

SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:

Prepared on: October 6, 2004
Department Name: Planning & Development
Department No.: 053
Agenda Date: October 12, 2004
Placement: Administrative
Estimate Time: 3 hours on 10/26/04
Continued Item: YES
If Yes, date from: 9/28/04
Document File Name: F:\GROUP\COMP\Comp Plan Elements\Housing\2003-08 Housing Element\BOS\IHP Hearing 11_2_04\Set hearing letter for 10-26-04.DOC

TO: Board of Supervisors

FROM: Val Alexeeff, Director
Planning and Development

STAFF CONTACT: Alicia Harrison, Planner III
Comprehensive Planning Division (884-8060)

SUBJECT: Reschedule continued hearing date to consider adoption of revisions to the Inclusionary Housing Program and In-Lieu Fee Policy (04GPA-00000-00010), In-Lieu Fee amounts and maximum affordable sale price formula; Item continued from Board of Supervisors Hearing of September 28, 2004

Recommendation(s):

Reschedule the Inclusionary Housing Program and In-Lieu Fee Policy item from the hearing date of November 2, 2004 to the hearing date of October 26, 2004 to consider the following:

- A. Receive recommendations from the County Planning Commission;
- B. Find that the Negative Declaration 04NGD-00000-00004 previously adopted by the Board of Supervisors for the Housing Element 2003-2008 update on March 29, 2004 adequately describes the potential environmental effects of revisions to the Inclusionary Housing Program and In-Lieu Fee Policy (04GPA-00000-00010);
- C. Adopt a resolution to adopt Housing Element Amendment 04GPA-00000-00010 amending the Inclusionary Housing Program and In-Lieu Fee Policy in the Housing Element 2003-2008;
- D. Adopt a resolution to adopt revised In-Lieu Fees under the Inclusionary Housing Program, land donation criteria, affordable unit and household adjustment factors, and affordable income, rental rate formulas, and revised maximum affordable sale price formula.

Alignment with Board Strategic Plan: The recommendation(s) are primarily aligned with Goal No. 1., An Efficient Government Able to Respond Effectively to the Needs of the Community, Goal No. 4., A Community that is Economically Vital and Sustainable, and Goal No. 5., A High Quality of Life for All Residents.

Executive Summary and Discussion: On September 28, 2004 your Board heard a presentation by staff and public comment on the proposed revisions to the Inclusionary Housing Program and In-Lieu Fee, at which time the item was continued to November 2, 2004. In response to concerns raised by the public that November 2, 2004 is Election Day and many members of the public wishing to comment on this matter will be volunteering at polling booths, Planning & Development requests that your Board reschedule the continued item from the November 2, 2004 Agenda to the October 26, 2004 Agenda and consider the proposed revisions at that time.

Mandates and Service Levels: The Housing Element is mandated by state law to be updated every five years. The Board adopted an updated Housing Element on March 29, 2004. Follow through on the action items committed to in this Housing Element will satisfy state law requirements. Service levels will not be impacted by this action.

Fiscal and Facilities Impacts: Funding for the Housing Element Action Phase work effort is from Planning and Development's adopted Fiscal Year 04/05 budget, in the Comprehensive Planning Division, General Plan Elements program on page D-286 of the County FY 04/05 budget. There would be no facilities impacts.

Special Instructions: Clerk of the Board shall prepare legal noticing in a newspaper of general circulation at least 10 days prior to the hearing. The notice must clearly state that the hearing has been rescheduled from November 2nd, 2004 to October 26th, 2004. Clerk of the Board shall forward a copy of the Minute Order to Planning & Development, attn: Hearing Support, Cintia Mendoza.

Concurrence:

County Counsel

County Housing and Community Development Department