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Affordable Workforce Housing

December 16, 2025



"A person may travel the world
in search of what they need,
only to return home and find it."

George Moore

Agenda

- 01. Background & Timeline
- 02. Direction: Net Zero Policy
- 03. Direction: Income Levels
- 04. Recommended Actions



Background



**Workforce Housing Study &
Strategic Implementation Plan**



**Public - Private Partnership
(P3) *Consultant Engaged***



**Request for Qualifications
(RFQ)**



Workforce Housing Development Milestones



December 2025

Board Hearing :
consider RFP draft

January 2026

Publish RFP

March 2026

Board Hearing :
developer
negotiations



2028

Break ground



2026 - 2028

Project planning:
financing, design, etc.



Direction

01. Zero Net Energy Policy

02. Tenant Income



Request for Proposals

- General requirements & objectives
- Scope of work
- Joint occupancy structure

Land use approvals, design review, environmental compliance, and building permits will be processed through County procedures.

The County anticipates coordination with the City of Santa Barbara for design and neighborhood compatibility to support multifamily residential use on the site.



Direction: Zero Net Energy Policy

The County has a zero net policy (adopted in 2014) regarding construction of County - owned buildings. Should this policy apply to this project?



Direction: Tenant Income Levels

Low to Moderate Income

up to 120%
Area Median Income

\$61,000 - \$143,000



Above Moderate “Missing Middle”

121-200% Area
Median Income

\$143,000 -
\$238,200



*The 2025 Area Median Income (“AMI”) for a 4 person household is \$119,100.
Should the RFP include the above moderate “missing middle” range (up to 200%)?*

Recommended Actions



Receive a presentation and direct staff to publish a Request for Proposals



Provide direction:

- *Zero Net Energy policy*
- *Tenant income levels*



Determine that the proposed actions do not constitute a "Project" within the meaning of the California Environmental Quality Act (CEQA), pursuant to Section 15378(b)(5) of the CEQA Guidelines



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Thank You

