



June 26, 2014

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PLANNING & DEVELOPMENT

The Honorable Steve Lavagnino, Chair and
Members of the Board of Supervisors
County of Santa Barbara
105 East Anapamu Street, 4th Floor
Santa Barbara, CA 93101

Re: 2015-2023 Housing Element Update

Dear Chair Lavagnino and Members of the Board of Supervisors:

As the Board of Supervisors considers the 2015-2023 Housing Element program, we would like to reiterate the need for affordable housing on the South Coast. We hope the Board of Supervisors comprehensively evaluates the prior Housing Element's performance, along with those policies being developed for the upcoming Housing Element in order to seek additional opportunities for affordable housing for the local workforce and institute favorable policies to allow for such housing.

The Staff Report for the May 28th, 2014 Planning Commission 2015-2023 Housing Element Update Workshop reiterates the continued demand for affordable housing, particularly on the South Coast. As noted, a lack of housing supply is continuing to impact affordability. The South County has the lowest rental vacancy rates in years at less than 1%, and rental rates are rising. Moreover, the Staff Report identifies the significant job-housing imbalance on the South Coast. Table 4 of the Staff Report identifies a total of 19,338 one-way daily in-commutes to the South Coast compared to the 3,993 one-way daily out-commutes. One-way daily in-commutes are roughly FIVE TIMES greater than out-commutes. Staff summarizes this problem by stating, "As a result, staff recommends seeking additional opportunities for affordable housing for the local workforce. For instance, the residential land inventory for the South Coast should be expanded to help meet the current and future community housing need."

As stated, the County-wide 2014-2022 Regional Housing Needs Allocation (RHNA) is 661 units, while the Preliminary County-wide Land Inventory capacity is 3,283 units. It states that the County has adequate sites to accommodate its 2014-2022 RHNA. It is important to acknowledge that SBCAG's RHNA by jurisdiction designates the need for 501 of the required 661 units in the Unincorporated South County (excluding Santa Ynez Valley). While a County-wide capacity of 3,283 units is described, without review of the Preliminary Land Inventory, one cannot conclude that the capacity exists to accommodate the 501 required units in the Unincorporated South County (excluding Santa Ynez Valley).

Staff recommends that Program 1.13 (Isla Vista Master Plan Monitoring) be continued from the 2009-2014 Housing Element for the 2015-2023 Housing Element. We agree with the continuation of this program. However, we recommend a deeper evaluation into the effectiveness of affordable housing production in Isla Vista with respect to meeting RHNA requirements.



Santa Barbara County Board of Supervisors

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As part of the 2007-2014 Housing Element, the County allocated 552 RHNA units to Isla Vista. At that time suitable capacity for these 552 units was provided in part by up-zoning parcels via the Isla Vista Master Plan (IVMP). The Board of Supervisors adopted the IVMP in 2007; to date the accompanying zoning ordinance amendments are still not certified by the Coastal Commission as required. Not only have seven years passed without Coastal Commission certification, but the County is well underway with the following Housing Element. We question whether there is or ever was true land capacity in Isla Vista to meet the 2007-2014 Housing Element RHNA. If not, it should be recognized that Isla Vista's land capacity may be much less than 552 units and an unmet need still remains from the last Housing Element cycle.

In addition, the County should consider actual housing units built compared to the projections from the 2009-2014 Housing Element. As identified in Table 5 of the May 28th Planning Commission Staff Report, a total of 203 units were built in Isla Vista. Compared to the stated 552 units available according to the land inventory, actual housing production is only 37% of capacity.

Even the 203 total units built in Isla Vista are predominantly a single type of housing – Student Housing. Of the nine housing projects listed in Table 5 of the May 28th Planning Commission Staff Report, eight of them are student housing. Their associated marketing materials clearly show the target market as students. The remaining project in Table 5 is Pescadero Lofts, which serves Isla Vista's homeless community. This proven track record of Isla Vista housing production does not fully satisfy Program 1.13, which states, *"Specifically, the County shall encourage the development of varied housing types which assist in satisfying the full spectrum of the County's housing needs, including housing for families and low income households."* Neither student housing nor senior housing addresses the most critical need, which is housing to provide for the workforce and to reduce in-commuting.

In summary, we reiterate the continuing need for affordable and workforce housing on the South Coast. The 2015-2023 Housing Element update provides an opportunity for the County to correct the shortcomings inherent in the current Housing Element and better prepare itself for future housing needs, particularly in the South Coast. Please closely review the past production of housing on the South Coast as you create a framework for future housing in our community.

Sincerely,

THE TOWBES GROUP, INC.

MICHAEL TOWBES
Chairman

Enclosures

cc/ Glenn Russell, Director of Planning and Development
Bret McNulty, Senior Planner

SANTA BARBARA COUNTY PLANNING COMMISSION
Staff Report for the 2015-2023 Housing Element Update Workshop

Hearing Date: May 28, 2014
Staff Report Date: May 14, 2014
Case No: 14GPA-00000-00008

Interim Deputy Director: David Lackie
Division: Long Range Planning
Supervising Planner: Allen Bell
Senior Planner: Bret McNulty
Staff Contact: 805-884-8060

1.0 REQUEST

Hearing on the request of the Planning and Development Department (P&D) that the County Planning Commission:

1. Provide comments to the Board of Supervisors on key issues and proposed programs as part of the initial steps to update the Housing Element of the County's Comprehensive Plan.

2.0 RECOMMENDATIONS AND PROCEDURES

That the County Planning Commission:

1. Receive and review this staff report, which includes an introduction, a summary of key issues, and a summary of key proposed programs for the 2015-2023 Housing Element.
2. Provide comments to the Board of Supervisors on key issues and proposed programs before staff completes and submits the draft 2015-2023 Housing Element to the California Department of Housing and Community Development (HCD) for preliminary review pursuant to Government Code sections 65580 to 65589.8.

3.0 JURISDICTION

Staff requested this workshop as well as a prior workshop with the Montecito Planning Commission and an upcoming workshop with the Board of Supervisors to receive early input from County decision-makers and the public. These workshops are not required under State law to update the Housing Element.

A General Plan Amendment and environmental review (CEQA) will be required to adopt the 2015-2023 Housing Element. The Montecito and County Planning Commissions will hold public hearings on the 2015-2023 Housing Element in fall 2014. These hearings will reflect the following procedures:

1. Government Code sections 65580 to 65589.8 require the "legislative body" of each city and county to periodically update the housing element of its comprehensive plan.
2. Government Code section 65585 requires the "planning agency" of each city and county to submit a draft amendment to its housing element to HCD for review and written findings. The legislative body must consider HCD's written findings before adopting a final amendment to its housing element.

housing units in the same area. The closer the balance between jobs and housing in a community, the less time workers will generally spend commuting. In other words, if more jobs are located in a community than housing priced to accommodate the workforce, some members of the workforce will have to seek housing elsewhere and commute to work.

The *Draft State of the Commute Report* (SBCAG, March 6, 2014) concludes that the South County has more jobs than housing (Attachment B, see bar graph titled “Jobs-Housing Balance”). A summary of the one-way daily commute trips origins and destinations in the Santa Barbara County region shows more in-commutes to the South County than out-commutes (Table 4).

Table 4
Regional Commuting
Santa Barbara County⁷

North to South County:	7,978	South to North County:	2,128
Ventura to Santa Barbara:	11,360	Santa Barbara to Ventura:	1,865

A jobs-housing imbalance creates the need to commute, which leads to the following problems:

- Commuting leads to the creation of “bedroom communities,” called that because residents leave early in the morning to commute to jobs and return in the evenings to rest.
- Commuting creates a social cost for communities where a citizen’s time is primarily invested in commuting and work; and there is greatly reduced time for family, personal, and civic activities.
- Businesses are challenged to recruit and retain workers because of high housing and commuting costs.⁸
- Commuter traffic affects regional air quality and contributes to greenhouse gas emissions and public health issues.

The South County jobs-housing imbalance affects economic, social, and public health interests throughout the county. Additionally, median home prices and monthly rents in the South Coast are high and continue to increase. As a result, staff recommends seeking additional opportunities for affordable housing for the local workforce. For instance, the residential land inventory for the South Coast should be expanded to help meet current and future community housing needs.

6.0 PROPOSED PROGRAMS

Below are the programs P&D staff intends to include in the 2015-2023 Housing Element based on the preliminary analysis above. Attachment A contains the existing 2009-2014 Housing Element goals, policies, and programs.

⁷ Draft State of the Commute Report, Santa Barbara County Association of Governments, March 6, 2014.

⁸ Inter-Regional Partnership for Jobs, Housing and Mobility, July 2004.

Continuing Existing Programs

P&D recommends continuing the following existing programs from the 2009-2014 Housing Element. P&D may need to include additional recommendations in the draft 2015-2023 Housing Element based on input from County decision-makers and the public.

1. Isla Vista Master Plan Monitoring (Program 1.13)

HCD required the County to include Program 1.13 in the 2009-2014 Housing Element, which states County must “[a]nnually review the effectiveness of the IVMP to provide housing units which satisfy the County’s various housing needs...” Program 1.13 also requires the County to identify additional sites and strategies, including rezonés, if the IVMP continually produces less housing or a predominance of one housing type than estimated in the 2009-2014 Housing Element.

In part, the County met its 2009-2014 RHNA through sites identified in the Isla Vista Master Plan (IVMP). Preliminary review of new projects in Isla Vista shows that the projects developed during the past five years have met or exceeded the projected affordable housing production on these sites (Table 5). These projects also produced various housing types in the very low/low, moderate, and above moderate income categories (Table 5).

Table 5
2009-2014 Housing Element
Isla Vista Estimated and Built Units Comparison

Project Name	Estimated Units			Built Units		
	Very Low/Low	Moderate	Above Moderate	Very Low/Low	Moderate	Above Moderate
Paradise Ivy	6	-	18	6	-	18
Trigo Loop	5	-	20	5	-	20
Icon	3	-	19	3	-	19
St. George	10	-	46	10	-	46
Icon Gardens	14	-	-	4	-	20
Pescadero Lofts	10	-	-	32	1	-
Student Housing	10	-	-	12	-	-
St George Del Playa*	-	-	-	2	-	4
Res. Second Unit	-	-	-	-	1	-
Subtotal	58	0	103	74	2	127
Total	161			203		

*Not included in the 2009-2014 Land Inventory

Proposal 1: P&D intends to retain Program 1.13 since the County continues to rely on the affordable housing sites in the IVMP, in part, to meet its past 2003-2008 RHNA, current 2014-2022 RHNA, and comply with HCD’s conditional approval of the 2009-2014 Housing Element.



Regional Housing Needs Allocation (RHNA) Plan 2014-2022

**Final
July 2013**

Table 1: Regional Housing Need Allocation by Jurisdiction and Income Level

	Very		Above		Total
	Low	Low	Moderate	Moderate	
South County	1,356	964	1,118	2,305	5,743
Carpinteria	39	26	34	64	163
Santa Barbara	962	701	820	1,617	4,099
Unincorporated	120	80	90	210	501
Goleta	235	157	174	413	979
Santa Ynez Valley	110	73	73	202	457
Solvang	42	28	30	75	175
Buellton	66	44	41	124	275
Unincorporated	2	1	1	3	7
Lompoc Valley	138	92	101	244	575
Lompoc	126	84	95	221	525
Unincorporated	12	8	7	24	50
Santa Maria Valley	1,021	681	758	1,795	4,255
Santa Maria	985	656	730	1,731	4,102
Guadalupe	12	8	13	16	50
Unincorporated	25	16	14	47	103
Unincorporated Total	159	106	112	284	661
County Total	2,625	1,810	2,049	4,545	11,030

INTRODUCTION

The preparation of a Regional Housing Needs Allocation (RHNA) Plan for the Santa Barbara County region is a responsibility assigned to SBCAG by State Housing Element law.¹ The RHNA process is undertaken prior to each Housing Element cycle. This RHNA Plan addresses the fifth housing element cycle, which covers an 8.75-year RHNA projection period (January 1, 2014 to September 30, 2022) and an eight-year planning period (February 15, 2015 to February 15, 2023).²

The RHNA process for the Santa Barbara County region was initiated in late 2011 and was completed in the summer of 2013, with the adoption of the RHNA Plan by the SBCAG Board. The RHNA Plan describes the methodology developed to allocate the region's housing needs in four income categories (very low, low, moderate, and above moderate) to the eight incorporated cities and the unincorporated areas of the County of Santa Barbara in accordance with the objectives and factors contained in State law.

Recent legislation, Senate Bill 375 (SB 375) (Steinberg, 2008) and Senate Bill 575 (Steinberg, 2009), affects the RHNA process and this fifth Housing Element cycle in several ways. The main changes in this cycle include the integration of the RHNA process with the Regional Transportation Plan (RTP) and the Sustainable Communities Strategy (SCS), required coordination/consistency with the RTP and SCS per SB 375, and the length of the housing element cycle. The fifth cycle for the Santa Barbara County region covers an eight-year planning period (February 15, 2015 – February 15, 2023) in order to synchronize the housing

¹ See Gov. Code § 65584.05.

² The projection period is the time period for which HCD calculates the regional housing need, while the planning period is the time between the due dates for successive local government Housing Element updates. See Gov. Code § 65588(f).

2009-2014
Santa Barbara County Housing Element

	<p>Program 1.12: The County shall continue, and where feasible expand, its partnership with nonprofit housing providers such as the Housing Authority and People’s Self-help Housing. This partnership should be specifically leveraged to provide additional housing opportunities which are affordable at extremely-low income levels. Opportunities such as the use of State Density Bonus Law and the County’s Development Incentives listed in Appendix F should be utilized to encourage the development of such affordable housing. The County shall also consider the use CDBG, Housing Trust Fund, or similar funding sources to support the development of housing which is affordable at extremely-low income levels.</p> <p>Funding Source: CDBG and Redevelopment Funds</p> <p>Timeline: Provide Opportunity for Annual Consultations upon Stakeholder Request</p> <p>Responsible Agency: County HCD and RDA</p>
	<p>Program 1.13: The County shall continue to utilize the Isla Vista Master Plan in combination with redevelopment funds and equivalent resources to promote the creation of additional housing stock within the South Coast housing market area. Specifically, the County shall encourage the development of varied housing types which assist in satisfying the full spectrum of the County’s housing needs, including housing for families (e.g. two-bedroom units or larger) and low income households.</p> <p>Funding Source: CDBG and Redevelopment Funds</p> <p>Timeline: Annually review the effectiveness of the IVMP to provide housing units which satisfy the County’s various housing needs. Specifically, the Annual Report process should evaluate the IVMP’s effectiveness in providing a variety of housing types including housing for families (e.g. two-bedroom units or larger) and multifamily developments suitable in size (at least 20-30 units) to facilitate an assisted housing project with 100% of the units affordable to lower-income households. If Annual Reports on housing indicate that the IVMP is continually producing less housing than anticipated in the County’s Land Inventory, or a predominance of a single housing type which fails to meet the housing needs of the community, then additional rezones, overlays, or similar actions for the purpose of creating additional housing opportunities should be considered as part of the community planning process.</p> <p>Responsible Agency: County HCD and RDA</p>

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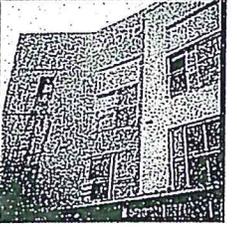
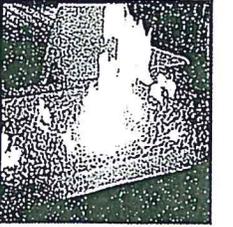
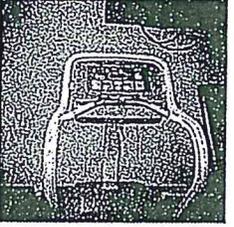
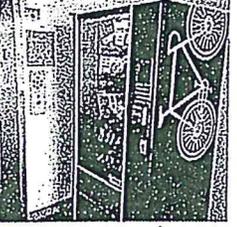
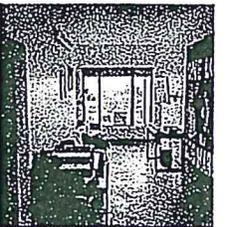
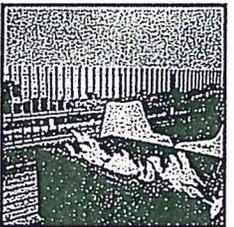
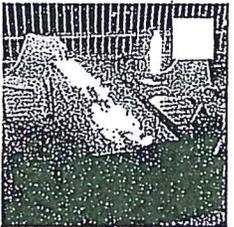
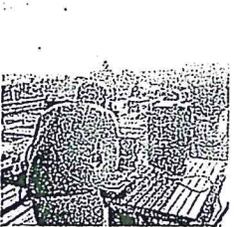
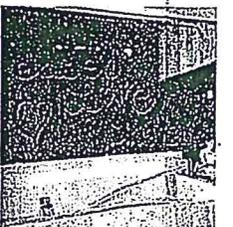
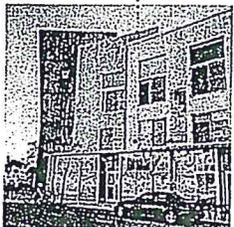
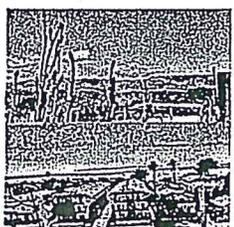
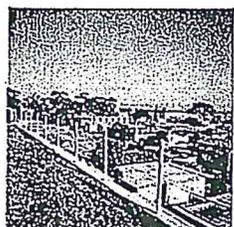
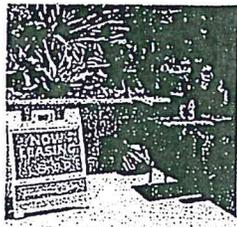
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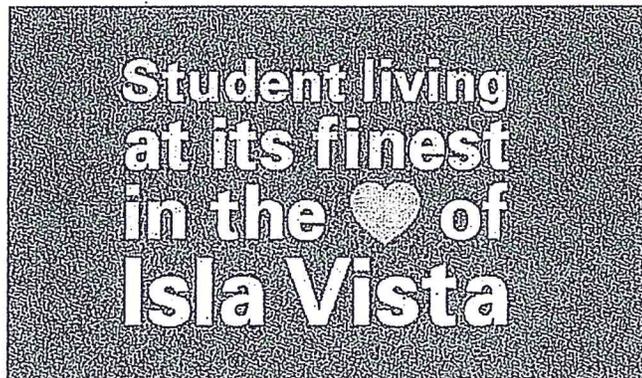
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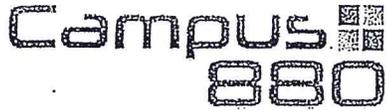
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That is why we envisioned Campus 880 as the “[Googleplex](#)” of Isla Vista. Our award-winning village-style design promotes activities and social interaction between residents. A 15,000-square foot courtyard community area—with WiFi, BBQ grills, an outdoor gym and a Japanese Zen garden— is strategically surrounded by five buildings that are comprised of 56 individual student residences that all look onto the action.

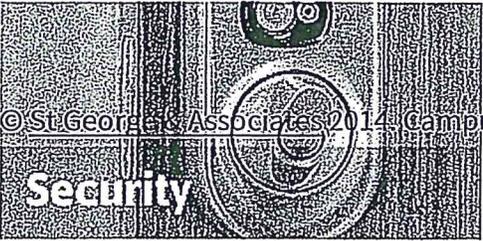
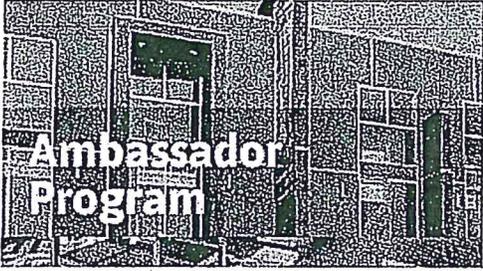
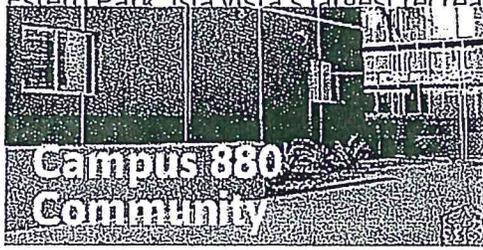
More than 90% of our residents qualify to apply for our pilot Ambassador Program, the first of its kind in Isla Vista. To apply, students must maintain a cumulative GPA of 3.0 or higher; accepted students receive a 20% discount on their annual rent in exchange for their participation. Review the requirements [here](#).

As the largest private development in Isla Vista in more than 40 years, Campus 880 also provides abundant parking, ride share vehicles available exclusively to residents, a 24-hour silent study pod, a secure bike storage locker, and a build center which residents can utilize to do everything from simple D bike repairs with the complimentary tools provided by management, to building a desk or building the prototype for their next invention, which they, of course, plan to fund on Kickstarter.

In addition to the extraordinary amenities and smart safety features, Campus 880 was constructed with the highest-quality environmentally-friendly materials, energy-efficient appliances, interior & exterior LE lighting and permeable gravel parking lots which exceed LEED standards. To promote energy conservation among residents, management pays the lowest utility bill in the building each month. Hybrid car owners may also be eligible for rental discounts.

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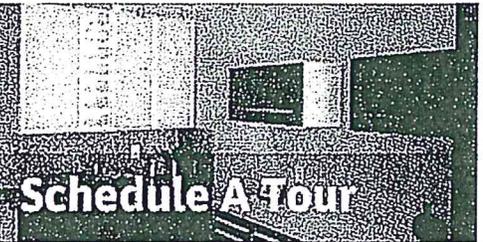
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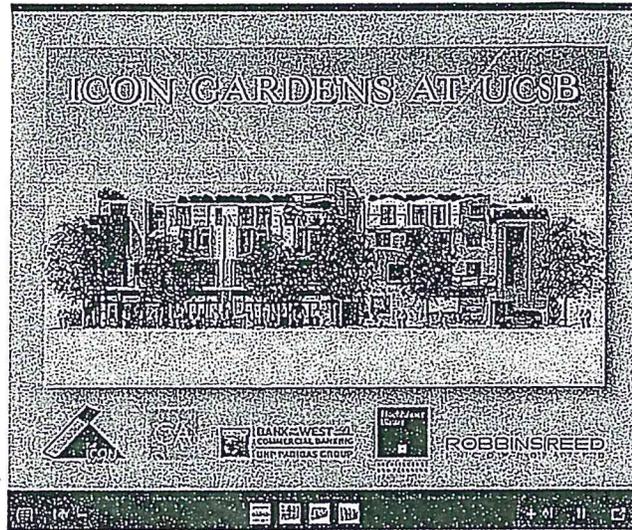


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The development will consist of a four story over 40,000 square foot, mixed-use project containing approximately 30 apartments and 4,000 square feet of ground level commercial/retail space.

The Project will include beautifully landscaped courtyards for the exclusive enjoyment of the residents and their guests. The project will also include a library/study rooms, a recreation room, fitness center, and a rooftop deck.

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June 17, 2014, 10:24 am

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Housing Help for I.V.'s Homeless

County Moving Forward with Pescadero Lofts Affordable Housing Project

Thursday, September 19, 2013

By [Lyz Hoffman](#)

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Isla Vista's homeless community can be hopeful, after the Board of Supervisors voted unanimously this Tuesday to build the Pescadero Lofts Affordable Housing Project at 761 Camino Pescadero. In addition to offering a place for some of the mostly student community's homeless and low-income residents to live, explained John Polanskey of the Housing Authority of the County of Santa Barbara, the 33-unit complex will offer an array of on-site services, from mental-health support, health screenings, and drug testing to workshops on computer skills, résumé writing, and financial literacy. Polanskey added that he hopes to get neighboring fraternities and sororities to volunteer their help.

In March, the county agreed to sell the property — designated for affordable housing by the now-defunct Redevelopment Agency, which purchased it in 2010 — to the Housing Authority, which will keep it affordable for 55 years. So that the project could qualify for construction tax credits, the Housing Authority partnered with Union Bank and the nonprofit Surf Development Company. Construction is expected to cost just shy of \$9.8 million. Two loans from the county — one for \$2.9 million and the other for \$1.6 million — will supplement a \$1.5 million loan from Union Bank and \$3.7 million in tax credits to pay for construction, which Polanskey said will start in November and take about a year.

Prospective tenants — homeless individuals are the first priority, then low-income — will be notified next summer when the application process opens, and they can turn to Legal Aid and the libraries to access the online applications. "We do have a large and chronic homeless population there," said Supervisor Doreen Farr, whose district includes Isla Vista. "It will be really nice to have a location where we can assist them." The board also approved two affordable one-bedroom units for the St. George Del Playa Apartments on the corner of Del Playa Drive and El Embarcadero Road in Isla Vista. Occupancy for those units is projected for January.

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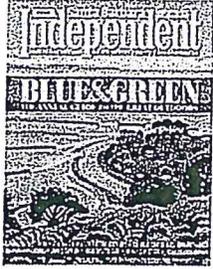
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