantage of existing public transportation opportunities.

Pursuant to Government Code Section 65589.7, affordable housing projects will continue to receive priority status for accessing limited infrastructure and service capacity. In addition, the County will continue to monitor regional trends to ensure that DIMFs are appropriate in relation to the prevailing land-use economics impacting housing development. Concurrently, the County will continue the practice of considering reductions in DIMFs for projects providing public benefits, including affordable housing.

F.9. Analysis of Locally-Adopted Ordinances

During the 2015-2023 planning period, the County adopted several housing-related ordinance amendments. Table F-19 below provides an analysis of each ordinance amendment, which includes amendments that implemented adopted Housing Element programs, various state housing laws (e.g., provisions for ADUs), and other laws to enhance the availability of housing (e.g., ordinances to limit the use of dwellings as short-term rental units).

Table F-19. Housing-Related Ordinance Amendments¹

Subject	Description ²	Amended Zoning Ordinances
2015		
Eastern Goleta Valley Community Plan (EGVCP)	In 2015, the Board of Supervisors adopted the EGVCP, which updated and expanded the 1993 GCP to address the Eastern Goleta Valley. The EGVCP includes policies, development standards, programs, and actions to regulate and guide future growth and improvements in the planning area to achieve high-quality neighborhoods; a mix of housing types sufficient to meet local needs; a thriving local economy; sustainable agriculture; sustainable infrastructure; a well-designed, efficient, and safe multimodal transportation network; and conservation of cultural and natural resource. To help implement Housing Element Program 1.3 (Community Plan Rezones), the EGVCP rezoned six housing opportunity sites to provide a mix of housing types. Five of the sites were rezoned Design Residential-20 (DR-20) allowing a density of 20 units per acre and up to 549 potentially affordable residential units. The 6 th site, the Hollister Avenue – State Street commercial corridor, was rezoned Mixed Use to encourage the revitalization of the corridor and allow a mix of commercial uses with up to 163 residential units. The EGVCP also relocated the Urban/Rural boundary, rezoned rural lands to protect steep slopes and watersheds in the foothills of the Santa Ynez Mountains, and incorporated policies and actions to provide for new parks and trails.	CZO LUDC
Housing Element Implementation	In November 2015, the Board of Supervisors adopted three zoning ordinance amendments to implement four separate programs in the 2015-2023 Housing Element. The zoning ordinance amendments included the following: <ul style="list-style-type: none"> • Increased the density bonus for qualifying housing projects from 25 to 35% to help increase the feasibility of affordable housing projects in the coastal zone (Program 1.10 – SDBL Consistency Amendments). • Revised the zoning ordinances to be consistent with the California Health and Safety Code regarding the permitting and development of farmworker housing that the state regulates (Program 2.3 – Farmworker Employee Housing Law Consistency Amendments). • Revised existing zoning ordinances to eliminate barriers to the development of accessible housing that accommodates the needs of individuals with disabilities (“reasonable accommodation”) (Program 2.5 – Fair and Safe Special Needs Housing). • Revised the definition of “family” to clarify that the use of a single-family dwelling by people living in a group home is allowed by the zoning ordinances (Program 2.7 – Definition of Family). 	CZO LUDC MLUDC

Table F-19. Housing-Related Ordinance Amendments (Continued)

Subject	Description ²	Amended Zoning Ordinances
2016		
Gaviota Coast Plan	On November 8, 2016, the Board of Supervisors adopted the Gaviota Coast Plan. The Gaviota Coast Plan is the first long-term land use plan for the Gaviota Coast since the adoption of the County's LUE and CLUP in 1980 and 1982, respectively. The plan provides updated policies that reflect community values, trends, and conditions, and protect the region's unique characteristics and rural integrity. In addition, the plan provides a pathway for the community to address topics such as agricultural stewardship, natural resources and coastal protection, cultural resources preservation, recreation, public coastal access, and scenic resources. The Comprehensive Plan amendments included the adoption of a zoning overlay that applies to the Gaviota Coast to implement specific zoning and other development standards outlined in the Gaviota Coast Plan.	CZO LUDC
Housing Element Implementation	Program 1.16 - Design Residential (DR) Zone Modifications creates incentives for new affordable, special needs, and senior housing. In September 2016, the Board of Supervisors adopted ordinance amendments to provide the following incentives for new affordable, special needs, and senior housing projects: (1) Increase the height limit from 35 ft to 40 ft, (2) Reduce the minimum open space requirement from 40 to 30%, (3) Reduce the parking requirements, and (4) Increase the maximum site coverage from 30% to 40%.	CZO LUDC MLUDC
Ordinance 661 Consistency Rezone	The Ordinance 661 Consistency Rezone project involved Comprehensive Plan and zoning ordinance amendments that rezoned outdated Ordinance 661-zoned rural lands to a comparable agricultural zone district under the current LUDC. The consistency rezones simplified the zoning and permitting process and reduces permitting costs and time delays for applicants.	LUDC Ordinance 661
Summerland Design Guidelines and Community Plan Update	This project updated portions of the 1992 Summerland Community Plan, including an updated transportation, circulation, and parking chapter; an updated visual and aesthetic chapter; and new commercial and residential design guidelines. It also included various zoning ordinance amendments to implement revised policies. The Board of Supervisors adopted the plan revisions, zoning ordinance amendments, and design guidelines in the spring of 2014.	CZO LUDC
2017		
Housing Element Implementation	Program 2.8 - Transitional and Supportive Housing directs the County to amend its zoning ordinances to be consistent with state law regarding the permitting of transitional and supportive housing. Government Code 65583(a)(5) requires the County to allow transitional and supportive housing as residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone. Accordingly, staff developed amendments to the MLUDC, LUDC, and CZO that added definitions of transitional and supportive housing and explicitly permitted those	CZO LUDC MLUDC

Table F-19. Housing-Related Ordinance Amendments (Continued)

Subject	Description ²	Amended Zoning Ordinances
	housing types as residential uses with no additional restrictions. In June 2017, the Board of Supervisors voted unanimously to adopt the proposed amendments. Staff submitted the CZO amendments to the CCC in September 2017 and received certification in December 2017.	
Short-Term Rentals (STR)	These amendments clarified the zoning ordinance regulations concerning the use of STRs. The amendments (1) allowed STRs in certain Commercial zones and the STR-coastal zone Historic Overlay Zone, (2) prohibited STRs in Residential, Agricultural, Mixed Use, Resource Protection, Industrial, and certain Special Purpose zones, and (3) allowed homestays in some Residential and Agricultural zones. The CCC denied the CZO amendments and STRs remain unregulated in the County's Coastal Zone.	LUDC MLUDC
2018		
Housing Element Implementation	<p>Program 1.4 - Tools to Incentivize High-Quality Affordable Housing directed the County to "... adopt/apply ... land-use tools ... to encourage the development of unit types that are affordable by design ..." including ADUs and farm employee dwellings. In 2018, the County implemented this program through both the ADU Ordinance Amendments and the AED Ordinance Amendments. In 2017 and 2018, new State legislation amended Government Code Section 65852.2 and made it easier for homeowners to develop ADUs. Throughout 2017 and 2018, staff prepared draft zoning ordinance amendments to streamline the permit process for ADUs in compliance with state law. The Board adopted these amendments in August 2018.</p> <p>In 2018, the County also prepared zoning ordinance amendments to streamline the permit process for AEDs in the Agriculture I (AG-I) and Agriculture II (AG-II) zones in the unincorporated areas of the county. Please see Program 2.4 – Farmworker Housing, below, for more details.</p> <p>Program 2.4 – Farmworker Housing directed the County to consider actions that further streamline the permit process for agricultural employee housing. From March to December 2018, staff developed zoning ordinance amendments to streamline the permit process for AEDs in the AG-I and AG-II zones in the unincorporated areas of the county. Specifically, these amendments (1) allowed certain AEDs with a Zoning Clearance in the Inland Area and Coastal Development Permit in the Coastal Zone, (2) increased the number of employees allowed to occupy AEDs at each permit level, and (3) modified the AED employment/location requirements within certain zones and permit levels. The amendments also clarified that AEDs may include certain mobile homes, manufactured homes, and park trailers that comply with State law. The Board adopted the amendments in December 2018.</p>	CZO MLUDC
Montecito Architectural Guidelines and Development	Phase II of the Montecito Architectural Guidelines and Development Standards (Guidelines) Limited Update addressed the size of detached accessory buildings on residential lots in Montecito. In	CZO MLUDC

Table F-19. Housing-Related Ordinance Amendments (Continued)

Subject	Description ²	Amended Zoning Ordinances
Standards Limited Update, Phase II	particular, this project amended the Guidelines, MLUDC, and CZO to clarify the existing size and rear setback regulations, reduce the height limit in the Inland Area, add a lot coverage regulation, and implement new floor area guidelines for detached accessory buildings. In 2017, staff drafted the Guidelines and zoning ordinance amendments and conducted public outreach, including four hearings with the MBAR and two hearings with the MPC. The Board adopted the proposed amendments in February 2018.	
2019		
2019 General Package Zoning Ordinance Amendments	The 2019 General Package Ordinance Amendments consisted of three minor amendments to the County's zoning ordinances: (1) repeal of all regulations in the LUDC and MLUDC that apply solely within the Coastal Zone, which were never certified by the CCC; (2) addition of regulations to both LUDCs and CZO to allow recordation of Notices to Property Owners when required by permit conditions of approval for matters related to real property where not already required by zoning ordinances; and (3) amendments to the telecommunications regulations in both LUDCs and CZO to comply with new federal rules that took effect in January 2019. On December 10, 2019, the Board approved the amendment.	CZOLUDCMLUDC
2020		
<i>No housing-related ordinances were adopted in 2020.</i>		
2021		
Housing Element Implementation	Program 1.4 – Tools to Incentivize High-Quality Affordable Housing directed the County to "... adopt/apply ... land-use tools ... to encourage the development of unit types that are affordable by design" The unit types include ADUs and AED. On January 1, 2021, new State ADU and junior ADU (JADU) laws took effect and caused the County's Inland Area ADU ordinances to become null and void. From early 2020 to early 2021, staff drafted zoning ordinance amendments to comply with the new State laws. On May 18, 2021, the Board adopted the ADU and JADU amendments, which took effect in the Inland Area of the unincorporated county on June 16, 2021. The CZO amendments were placed on hold due to a lack of funding to address CCC-requested changes to the CZO amendments.	LUDC MLUDC

Table F-19. Housing-Related Ordinance Amendments (Continued)

Subject	Description ²	Amended Zoning Ordinances
2022		
Childcare Facilities Package Zoning Ordinance Amendments	<p>In November 2022, the Board adopted amendments that revised the permitting and development standards for Small and Large Family Day Care facilities to align them with State law (SB 234, Chapter 244, Statutes of 2019; Health and Safety Code § 1596.72 et al). The amendments also included the following changes to the permitting requirements for daycare homes and centers that are based (in part) on recommendations from subject matter experts in the daycare industry:</p> <ul style="list-style-type: none"> • Allow “by right” large family day care homes for 14 or fewer children in all dwellings regardless of zone • Allow daycare centers of 50 children or less with a LUP instead of a CUP • Relaxing certain standards for child care centers located in or at public/quasi-public facilities that are used for assembly uses (e.g., schools, churches, conference centers, community centers, or clubhouses) <p>Finally, the ordinances included (1) a new zoning permit exemption for electric vehicle charging stations, including hydrogen fueling stations, that comply with Government Code Section 65850.7, and (2) minor, disparate amendments to correct and clarify existing regulations and ensure that the regulations keep pace with current trends, policies, and State law.</p>	CZO LUDC MLUDC

1. Excludes zoning ordinance amendment projects that were entirely unrelated to housing.
2. The zoning ordinance amendment projects are organized according to the Board adoption date. For projects that involved CZO amendments (except for the Program 1.4 amendments in 2021 that have been postponed), the CCC certified all of the CZO amendments after the Board adopted the CZO amendments (typically within one to two years of Board adoption).

Appendix G



Appendix G. Bibliography and References

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