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Public Comment - Community Resources & Public facilities

From: Linda Honikman <linda.honikman@gmail.com>
Sent: Wednesday, April 13, 2022 5:02 PM
To: sbcob
Subject: Public Comments for Planning and Development Budget
Attachments: CountyBudgetworkshopComments.docx



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Comments attached for 4/14 budget workshop - planning and development related.

Linda Honikman

(805) 683-0408 cell (8am-8pm PST)

April 13, 2022

Dear County Supervisors,

At the 2021 budget workshop I shared similar concerns that I have this week. Some of the following are the same comments with a few updates.

I believe that affordable housing is critical for improving many of the social, equity, health and economic problems of our County. My update is that the phrase 'affordable housing' is a negative trigger for many. I ask you to think about the fact that our younger workforce, parents of children and essential workers are in very low to moderate income households. As a result of our zero to 1% vacancy rate and extremely high rents in the South County, we have been losing our younger workers and families. I don't believe the average home owner understands that. And when younger residents can't afford to stay here we have negative impacts to our economic vitality, our resiliency, our diversity and an increase in greenhouse gas emissions.

Last year I remember your discussions about housing needs and I heard several of you remark that one way to improve the jobs housing imbalance is to bring more jobs to the North County. I think that is fair and perhaps there is a way to work on both problems at the same time. One idea is to set up enterprise zones and/or innovative incubators that could produce housing production centers. I know several ADU contractors who are frustrated with the shortage of manufactured home components and the delays due to long distances from the plant.

Here are my questions from last year that I hope County staff and you will continue to help answer:

- 1) How do we prioritize new housing units for current **local** residents and **local** workers?
- 2) As we fulfill the state mandate to find building sites for 24,000 units by 2031, how do we ensure that the above moderate income target of more than 10,000 units doesn't get filled first and use the most available land?
- 3) How do we **FUND** the production of affordable low and moderate income units given the increasing building costs and County budget challenges?

In April of 2021 I was pleased when Supervisor Williams added a County Workforce Housing Study to the budget. Unfortunately I believe the County was unable to find a consultant to tackle the RFP which includes several game changer tasks. The City of SB had a similar problem because consultants are busy working on housing element updates. So perhaps this is a good time to bring more planning and housing functions in-house to help with grant applications and a review of model programs and funding options. I urge the county to pursue the tasks that were included in the workforce housing study RFP as soon as possible.

When feasible, we should not limit our new housing production funds to serving our homeless population. An increase in units at the low income level can help both workers and the homeless. We need significantly more units urgently to serve both groups.

One program I am happy to see being pursued by the County is providing incentives for homeowners to add a granny flat if they commit to renting them at an affordable rate.

Thank you!

Linda Honikman
Homeowner in 93111 zip code