

de la Guerra, Sheila

# Public Comment

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**From:** Jessica de L'Arbre (Wishan) <jessicaw@sbhabitat.org>  
**Sent:** Tuesday, April 4, 2023 9:17 AM  
**To:** sbcob  
**Subject:** Enclosure for Public Comment - Housing Element  
**Attachments:** Habitat BOS Ctysites letter.pdf



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Dear Clerk of the Board,

Please see attached- thank you so much!

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April 4, 2023

Dear Chair Williams and Members of the Board of Supervisors,

On behalf of Habitat For Humanity of Southern California County, I would like to take this opportunity to thank Lisa Plowman and Jesse Steele with the County Planning and Development for their responsiveness to our comments during the Housing Element Update (HEU) review process. Also thanks to Supervisors Capps and Hartmann for requesting this public hearing to provide an update on the HEU.

**County-owned sites.** We are pleased that the County has identified 7 new County-owned sites for housing development consideration and we look forward to engaging with the County on plans to develop those sites into 100% deed-restricted housing projects. As a non-profit organization struggling to build low-income, deed-restricted ownership housing in the South Coast, access to free, publicly-owned land for development is critical to our ability to make our projects be financially feasible. Construction and labor costs often make the types of projects we build cost-prohibitive without free or a significant reduction in the cost of land. We simply cannot compete with the for-profit sector for increasingly scarce, developable privately-owned land in the very expensive South Coast.

**Long-term Funding Source.** In addition we are also pleased that the County has responded to our request and included an update to Program 5 to include studying options for long-term funding source for affordable housing. Without significant public subsidies, we will not come close to meeting our Regional Housing Needs Allocation (RHNA) targets in the South Coast. We hope that the County will make not only identifying a funding source a priority, but actually implement one by 2024 by putting it on the ballot if it's a tax or bond.

We look forward to continuing to give input into the Housing Element and rezone adoption process as it moves forward in the coming year.

Thank you for your service to our County.

Respectfully yours,

Jessica Wishan De L'Arbre

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