



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: BOS 2nd & 3rd District
Department No.: 011
For Agenda Of: 04/04/2023
Placement: Departmental
Estimated Tme: 1 hr 45 mins
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Supervisor Laura Capps, 2nd District *CH from LC.*
Supervisor Joan Hartmann, 3rd District *JL for JH.*
Chris Henson, (805) 568-2191
Jefferson Litten, (805) 568-2197
SUBJECT: Housing Element Update – Status and Next Steps

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors (Board):

- a) Receive and file a report regarding the recently submitted Draft Housing Element Update
- b) Provide direction to Planning and Development staff regarding next steps; and
- c) Determine that the Board's actions to receive this report and provide 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:

The offices of Supervisor Capps and Supervisors Hartmann asked the Planning and Development Department to brief the Board on the recent submittal of the Draft Housing Element to the State's Housing and Community Development Department (HCD). The item serves to provide an update on the Supervisors' efforts to minimize, to the extent possible, the conversion of agriculture; to distribute the units across the South Coast to the greatest degree possible; to add additional sites in Orcutt and Vandenberg Village; and to identify new sites including County-owned property in the Draft Housing Element Update.

Topics to be covered in this update include:

- Additional sites that were added to the submitted Draft Housing Element sites list prior to submitting to HCD, including new sites on County-owned lands.
- Description of the secondary list of sites that Planning and Development has prepared and how this list could be utilized in the future.

- Description of next steps and timeline for: Final Housing Element Update adoption, Board approval of rezones, and preparation/adoption the programmatic EIR.
- Report on recent State Laws such as AB 2011 and how they facilitate housing on commercially zoned or mixed-use zoned parcels.

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).

Sub-Region	RHNA Allocation	RHNA Allocation by Income Level ²			
		Very Low	Low	Moderate	Above Moderate
South Coast	4,142	809	957	1,051	1,325
North County	1,522	564	243	229	486
Total	5,664	1,373	1,200	1,280	1,811

Source: SBCAG 2021b

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 recently submitted its Draft Housing Element Update (Draft HEU) to HCD. The Draft is now subject to a 90-day review by HCD which will result in HCD providing written findings determining whether the draft Housing Element substantially complies with state requirements. Prior to the County’s adoption of the Housing Element, the Board shall consider the findings made by HCD. Before the Housing Element is presented to the Board of Supervisors for action, the County Planning Commission will conduct a public hearing and make a recommendation to the Board.

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:

None

Attachments:

- 1) HEU Memo to BOS 3.22.23

Authored by:

Jefferson Litten, Chief of Staff, 3rd District
 Chris Henson, Chief of Staff, 2nd District