

Katherine Douglas

Public Comment

#3



**From:** Rob Fredericks <RFredericks@hacsb.org>  
**Sent:** Sunday, April 6, 2025 5:32 PM  
**To:** sbcob  
**Subject:** Comment Letter to the Board of Supervisors regarding Item #D-2 on Tuesday, April 8th  
- Workforce Housing Report  
**Attachments:** Ltr\_BOS-WorkforceHousingStudy\_4-6-2025.pdf

**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.

Please distribute the attached to the Board of Supervisors.

Thank you,

Rob

**Rob Fredericks** | Executive Director/CEO  
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Satisfaction Survey

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April 6, 2025

*Sent via email*

Santa Barbara County Board of Supervisors  
County Administration Building  
105 Anacapa Street  
Santa Barbara, CA 93101

**RE: AGENDA ITEM #D-2 ; COUNTY WORKFOCE HOUSING STUDY**

Dear Chair Capps and Members of the Board of Supervisors:

On behalf of the Housing Authority of the City of Santa Barbara, I commend the County for undertaking the critical Workforce Housing Study. Our community continues to face a severe housing crisis that impacts residents across multiple income levels, most significantly affecting those earning moderate and lower incomes.

As an active affordable housing developer and provider on the South Coast, we greatly appreciate being involved in the outreach process. While we fully support the six areas outlined in the Workforce Housing Report, we strongly emphasize one additional critical element: establishing an ongoing, locally controlled funding source dedicated to affordable housing. Such local funding is essential to effectively leverage additional state and federal resources and to significantly advance the County's Regional Housing Needs Allocation (RHNA) goals.

We urge the Board to prioritize and establish a dedicated local revenue stream, which could include one or more of the following options:

- A Countywide affordable housing bond measure;
- A real estate transfer tax on high-value properties;
- A vacancy tax on long-term vacant commercial properties;
- Transient Occupancy Tax dedicated to affordable housing;
- Regional Enhanced Infrastructure Financing Districts;
- Impact fees assessed on market-rate developments.

Creating a stable, local funding source, in conjunction with the recommendations already identified, is essential for sustainably addressing our region's housing affordability crisis.

Thank you for considering this critical recommendation.

Sincerely,

HOUSING AUTHORITY OF THE  
CITY OF SANTA BARBARA

ROB L. FREDERICKS  
Executive Director/CEO