

# Memorandum

**Date:** March 23, 2023  
**To:** Board of Supervisors  
**From:** Lisa Plowman, Director  
Planning & Development  
**CC:** Mona Miyasato, CEO  
Jeff Frapwell, ACEO  
**Subject:** Housing Element Update

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The Department submitted the Draft Housing Element Update (HEU) to the State Housing and Community Development (HCD) Department on March 31, 2023. The State now has 90 days to review the document and provide comments to the County.

During the 30-day public comment period, which ended March 1, 2023, the Division presented the proposed Goals, Policies and Programs to the Board and the Board provided direction on a number of additions and revisions. The key revisions include the following:

- Add a program to study the development of an ordinance to incentivize rental housing
- Add an implementation item to study the creation of a long-term, permanent funding source for affordable housing
- Increase number of anticipated ADUs from 100/year to 150/year

Over 430 comment letters were received during the public comment period on the Draft Housing Element. There were a number of constructive comments received including the submission of new potential sites that could help the County meet the assigned Regional Housing Needs Assessment (RHNA) allocation. As a result, the draft document has been amended where appropriate and new sites have been identified on the interactive map. A total of 19 new potential housing sites have been added to the process and they include the following:

- 7 new county owned sites
  - 3 at the Calle Real Campus (APN 059-140-029)
  - 2 at the Hollister Campus (APNs 061-040-043, 061-040-019 - 021)
  - 2 in downtown Santa Barbara (APNs 029-211-025, 029-212-019)
- 2 new sites in Montecito
  - Employee housing at the Miramar – Rosewood Hotel (APN 009-333-013)
  - Employee housing at the Biltmore Hotel (APN 009-351-012)
- 1 new site in Isla Vista
  - Friendship Manor property (APN 075-020-035)
- 3 faculty/staff housing projects on the UCSB campus
  - Ocean Road Project
  - Devereux North Knoll
  - Ocean Walk
- 2 sites in Eastern Goleta Valley
  - Montessori School property (APNs 065-080-024, 065-080-008 - 009)

- Tatum property (APN 065-040-026)
- 1 new site in Carpinteria
  - Bailard property (APN 001-080-045 - 046)
- 1 site in Vandenberg Village
  - Apollo Way (APN 097-371-075)
- 2 new sites in Orcutt
  - KS11 (APN 103-181-006)
  - Element Church property (APN 103-080-048)
- 1 Adjustment in Orcutt - move MRO from KS 3 to KS 1 (APNs 129-120-024 and 129-151-026) (no unit increase)

These potential sites/projects could add a total of 2,151 units (518 lower income units, 666 moderate units, and 967 above moderate units) to the process and will be included in the Program EIR. Further, the additions will give the Board a broader range of options when considering rezones in Fall 2023.

In addition to adding new sites that help the County meet its RHNA allocation, a list of secondary sites has been developed and will be included in the HEU. These sites are zoned for commercial uses that will benefit from the pending ordinance amendments identified under Program 16 – Reduce Governmental Constraints of the HEU -- which will modernize the commercial zone districts. Additionally, there are new state laws that create incentives for mixed use housing in commercial zones (AB 2011 and SB 6). This secondary list of sites and the corresponding ordinance amendments are an important part of the County's effort to stimulate mixed use development that can supplement 100% residential projects.

Once the HEU has been submitted to State HCD they will have 90 days to review the document and provide comments. Based on what we have heard from the State and other jurisdictions, we anticipate receiving a letter that will require amendments to the HEU. During this 90 day period the Program EIR analyzing the proposed rezones will be underway and we expect to have it released for public review in late summer.

Please let me know if you have any questions.