



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: Planning and
Development
Department No.: 053
For Agenda Of: January 20, 2015
Placement: Set Hearing for 02/03/15
Estimated Time: 30 minutes
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Glenn S. Russell, Ph. D., Director, Planning and Development,
Director 568-2085
Contact Info: Matt Schneider, Deputy Director, Long Range Planning, 568-2072
SUBJECT: Adoption of 2015-2023 Housing Element Update

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

Recommended Actions:

- A. On January 20, 2015, set hearing for February 3, 2015 for adoption of the 2015-2023 Housing Element Update, Case No. 14GPA-00000-00008.
- B. On February 3, 2015, your Board should consider the following actions:
 1. Make the findings for approval, including CEQA findings, as included in Attachment 1 of this board letter;
 2. Adopt the Proposed Final Negative Declaration (Case No. 14NGD-00000-00014), included as Attachment 2 of this board letter;
 3. Approve Case No. 14GPA-00000-00008, a Resolution adopting the 2015-2023 Housing Element Update, included as Attachment 3 of this board letter; and
 4. Authorize the Planning and Development Department to submit the adopted 2015-2023 Housing Element Update to the California Department of Housing and Community Development for review as required by Government Code section 65585(g).

Summary Text:

State housing law mandates that the County periodically update the Housing Element of the County Comprehensive Plan. The current update is due to the California Department of Housing and

Community Development (HCD) by February 15, 2015. Upon meeting this due date, the County will shift from a five-year to an eight-year housing element planning period/update cycle.

This project updates the existing 2009-2014 Housing Element, which includes goals, policies, and programs for the development of affordable and special needs housing. The proposed 2015-2023 Housing Element Update (Exhibit 1 of Attachment 3 of this board letter) builds upon what has been effective in the past, addresses changes in state housing law, and responds to comments received throughout the public participation process. In large part, the update deletes completed programs, and, as necessary, revises outdated and/or adds new policies and programs. Attachment 4 summarizes the proposed goals, policies, and programs and specifies whether they were continued, revised, or added as part of the 2015-2023 Housing Element Update.

Background:

The *Regional Housing Needs Allocation (RHNA) Plan 2014-2022* (Santa Barbara County Association of Governments, July 2013) states that the RHNA for unincorporated Santa Barbara County totals 661 housing units for all income categories (i.e., very low, low, moderate, above moderate) as shown in the following table:

**2014-2022 RHNA Allocation and Land Inventory
Unincorporated Santa Barbara County**

Income Category	2014-2022 RHNA (units)	Land Inventory (units)
Very Low/Low	265	853
Moderate	112	546
Above Moderate	284	3,719
Total	661	5,118

The County has identified adequate sites zoned and suitable to meet its RHNA. The land inventory in Appendix B of the 2015-2023 Housing Element Update demonstrates a total capacity of 5,118 units, exceeding the overall RHNA of 661 units. The land inventory also exceeds the specific RHNA for each income category. As a result, the County does not need to rezone any sites concurrent with adoption of the 2015-2023 Housing Element Update.

Housing Element Update Process:

The Board of Supervisors directed staff to begin the update as part of the Planning and Development Department's (P&D) Fiscal Year (FY) 2013-2014 work program. The update process included reviewing the 2009-2014 Housing Element, compiling demographic and housing market data, and preparing the land inventory. Between April 2014 and July 2014, P&D conducted a county-wide public participation process to identify issues and develop solutions. The process included three stakeholder meetings, two public workshops, two Planning Commission public workshops, and one Board of Supervisors public workshop. In addition, a housing survey was available on the project website as well as at the workshops and stakeholder meetings. Comments received throughout the public participation process are included in Appendix E of the 2015-2023 Housing Element Update.

Pursuant to Government Code section 65585(b), P&D submitted the Draft 2015-2023 Housing Element Update to HCD for review on August 1, 2014. HCD's comment letter, dated October 3, 2014, describes revisions needed to comply with state housing law (Attachment 5). According to Government Code

section 65585(f), the County must consider HCD's findings and take one of the following actions before adopting the 2015-2023 Housing Element Update:

- (1) Change the draft element or draft amendment to substantially comply with the requirements of this article [state housing law].
- (2) Adopt the draft element or draft amendment without changes. The legislative body [Board of Supervisors] shall include in its resolution of adoption written findings which explain the reasons the legislative body believes that the draft element or draft amendment substantially complies with the requirements of this article [state housing law] despite the findings of the department [HCD].

Except for HCD Finding B.1, P&D changed the Draft 2015-2023 Housing Element to address HCD's findings and substantially comply with state housing law. The changes are summarized in Attachment 6 of this board letter. They included completing additional analyses, adding supplemental data, adding new and revising existing programs, revising the land inventory, and clarifying existing text.

HCD Finding B.1 states "...programs...continued from the prior planning period...should be revised to identify which actions have been completed in the prior planning period." In response, P&D verified that Chapter 4, *Evaluation of the County of Santa Barbara's 2009-2014 Housing Element*, of the Draft 2015-2023 Housing Element Update reviewed each program in the 2009-2014 Housing Element, including its status and outcome, and identified whether the program would be continued, revised, or removed. As a result, no changes were necessary to address HCD's finding or substantially comply with state housing law.

Summary of Environmental Review:

P&D circulated a Draft Negative Declaration (Case No. 14NGD-00000-00014) for public comment from October 14, 2014 to November 12, 2014. The draft concluded that the 2015-2023 Housing Element Update would not result in any significant environmental effects. As a result, no mitigation measures were necessary. P&D received one comment letter (Attachment H of Attachment 7 of this board letter) that proposed revisions to several programs in the Draft 2015-2023 Housing Element Update. The comment letter did not address the adequacy of the Draft Negative Declaration.

Based on the one comment letter and HCD's comment letter, P&D added three new programs to ensure that the final Housing Element Update complies with state housing law. P&D also revised five existing programs to clarify their purpose and scope. The new programs include Program 2.7 – Definition of Family, Program 2.8 – Transitional and Supportive Housing, and Program 4.5 – Code Enforcement. The revised programs include Programs 1.3, 2.3, 2.4, 2.5, and 4.3. P&D incorporated these revisions into the project description of the Proposed Final Negative Declaration. It also analyzed their potential environmental effects. Pursuant to CEQA Guidelines section 15073.5(b), these changes did not result in a "substantial revision" because new, avoidable significant effects were not identified and, therefore, mitigation measures and project revisions were not added to the Negative Declaration.

According to CEQA Guidelines section 15073.5(c), recirculation of the Negative Declaration was not required because the revisions (1) did not involve mitigation measures, (2) were not in response to comments on the project's environmental effects; (3) were required to address state housing element law, not CEQA, and did not create new significant effects or mitigate avoidable significant effects; and

(4) merely clarified the language and intent, and otherwise made insignificant modifications to existing programs and the overall project.

Montecito and County Planning Commission:

On November 19, 2014, the Montecito Planning Commission held a public hearing and voted 5-0 to adopt a resolution recommending that the County Planning Commission recommend that the Board of Supervisors adopt the 2015-2023 Housing Element Update (Attachment 8). It did not recommend any changes to the Housing Element Update.

On December 3, 2014, the County Planning Commission held a public hearing and voted 5-0 to adopt a resolution recommending that the Board of Supervisors adopt the 2015-2023 Housing Element Update (Attachment 9). The County Planning Commission's action also supported staff's proposed revisions to Program 1.3. As explained in a staff memorandum, the proposed revisions largely clarified that Program 1.3 applies to Eastern Goleta Valley and the pending Goleta Valley Community Plan (Attachment 10).

Schedule:

Per Government Code section 65588(e)(2)(A), the County will submit the adopted 2015-2023 Housing Element Update to HCD for final review by February 15, 2015. Per Government Code section 65585(h), HCD will have 90 days to review the 2015-2023 Housing Element Update and report its findings to the County.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

The Housing Element Update is included in P&D's budget in the adopted Santa Barbara County Operational Plan for FY 2013-2014 (page D-168) and FY 2014-2015 (page D-212). Funds budgeted for the update totaled approximately \$155,000 in FY 2013-2014 and \$152,000 in FY 2014-2015. Expenditures totaled approximately \$149,000 in FY 2013-2014 and are anticipated to total approximately \$110,000 in FY 2014-2015.

The implementation of the adopted 2015-2023 Housing Element Update will occur in subsequent fiscal years. Time frames for each program are specified in Chapter 5 of the 2015-2023 Housing Element Update and summarized in Attachment G of Attachment 7 of this board letter. Some programs will begin and end in FY 2015-2016 while other programs will continue throughout the 2015-2023 Housing Element planning period. Specific implementation actions, time frames, and funding will need to be incorporated into P&D's annual work programs and approved by the Board of Supervisors.

Special Instructions:

The Clerk of the Board shall publish a legal notice at least 10 days prior to the hearing on February 3, 2015. The notice shall appear in the Santa Barbara News Press, Santa Ynez Valley News, Santa Maria Times, and Lompoc Record.

Attachments:

1. Findings
2. Proposed Final Negative Declaration
3. Resolution, including Exhibit 1: 2015-2023 Housing Element Update, January 8, 2015

4. Summary of Proposed Goals, Policies and Programs, 2015-2023 Housing Element Update
5. HCD Comment Letter to County, October 3, 2014
6. County Responses to HCD Comment Letter, October 3, 2014
7. County Planning Commission Staff Report with Attachments, November 13, 2014 (Note: To avoid duplicating attachments to this board letter, the attached County Planning Commission Staff Report does not include original Attachments B, C, E, F, and I.)
8. Montecito Planning Commission Resolution, November 19, 2014
9. County Planning Commission Resolution, December 3, 2014
10. Memo to the County Planning Commission, December 1, 2014

Authored by:

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