



**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: Community Services
Department No.: 057
For Agenda Of: January 7, 2014
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Herman Parker, Community Services Director (805) 568-2467
Director(s):
Contact Info: Margo Wagner, HCD Housing Specialist II (805) 568-3529
SUBJECT: Affordable Housing In-Lieu Fee Update

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Planning and Development

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- A. Receive and file the "Affordable Housing In-Lieu Fee Update" memorandum (Attachment A), providing the Board with an annual update of the County's inclusionary housing in-lieu fees, pursuant to the recently adopted Inclusionary Housing Ordinance No. 4855 with fees reflective of current market values, effective July 23, 2013; and
- B. Determine that the California Environmental Quality Act (CEQA) declaration for this project is exemption from CEQA under CEQA Guideline section 15061(b)(3) as there is no possibility that this activity will have a significant effect on the environment. (Attachment B).

Summary Text:

In the past, the Community Services Department (CSD) notified the Board concerning changes to the in-lieu fee schedule via a memo from the CSD Deputy Director. Based on new requirements contained in the Inclusionary Housing Ordinance (IHO), this in-lieu fee schedule will now come to the Board annually as a "receive and file" Board letter.

Background:

The County's IHO allows developers to satisfy the County's inclusionary housing requirements by paying in-lieu fees instead of providing affordable units on-site. The fees are utilized to fund the development or rehabilitation of very low and low income housing, special needs housing, senior housing and to assist non-profit organizations to provide or preserve affordable housing in the County.

The 2013/2014 in-lieu fees are based on data from the most recent condominium sales activity in Fiscal Year 2012/2013, which HCD obtained from the County Tax Assessor's Office. The IHO directs that inclusionary housing requirements, including an in-lieu fee payment schedule, and any needed adjustments be received and filed by the Board no later than August 31st of each fiscal year. Providing the 2013/2014 in-lieu fees to the Board in a Board letter format delayed the release of the in-lieu fee payment schedule. The IHO does not require the Board to approve the 2013/2014 in-lieu fees which were effective on August 31, 2013.

The Cuyama Housing Market Area meets the affordable housing need in all income categories and is exempt from inclusionary housing requirements as provided in Section 46A-3 of the Inclusionary Housing Ordinance.

Fiscal and Facilities Impacts:

Any change of the in-lieu fees or the annual adjustment of the inclusionary housing requirements will impact the amount which will be collected by the County and allocated to future affordable housing projects.

Attachments:

Attachment A – Memorandum, “Affordable Housing In-Lieu Fee Update”

Attachment B – CEQA Notice of Exemption

Authored by: Margo Wagner

cc:

Glenn S. Russell, PhD, Director, Planning and Development