

# 2015–2023 Housing Element Update Workshop

**Board of Supervisors**  
**July 1, 2014**





# Schedule

Public and PC Workshops	<b><i>Completed</i></b>
HCD 60-day Draft Review	Summer
Environmental Review	Summer
Decision-Maker Hearings	Fall and January 2015
HCD Submittal Deadline	February 15, 2015



# Housing Element Update

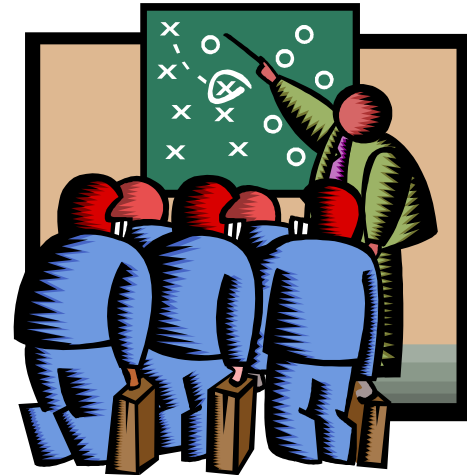
## Regional Housing Needs Allocation (RHNA)

Income	RHNA	Preliminary Inventory
Very Low/Low	265	1,405
Moderate	112	459
Above Moderate	284	1,419
<b>Total</b>	<b>661</b>	<b>3,283</b>



# Housing Issues

- Lack of Affordability
- Population Growth
  - 2,400 New Households
- Jobs-Housing Balance
  - Daily One Way Commutes
    - 8,000 North to South County
    - 11,000 Ventura to South County

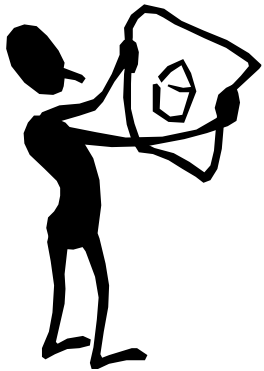




# Existing Programs

## HCD Conditions of Approval

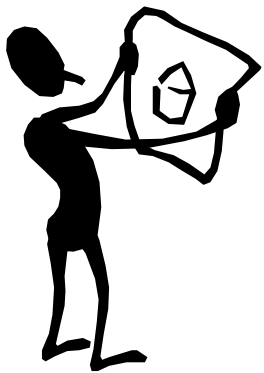
1. Isla Vista Monitoring
2. Community Plan Rezones
  - Goleta Community Plan





# Existing Programs

3. Inclusionary Housing Ordinance
4. Land Use Tools to Promote Housing
  - Refine Affordability Tools
  - Implementation and Timing





# Proposed New Programs

## 5. Design Residential (DR) Zone Modifications

- Open Space (40%) and Parking
- Affordable and Senior Projects

## 6. Mixed Use (MU) Zoning

- Revitalize commercial areas
- Increase Affordable Housing

## 7. Minimum Density Residential Zone





# Proposed New Programs

## 8. County Density Bonus

- Affordable and Moderate Income Units
- Priority Projects

## 9. Special Needs/Emergency Shelter/SRO Regulations

- Remove Regulatory Barriers
- Serve At Risk Community Members







# Planning Commission Workshops

Montecito Planning Commission  
May 21, 2014 Workshop

No recommendations

County Planning Commission  
May 28, 2014 Workshop

Five Recommendations



# County Planning Commission Recommendations

1. Expand senior housing in residential zones
2. Add employee housing policy
3. Tie open space reductions to affordable housing
4. Balance existing and proposed uses within neighborhood context
5. Reduce RSU impact fees



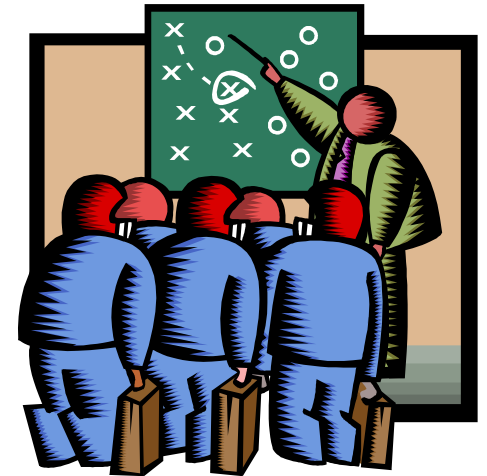
# Orcutt MR-O Zoning

- Key Site 17
  - Approved February 11, 2014
  - Rezone to DR-20
  - 100% Senior Housing



# Orcutt MR-O Zoning

- 2003-2008 Housing Element Conditions
  - Rezone – 372 Units
  - Key Sites 3 and 30





# HCD Rezones: Density Required

- Key Sites 3 and 30 – 372 Units
  - MR-O, Must be 20 Units Per Acre
  - By-Right (zoning clearance)
  - Considered affordable by density
- Key Site 17 – 191 Units
  - DR-20, Up to 20 Units Per Acre
  - Requires discretionary approval
  - Affordability not guaranteed



# Recommendations

1. Receive and file this Board letter...
2. Provide comments 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...
3. Determine that receiving and filing this Board Letter is exempt from California Environmental Quality Act (CEQA) review under CEQA Guidelines section 15378(b)(5)...

# Thank you



Bradley Studios  
53 Affordable Units



Creekside Village  
Farmworker Housing



Paseo Voluntario  
27 Affordable Units



St. Vincents  
Special Needs Housing