

Katherine Douglas

Public Comment

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From: CarsAreBasic <cab@CarsAreBasic.org>
Sent: Sunday, December 14, 2025 11:22 PM
To: Mike Stoker; Bob Nelson; Joan Hartmann; Roy Lee; Laura Capps; sbcob
Subject: County Agenda 2) 25-01098 Proposals (RFP) for Workforce, Housing Development, First District,

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 see that this CAB submission is attached to the PUBLIC RECORDS COMMENTING ON BOS Adenda item 2) 25-01098 Proposals (RFP) for Workforce Housing Development, First District.

Please respond that this has been received and is attached.

A) Nothing here describes the impact on the sole busiest Prime Arterial Street in the Old Town City of Santa Barbara

B) Nothing here describes the number of parking units per housing unit or bedroom.

C) Nothing here states whether this is a conversion of the existing building or a tear-down

D) Nothing here states what the combined impact on downtown street Circulation of the Probation Dept. development on Garden and this project (reminder the Farmers Market has been located to this E. Carrillo St. location and has heavy impact on East Carrillo).

CAB finds this project and the Probation Dept. construction to be arrogant, condescending and totally uncaring to the impacts on the City of Santa Barbara and its residents.

The Statement that this is a net zero policy totally ignores the impacts on this downtown location.

It would appear that the County of Santa Barbara's uncaring attitude to the Probation Department's largest case load being in North County; by the development and expense of the Probation Offices in South County is arrogant at best. **Not only is this more expensive but it also locates more County Probation Employees in one of the most expensive rental / fee title ownership that will then force more not fewer employees out of the area to Ventura County. This means the CEQA statement that projects that increase miles driven are prohibited is being violated by the County of Santa Barbara.**

CAB reminds the Board that approximately 5 months ago this organization stated in essence the County of Santa Barbara was and is in financial distress. Since then the County has stated it is in the red. The Gov. of the State, stated California is again operating with \$Billions deficit. These financial difficulties has forced the County into the red. It is time for the County to operate within its income, not depending on grants and tax sharing it has no control over.

/s/ Scott Wenz, President CAB

Electronic Signature

2) 25-01098

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

(Please note as far as CAB is concerned the below "bold" print is nothing more then attempting to put fancy terminology, to justify failed previous failed Sacramento RHNA, forced on both this County and Cities in the County of Santa Barbara.)

Summary Text:

The County of Santa Barbara **intends to solicit Proposals from experienced development teams – including firms, partnerships, corporations, non-profits and other entities – interested in partnering with the County through a public-private partnership (“P3”), to plan, finance, design, construct, operate and maintain a new affordable housing development at 117 East Carrillo Street/ APN 029-211-025 (the “Site” or “Project”)**

The County is not offering to sell the land but to contribute the land under a long-term ground lease, using the joint occupancy provision of the Government Code [Joint occupancy of county buildings CA Govt. Code § 25549.5], which authorizes public entities to partner with private parties for the joint ownership (i.e., land under County ownership, and the building under private ownership) and use of buildings. The private developer will be expected to provide the planning, financing, design, construction, maintenance, and ongoing operation of the housing development. Consequently, staff will return with a request that the Board adopt a resolution declaring the land “Exempt Surplus” land, which will permit the joint occupancy of a building to be constructed on property belonging to the County.

/s/ Scott Wenz, President CAB

Electronic Signature