



Technical Amendment to the 2003-2008 Housing Element

Santa Barbara County
Board of Supervisors
September 9, 2008



OFFICE OF LONG RANGE PLANNING

Presentation Overview

- Amendment Purpose
- Amendment Background and Summary
- Next Steps



Purpose of Amendment

- Fulfill the technical requirement necessary to recognize the realistic number of new units that could be built in Isla Vista.
- Revise the County's current RHNA shortfall downward from 1,235 units to 370 units and concurrently redefine the scope of the corresponding state-mandated rezone program.



Background

- **2005-2008:** New housing capacity in Isla Vista anticipated all along, but not counted in Housing Element sites inventory.
- **August 2007:** Following Board adoption of the Isla Vista Master Plan, final Housing Element certification requested from SHCD.



Background

- **November 2007 - March 2008:** Dialogue with SHCD to quantify realistic number of new units.
- **June 2008:** SHCD directs County to amend the Housing Element and ***concurrently*** implement a Focused Rezone Program.
- **August 27, 2008:** County Planning Commission votes 5-0 recommending that the Board adopt an amendment to the Housing Element.



IVMP and the Remaining RHNA

Revised RHNA Status Unincorporated Santa Barbara County

	Units
Remaining RHNA	1,235
Realistic IVMP Capacity	- 865
Focused Rezone Program	370



Staff Recommendation

- That the Board adopt an addendum to the Housing Element Negative Declaration and related CEQA findings.
- That the Board adopt an amendment to the Housing Element by inserting a new *Section VII: Isla Vista Master Plan Land Inventory Housing Capacity* and related appendixes.

