



County of Santa Barbara

BOARD OF SUPERVISORS

Minute Order

December 16, 2025

Present: 5 - Supervisor Lee, Supervisor Capps, Supervisor Hartmann, Supervisor Nelson, and Supervisor Lavagnino

COMMUNITY SERVICES DEPARTMENT

File Reference No. 25-01098

RE: HEARING - Consider recommendations regarding a Request for Proposals (RFP) for Workforce Housing Development, First District, as follows: (EST. TIME: 30 MIN.)

- a) Receive a presentation and direct staff to publish a RFP, as revised by direction provided by the Board during the hearing, to solicit proposals from experienced development teams to partner with the County to plan, finance, design, construct, operate and maintain a new affordable housing development at 117 East Carrillo Street (APN 029-211-025) in the City of Santa Barbara;
- b) Provide staff direction regarding the following for inclusion in the RFP:
 - i) Whether the County should voluntarily subject the Project to the County's zero net policy regarding construction of public buildings; and
 - ii) Tenant income levels for this Project; and
- c) 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, because it consists of an organizational or administrative activity of government which will not result in direct or indirect physical changes in the environment.

COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: POLICY

HEARING TIME: 10:38 AM - 11:27 AM (49 MIN.)



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Received and filed staff presentation and conducted a public hearing.

Jeanne Sparks, Leonardo De Casaus, Karin Hauenstein, Linda Honikman, and Craig Minus addressed the Board.

A motion was made by Supervisor Capps, seconded by Supervisor Hartmann, that this matter be acted on as follows:

- a) Received and filed and directed staff to publish a Request for Proposals (RFP);
- b) i) and ii) Directed staff, as follows: (1) Return with additional information regarding applicability of Local Preference; (2) Address impact fees; (3) Consider concerns related to downtown employee parking; (4) Subject the project to the County's zero net policy (all electric project); and (5) Regarding tenant income levels, the preference is for low- to moderate-income tenants, while allowing above-moderate income levels as well; and
- c) Approved.

The motion carried by the following vote:

Ayes: 5 - Supervisor Lee, Supervisor Capps, Supervisor Hartmann, Supervisor Nelson, and Supervisor Lavagnino