



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: 2/14/23
Placement: Departmental
Estimated Time: 1 hour min
Continued Item: No
If Yes, date from:
Vote Required: N/A

TO: Board of Supervisors

FROM: Department Lisa Plowman, Director, Planning and Development
Director (805) 568-2086
Contact Info: Allen Bell, Supervising Planner, Long Range Planning
(805) 568-2056

SUBJECT: Housing Element Update – Goals, Policies and Programs

County Counsel Concurrence

As to form: Yes

Other Concurrence N/A

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors (Board):

- a) Receive and file a report from Planning and Development Department (P&D) staff regarding the proposed 6th Cycle Housing Element Goals, Policies and Programs;
- b) Provide initial direction to staff regarding any changes that the Board would like to make to the proposed Goals, Policies and Programs; and
- d) Determine that the Board's actions to receive this report and provide initial direction to staff is not a project as defined in the California Environmental Quality Act (CEQA) Guidelines Sections 15060(c)(3) and 15378(b)(5) and are not subject to environmental review.

Summary Text:

Staff is in the process of preparing the State-mandated 6th Cycle Housing Element Update (2023-2031). The Department released the Draft Housing Element Update for a State mandated 30-day public review period on January 30, 2023. This is a new requirement in the update process and provides the public with an opportunity to review and provide comments to the Planning and Development Department (P&D) prior to submitting the updated Draft Housing Element Update to the State Department of Housing and Community Development (HCD) for initial review. After the close of the public comment period P&D has 10 business days to consider and incorporate the comments received and modify the draft where

necessary. Once this process concludes staff will submit the Draft Housing Element to State HCD for their State mandated 90-day review.

The purpose of this Board letter and the hearing is to obtain the Board’s input on Chapter 5 of the Draft Housing Element Update – Housing Plan and Resources, including the proposed goals, policies and programs.

Background

Per State law, every jurisdiction in the State of California is required to update their housing element every eight years. The State and Santa Barbara County Association of Governments (SBCAG) assign a housing allocation to all jurisdictions in the SBCAG region through the Regional Housing Needs Allocation (RHNA). The County received an allocation of 5,664 units for the unincorporated area; 1,522 units in the North County unincorporated area and 4,142 units in the South Coast unincorporated area. These numbers are further broken down into income categories; very low, low, moderate and above moderate (market rate). The Housing Element is considered a housing plan that demonstrates how the County will accommodate the development of new housing, particularly in the very low and low income categories and preserve existing affordable housing during the eight year cycle. The County is required to report on or provide the following in the Housing Element:

- Vision, Purpose, and Community Input (Role of the Housing Element and the Process)
- Community Housing Assessment and Needs
- Housing Constraints Assessment
- Housing Sites Inventory
- Housing Plan and Resources

The purpose of this hearing is focused on obtaining the Board’s input on the draft goals, policies and programs that are proposed as part of the Draft Housing Element Update. The goals are as follows:

1. Enhance the Affordability, Diversity, Quantity, and Quality of the Housing Supply
2. Promote, Encourage, and Facilitate Housing for Special Needs Groups.
3. Affirmatively Further Fair Housing
4. Preserve the Affordable Housing Stock and Cultivate Financial Resources for the Provision of Affordable Housing in Santa Barbara County
5. Foster Cooperative Relationships and Efficient Government
6. Promote Home Ownership and/or the Continued Availability of Affordable Housing Units through programs and implementing ordinances for all economic segments of the population, including extremely low-, very low-, low-, moderate-, and/or workforce-income households to assure that existing and projected needs for affordable housing are accommodated in residential development.

The Draft Housing Element Update includes 15 policies and 23 programs that are designed to help the County realize these goals. The policies and programs address issues including, but not limited to: housing the homeless, long term preservation of affordable units, methods to promote moderately priced housing, water/sewer service, accessory dwelling units, and tenant protection. Attached for the Board’s review is Chapter 5 of the Draft Housing Element Update – Housing Plan and Resources.

Staff anticipates submitting the Draft Housing Element to State HCD in mid-March for their formal review. After the State reviews the draft document and determines that it is substantially in compliance

with State Law, the Department will present the Draft Housing Element Update to the Planning Commission for a recommendation and then to the Board of Supervisors for their review, consideration, and adoption.

While potential rezone sites are identified in the Draft Housing Element Update as required by State law, the Board will not be taking action on the rezones at the time of the Housing Element Update adoption. The rezoning process and program environmental impact report (PEIR) will follow the adoption process and will be completed by February 15, 2024.

Environmental Review

CEQA Guidelines Section 15060(c)(3) states that an activity is not subject to CEQA if it is not a project as defined in CEQA Guidelines Section 15378. CEQA Guidelines Section 15378(b)(5) states that a project does not include organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. The Board’s actions to receive a report and provide initial direction regarding the proposed draft Housing Element programs and policies would not create physical changes to the environment. Therefore, the Board’s actions are not a project pursuant to CEQA Guidelines Section 15378(b)(5) and environmental review is not required.

Fiscal and Facilities Impacts:

Budgeted: Yes

Funding for this project is budgeted in P&D's Long Range Planning Budget Program on page 387 of the County of Santa Barbara Fiscal Year (FY) 2022-23 adopted budget. There are no facilities impacts.

Special Instructions:

P&D staff will satisfy all noticing requirements.

The Clerk of the Board shall forward a copy of the minute order to P&D, attention Allen Bell.

Attachments:

1. Draft Housing Element Update - Chapter 5 Programs and Policies