



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

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

Department Name: CEO
Department No.: 012
For Agenda Of: 3/13/07
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Michael F. Brown, CEO, 568.3400
Director(s)
Contact Info: Terri Maus Nisich, Assistant CEO, 568.3412

SUBJECT: 2007 Legislative Priorities: Resolutions Supporting Housing Legislation

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form: Select_Concurrence

Recommended Actions:

(A) Adopt the attached resolutions in support of Assembly Bills 1019 and 1497.

(B) Direct the CEO to develop an outreach strategy to garner support for the passage of these two bills.

Summary Text:

On November 21, 2006 the Board of Supervisors adopted its 2007 legislative priorities and unanimously stated that housing element reform was the highest state priority. The Board further directed staff to work on legislative options that recognized the limited unincorporated area available for State prescribed housing units based on competing uses of the land such as federal and state ownership and agricultural production due to Williamson Act contracts. Staff has secured sponsorship of two bills that recognize, and attempt to mitigate, situations that constrain a county's ability to meet is required number of housing units, namely, (1) the loss of land through city annexation and incorporation and (2) the potential loss of agricultural lands due to rezoning these lands for residential development.

AB 1019, introduced by Assembly Member Blakeslee on February 22, 2007, amends Section 65584.5 of the Government Code to require the transfer of housing units from a county to a city as part of a city's proposed annexation and/or incorporation. The genesis behind this bill is to recognize that counties lose unincorporated land suitable for residential development to cities through the annexation and incorporation process. This bill prescribes that when a city acquires unincorporated lands, it also

inherits an allocation of the county's housing requirement determined by the number of units that will be built on the newly acquired land.

AB 1497 was introduced by Assembly Member Niello from Sacramento County on February 23, 2007 and coauthored by Senator Maldonado, the current Chair of the Agriculture Committee. This bill amends Government Code Sections 65583 and 65584.04 to exclude Williamson Act contract land and land owned by the state and federal government from the inventory of land suitable for residential development. It further stipulates that a proportional reduction in a county's housing allocation should occur based upon the total number of acres that are necessary to be rezoning from agricultural lands to residential in order to meet a county's respective mandated housing allocation.

Background:

This item is on the Board's agenda in order to formally adopt two resolutions in support of AB 1019 and AB 1497 and approve efforts to develop an outreach and education strategy to garner support for the passage of these two bills. The resolutions will be used as formal notification of the County's support to the bills sponsors, other legislators and other counties and will be used as part of the outreach strategy.

The bills must first be heard in various subcommittees before being forwarded to the Assembly for adoption. There is the potential for the bills to not move forward from Committee. However, if the bills do make it out of Committee, they must be adopted by both the Assembly and Senate by August 31, 2007. If adopted by the Legislature, the bills must then be signed by the Governor before becoming ratified into law. If either or both of these bills are signed into law, the impact to the County's regional housing allocation would occur during its next cycle of Regional Housing Needs Allocation (RHNA).

Performance Measure:

N/A

Fiscal and Facilities Impacts:

Budgeted: No

Fiscal Analysis:

No fiscal impact of supporting these bills.

Staffing Impacts:

Legal Positions:
0

FTEs:
0

Special Instructions:

Attachments:

1. Resolution Supporting AB 1019
2. Text of AB 1019
3. Resolution Supporting AB 1497
4. Text of AB 1497

Authored by:

Sharon Friedrichsen, Assistant to the CEO, 568.3107

CC:

Senator Maldonado
Assembly Member Blakeslee
Assembly Member Roger Niello
Cliff Berg and Monica Miller, Governmental Advocates, Inc.
William Boyer, Communications Director
John McInnes, Director, Office of Long Range and Strategic Planning
David Matson, General Plan Project Manager, Office of Long Range and Strategic Planning