



COMMUNITY DEVELOPMENT DEPARTMENT

DRAFT 2023-2031 HOUSING ELEMENT

Planning Commission July 14, 2022

Purpose of Hearing

- Receive a presentation
- Take public comment
- Provide feedback to staff



Programs Questions

- Which do you support?
- What changes would you like to see?
- What are your top priorities for implementation?



Presentation Overview

- State Requirements
- Public Outreach
- Data Highlights
- Housing Needs & Suitable Sites
- Programs
- Next Steps

Acknowledgements

- Long Range Planning
- Planning Interns
- Housing and Human Services
- Planning Commission Work Group
- BAE Urban Economics
- Housing Authority
- Santa Barbara Foundation

State Requirements



Content directed by
state Housing Element
laws



Updated every 8 years



Last updated in 2015
(5th Cycle)



State Housing and
Community Development
(HCD) oversight and
certification

Public Review

30 days

July 5 – August 3



How to Provide Input

Planning Commission & City Council
Hearings

Via email: HEU@SantaBarbaraCA.gov



Revised Draft

Prepared and Submitted to
HCD in August

HCD Review and Certification

Initial 90-day review of revised draft
(August – November 2022)

Certification review after City Council adoption
(February 2023)

HCD Certification ensures the City retains eligibility for
grant funds and local control

New for the 6th Cycle

- Public participation timing and transparency
- Affirmatively Furthering Fair Housing
- Suitable sites by income categories with buffer
- Previous cycles' sites identified and incentivized for affordable housing



Public Outreach Summary

March	<ul style="list-style-type: none"> ✓ City Council Initiation ✓ Sign Up Notifications reaching ~38,000+ people
April	<ul style="list-style-type: none"> ✓ Joint City Council/Planning Commission Goals ✓ ADU Survey ✓ Video and Intro to Housing Element presentations attended by ~80 people
May	<ul style="list-style-type: none"> ✓ Intro to Housing Element presentations attended by ~80 people
June	<ul style="list-style-type: none"> ✓ Intro to Housing Element presentations attended by ~65 people ✓ Joint Public Workshop with County, Carpinteria, and Goleta attended by ~170 people in-person and live stream

DATA HIGHLIGHTS

Data Sources

- Santa Barbara County Association of Governments (SBCAG) Data Package
 - Uses American Community Survey 2015 – 2019 5 year estimates unless otherwise specified
- Department of Finance
- Analysis of Impediments to Fair Housing (2020)

Community Demographics



Population

- ~5% increase since 2010
- Average annual growth rate slowing



Age

- Median = 39
- 18% over 65



Jobs

45% in business, management, science, or art

Existing Housing Stock

75% built
before 1980

53% in
sound
condition

6.5% Vacant



Households

Renters 59%

- 12% Overcrowded
- 50% Cost Burden
 - 26% Severe Cost Burden

Owners 41%

- 1% Overcrowded
- 32% Cost Burden
 - 17% Severe Cost Burden



- “At Risk” Assisted Units (2023 – 2033)
 - 158 rental units
 - 119 ownership units
- 96% owned by nonprofit organizations



Special Housing Needs

- Seniors
- People with Disabilities
- Large Families
- Female Headed Households
- Students
- Farmworkers
- People Experiencing Homelessness



Housing Constraints



Governmental

- Zoning Amendments per state law
- Permit Process and Procedures



Non-Governmental

- Financing
- Cost of Land and Construction



Environmental

- Wildfire, Flooding, Coastal, Seismic, Hillside/Slope Hazards
- Biological and Cultural Resources

HOUSING NEEDS & SUITABLE SITES

Housing by the Numbers

- **Regional Housing Needs Assessment**
 - From State to County to City
- **Housing Capacity (Suitable Sites Inventory)**
 - Per zoning, accounts for constraints, adds a buffer
- **Quantified Objectives**
 - Units likely to be built under current resources and constraints

Income Category	% AMI
Very Low	0 – 50%
<i>Acutely Low</i>	<i>15% and below</i>
<i>Extremely Low</i>	<i>30% and below</i>
Low	50 – 80%
Moderate	80 – 120%
Above Moderate	120%+
<i>Middle*</i>	<i>121 – 160%</i>
<i>Upper Middle*</i>	<i>160 – 200%</i>

*City of Santa Barbara Inclusionary Ordinance (ownership and subdivisions)

City's Regional Housing Needs (2023 - 2031)

	Very Low (0 – 50% AMI*)	Low (50 – 80% AMI)	Moderate (80-120% AMI)	Above Moderate (120+% AMI)	TOTAL
Allocation	2,147	1,381	1,441	3,032	8,001
Pipeline Projects and ADUs	(188)	(232)	(171)	(1,125)	(1,716)
Remaining	1,959	1,149	1,270	1,907	6,285

*2022 County Area Median Income (AMI) = \$100,100

City's Housing Capacity for RHNA

	Very Low (0 – 50% AMI)	Low (50 – 80% AMI)	Moderate (80-120% AMI)	Above Moderate (120+% AMI)	TOTAL
Suitable Sites	2,475	1,505	1,626	2,223	7,829
Pipeline Projects and ADUs	188	232	171	1,125	1,716
	2,663	1,737	1,797	3,348	9,545

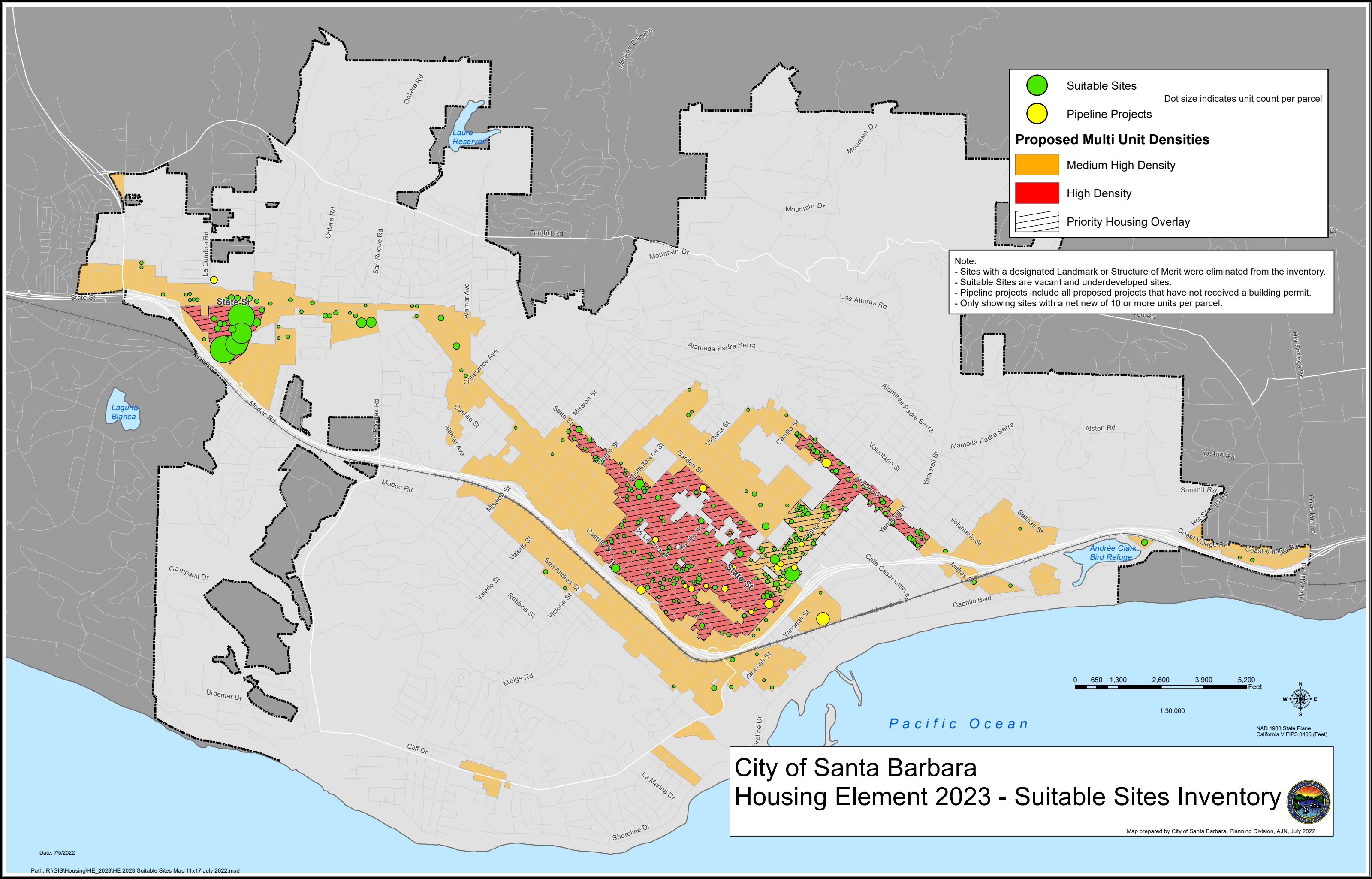
Suitable Sites Inventory Includes

- Pending applications (Pipeline Projects) as of 6/29/22
- Accessory dwelling units
- Development potential of at least 10 units
- Realistic buildout density
- Parcel improvement value, land value, and parcel area
- Added buffer to ensure sufficient capacity

Suitable Sites Inventory Removes

- Public land (parks and parking lots not planned for redevelopment)
- Parcels with City Landmarks or Structures of Merit
- Parcels with significant environmental constraints





Suitable Sites

Pipeline Projects

Dot size indicates unit count per parcel

Proposed Multi Unit Densities

Medium High Density

High Density

Priority Housing Overlay

Note:

- Sites with a designated Landmark or Structure of Merit were eliminated from the inventory.
- Suitable Sites are vacant and underdeveloped sites.
- Pipeline projects include all proposed projects that have not received a building permit.
- Only showing sites with a net new of 10 or more units per parcel.

City of Santa Barbara

Housing Element 2023 - Suitable Sites Inventory

Map prepared by City of Santa Barbara, Planning Division, AJN, July 2022

Date: 7/5/2022

Path: R:\GIS\Housing\HE_2023\HE 2023 Suitable Sites Map 11x17 July 2022.mxd

City's Quantified Objectives

Income Category	New Construction	Rehabilitation	Conservation/ Preservation
Extremely Low	148	0	0
Very Low	90	4	0
Low	328	158	43
Moderate	293	0	0
Above Moderate	2,224	0	0
Total	3,083	162	43

GOALS, POLICIES, PROGRAMS

Goals, Policies, Programs

- Goals (approved by City Council)
- Work Group drafted:
 - Policies that relate to goals
 - Specific programs for next 8 years with:
 - *Funding sources*
 - *Timeframe for implementation (TBD)*
 - *Department(s) responsible for implementation*

Goal 1: Create New Housing

- Facilitate Adaptive Reuse, ADUs, and Innovative Housing Types
- Reduce Governmental Constraints
- La Cumbre Plaza Specific Plan
- Complete Objective Design Standards



Goal 2: Prioritize Affordable Housing



- Adopt Affordable Housing Overlay Zone
- Evaluate Inclusionary Housing Ordinance and City-owned Land for Housing
- Track ADU Use and Rent
- Ensure Adequate Capacity for Affordable Housing (No Net Loss)

Goal 3: Provide Housing Assistance

- Create Affordable Housing Trust Fund



Goal 4: Promote Housing Stability

- Support Rental Housing Mediation
- Study Right of First Refusal Program
- Adopt Short-term Vacation Rental/Hotel Ordinance Amendments
- Evaluate Residential Units Conversion Ordinance
- Enhance Fair Housing Program



Goal 5: Preserve Housing

- Provide Technical Assistance
- Fund Home Repairs



Goal 6: Engage the Community

- Provide Renters Rights Information
- Provide Housing Resources for the Public
- Develop Housing Supply and Affordability Campaign



Goal 7: Coordinate with Regional Partners

- Advocate for State Legislation
- Consult and Coordinate with Area Schools



Goal 8: Fund Affordable Housing

- Secure a Permanent Source of Funding
- Support Legislation to Fund Affordable Housing



Appendices

- Review and Evaluation of 2015 Housing Element
- Affirmatively Furthering Fair Housing
- Public Outreach Table
- ADU Use and Affordability Survey Data
- Housing Stock Surveys
- Residential Development Standards
- Suitable Sites Inventory



Next Steps



How to View and Comment

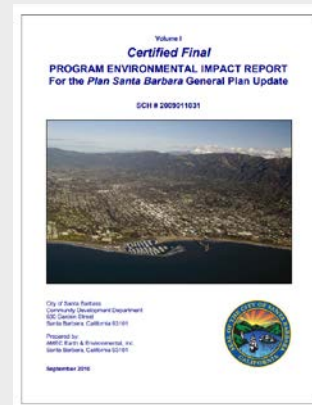
- Visit SantaBarbaraCA.gov/HEU
- Attend
 - Planning Commission Hearing July 14
 - City Council Hearing July 26
- Email by August 3, 2022

HEU@SantaBarbaraCA.gov



Environmental Review

- Draft Program Environmental Impact Report
 - Available October 2022
 - Will analyze housing growth to 2035
 - Includes Climate Action Plan update



Programs Questions

- Which do you support?
- What changes would you like to see?
- What are your top priorities for implementation?



Recommendation

- Receive public comment
- Provide feedback to staff