

Brianda Negrete *Public Comment*

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**From:** meesterblack2006@gmail.com  
**Sent:** Monday, March 20, 2023 10:06 AM  
**To:** sbcob; Williams, Das; Laura Capps; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve  
**Cc:** Miyasato, Mona; Plowman, Lisa  
**Subject:** League of Women Voters of Santa Barbara Letter on Item D-3, 3/21/23 BOS Hearing; LRP Work Program  
**Attachments:** LWVSB LRP WORK PROGRAM COMMENTS.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Please find the attached letter from the League of Women Voters of Santa Barbara regarding the Planning and Development's Long Range Work Program.

Regards,

Dianne Black



March 20, 2023

Board of Supervisors  
County of Santa Barbara  
105 Anacapa Street  
Santa Barbara, CA 93101

RE: Departmental Agenda Item #3: Long Range Planning Work Program

Chair Williams and Members of the Board:

The League of Women Voters of Santa Barbara (LWVSB) appreciates the opportunity to provide input on the Planning and Development Department's Long Range Work Program 2023-2026. The League is actively involved in housing issues in the region, and we urge the Board of Supervisors to prioritize Work Program items that support solutions to our housing crisis in South County, especially those that address the needs of our lower- and moderate-income workforce.

We support spending the significant resources staff has identified for certification of the Housing Element Update (HEU) and adoption of the rezones. This work is critical to provide a platform to address affordable housing needs and is projected to be completed in early 2024. Additional work related to affordable housing is identified in the Work Program, including:

- Housing Bill Implementation and State Bonus Density Law Ordinance Amendments – to address SB 9, Ministerial Design and Approval Standards and ADU regulations.
- Zoning Ordinance Amendments to address housing – relaxing permitting requirements in certain zone districts; modernizing commercial zone districts to allow mixed use (addressing AB 2011 Wicks and SB 6 Caballero); and modernize the DR and PRD zone districts to incentivize development for very low- and low-income categories.

In addition to these HEU Implementation items, the LWVSB urges the Board to include the following items in the early years of the Work Program:

**Identify and enact a permanent, steady source of funds for affordable housing.** To produce significant amounts of very low-, low- and moderate-income housing, the County needs to find a permanent, steady source of funds for the Housing Authority and non-profit developers. This used to exist when the County had a redevelopment agency. Since 3,853 or 68% of the County's next cycle housing units are to be provided for our very low-, low-, and moderate-income workforce, a new source of permanent funds is critical. Your Board gave staff direction to include this program at the February 14th Board hearing on the HEU.

**Implement Program 12, prioritize County-owned property for lower income housing.** The LWVSB urges the Board to immediately work to assist in the development of several County-owned properties by the County Housing Authority or non-profit housing developers.

**Implement Program 17, Tenant Protection and Fair Housing Services.** In addition to the program in the draft HEU, we request that the County enhance the program to further strengthen tenant protections, including against unsustainable rent increases and "renovictions."

**Implement Program 18, Identify Units At-Risk for conversion to non-affordable units.** Identifying these units and finding funding to extend their affordability covenants is important to maintain our existing affordable housing stock.

**Implement Program 21, Local Resident and Worker Preference.** To ensure that housing developed as a result of the HEU is provided for local residents and workers, the Board should immediately study, develop and adopt an ordinance that gives local preference to housing, especially those units subsidized by the County.

Thank you for your consideration of our comments.

Sincerely,



Dianne Black  
Housing Committee, Board Member

Pamela I Flynt Tambo

Pamela L. Flynt Tambo  
VP, Programs

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