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Katherine Douglas

Public Comment

From: Craig Minus <Craig@CoastalHousing.org>
Sent: Monday, April 7, 2025 2:47 PM
To: sbcob
Subject: Public Comment: April 8th 2025 Agenda; Item 3 – Community Development Department; Workforce Housing Study
Attachments: CHC Public Comment SB BOS Letter 20250407.pdf

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Please see attached for distribution to the Board of Supervisors.

Thanks,
Craig

Craig Minus

Executive Director

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April 7th, 2025

Santa Barbara County Board of Supervisors

Emailed To: sbcob@countyofsb.org

**Subject: April 8th 2025 Agenda; Item 3 – Community Development Department;
Workforce Housing Study**

Dear Chair Capps and County Supervisors:

The Coastal Housing Coalition (CHC), formed in 2005, is a non-profit organization and the voice of local employers and employees in support of workforce housing. The CHC advocates for housing available to households earning 120-200% of the community Area Median Income (AMI). We believe that the lack of available, affordable housing near jobs is adversely affecting our region's economy, environment, and civic life, all of which will worsen if we do not address this crucial problem.

We have reviewed Agenda Item 3 of the Community Development Department report April 8th meeting. We commend the Department's effort to procure and develop the Workforce Housing Study and appreciate the study's initial identification of potential implementation actions to increase the availability of workforce housing.

However, given the study's complexities and its importance for guiding workforce housing development in the County, **we respectfully request the Board provide for a 30-day public comment period and ask the Department to prepare a response to comments before finalizing the study.** When the Workforce Housing Study returns to the Board following public comment, **we also recommend that the Board action include providing direction to staff on the proposed implementation actions.**

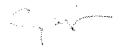
While the additional public comment period would allow CHC and other interested parties to provide more thorough comments on the over 285 pages of materials, our initial remarks include:

1. Currently, the Workforce Housing Study and staff presentation do not present a clear methodology or framework for the recommendations "to be pursued" or "to be deferred." Upon our initial review, CHC believes certain recommendation go hand-in-hand for increasing the production of workforce housing immediately, where other actions only have incidental benefits for workforce housing production. To ensure that the study enables a more in-depth conversation about the Board's workforce housing priorities, the study needs to provide a clear analysis framework and consider input from the Board and interested parties.

2. CHC recommends that Board direct the consultant to **include a projection to the impact of workforce housing production for each proposed implementation action** to easily understand the likely benefits of each action and to allow for direct comparison of each action. For example, the consultant should evaluate each proposed implementation action to assess (A) how many workforce housing units it would be expected to produce; and (B) when those units would become available.
3. Based on the workforce housing production impacts identified in bullet 2 above, the study would provide clearer metrics for the Board to understand and prioritize the implementation actions.

Thank you for your consideration of these comments. CHC looks forward to working with the Board on actions that increase the supply of workforce and missing middle housing within the County.

Sincerely,



Craig Minus
Executive Director