

Table 1: Anonymous Comments from the Online Workshop April 15 – July 18

#	Date Received	Comment	Response
1.	04/15/22	Reconfigure the mentality of city advisors, planning departments: Is it enough to draggily admit more housing is needed, outwit all attempts for years, and then suddenly get on board?? Or is there more to it? TRULY, draconian measures are being implemented by folks with no skin in the game. Who says it's harder to rescue or evacuate people from a 5 BR mansion or a 3 BR place with ADU? Who thinks this way? Who makes ordinances that cut people off (years of plans and expenses in the pipeline) without a sunset provision? What kind of city thinks its landlords owe rent control but no other control of inflation-impacted industry? Who are these people we pay to think this way? We need better thinkers.	Comment noted.
2.	04/23/22	<p>Convert the golf course into a 7,500 unit social housing complex: Santa Barbara Tenants Union (SBTU) has gathered 292 signatures as of this post, in favor of converting our public golf course into public housing. See here: https://actionnetwork.org/petitions/convert-the-city-golf-course-into-public-housing?source=direct_link&</p> <p>Another way to at least keep income streaming into HACSB for more projects like this would be a City's Right To First Offer To Purchase Ordinance, which would require landlords to give first bid to the city to buy private property before offering to other sellers. The city could mandate that the city can buy at fraction of market value (ie, 50%, 10%, 1%)</p>	<p>See GR-2.</p> <p>Housing Element Program HE-13 will study a Right of First Refusal program. The details of the programs will be determined when the work efforts are implemented.</p>
3.	05/05/22	Change to FAR instead of number of units: smaller more numerous units in developments makes sense for the developer and city	City Council considered a FAR program in 2021 but voted to pursue other options to incentivize smaller units.
4.	05/05/22	Development agreements are a bad idea: Make the development possibilities known and concrete, development agreements seem like back room deals to the public.	Comment noted.
5.	05/11/22	Develop a program to fund the enforcement of the short term vacation rental ban within the city of Santa Barbara: Please develop a program to enforce the rules that are already	See GR-3.

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		in effect in the municipal code so Santa Barbara can gain back its much needed housing stock.	
6.	05/12/22	<p>Develop a program to incentivize property management companies to make energy efficient upgrades: Tenants have to pay utilities, not landlords. Therefore, landlords are far less likely to be incentivized to make energy efficient upgrades such as adding solar panels, water efficient toilets, etc... Additionally, when landlords do upgrade units, they often increase rental prices to cover the costs. Can programs such as the ones linked below be geared towards rental units? I believe rental units should be prioritized over homeowners because renters are more likely to be lower income and be burdened by the high costs of utilities.</p> <ul style="list-style-type: none"> • https://simpliphpower.com/landing-page/santa-barbara-clean-energy-rebate/ • https://sustainability.santabarbaraca.gov/sbce-incentives/brighten-solar-battery-discount/ 	Comment noted for relevance to housing costs and will be considered in the development of the City's Climate Action Plan Update.
7.	05/12/22	Regional Housing Needs Allocation: Place RHNA sites in the golf course, earl warren showground location, and old La Cumbre Plaza area	Regarding the golf course, see GR-2. Earl Warren Showgrounds is a state-owned property and outside City limits. La Cumbre Plaza is included in the suitable sites inventory.
8.	05/20/22	Ban vacation rentals: Housing supply is being consumed by vacation rentals, even in low-income areas. VRBO and Pacaso models displace people living here, and make remaining available places to live prohibitively expensive. You only have one guy to enforce all the VRBOs popping up. Put your citizens first, and ban this land use designation.	See GR-3.
9.	05/20/22	Implement a vacancy tax: VRBO, Airbnb and Pacaso consume much-needed housing supply here. Enforcement is non-existent, and our residents are being pushed out. The US Census Bureau defines a vacant home as the responder lives in a primary residence elsewhere. Vancouver has a vacancy tax of 5% of assessed home value and it is working to generate funds for affordable housing construction, and return homes to the supply of housing for people to actually live in. Oakland has done the same thing. We need	See GR-1.

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		demand-side tools to get control of our housing market and make it possible for Santa Barbarans to stay in their homes and live here.	
10.	05/20/22	Leverage commercial corridors for housing: Commercial corridors could provide opportunities for housing over ground floor businesses. Residents could live close to where they work, and not need a car, especially if the ground floor commercial space provides amenities like food shops, coffee places, etc. In areas like Upper State, Milpas, San Andres, these could become vibrant areas that are attractive to younger residents, and people who'd like to be close to amenities in a walkable / bike-able community.	The City allows and encourages housing on commercial corridors. Housing Element Policy HE-1 will encourage conversion of exiting commercial buildings to residential use by removing regulatory barriers and providing more favorable standards.
11.	05/20/22	Explore Churches and Non-profits as potential housing sites: Grace Lutheran faced a declining congregation, so they donated their property to the Housing Authority for affordable homes for seniors. Many churches in our community have huge property, and maintenance costs, but declining congregations. Create an easy path for these properties to be converted to affordable housing, including zoning overlays that allow for it. Same with some non-profits, where the property is under-used, or in a business area, but could provide a great affordable housing site.	Housing is typically an allowed use on Church sites. The City will take consideration of Church sites, including a potential reduction in Church parking requirements in exchange for housing, with the development of HE-7, the Affordable Housing Overlay.
12.	06/09/22	Ban Pacaso as soon as possible. Continue to keep short term rentals out of single family neighborhoods.	See GR-3.
13.	06/14/22	Limited Equity Housing (LEH): An LEH Cooperative retains the appreciated value of the housing in the co-op. When a member leaves, the only economic transaction is what was initially paid for the unit plus interest earned. Because no one has pocketed the increased value of the building and land, 30 years later the co-op's monthly costs are 50 percent lower than the average market rate apartment. Excerpt from Dos Pinos Housing Cooperative, Davis, Ca. https://ncbaclusa.coop/blog/this-california-housing-co-ops-ownership-model-could-create-affordable-housing-nationwide/	Limited equity cooperative housing qualifies for density incentives under the City's Average Unit Size Density Incentive (AUD) Program. Housing Element Program HE-12 Affordable Housing Trust Fund could be leveraged to offer loans or grants to offset purchase cost for non-profits or tenants interested in a LEH Co-op. HE-13 Right of First Refusal Purchase Program also offers a path to allow tenant associations or other groups to purchase properties for a LEH co-op.

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14.	07/06/22	Reduce parking requirements in exchange for non-use of vehicles: Parking requirements are the greatest deterrent to increased housing. Current zoning allows projects within the CBD with minimal parking. Such projects should be allowed outside the CBD, with the condition that residents must annually certify that they do not own or lease a vehicle. Non-ownership of a vehicle is a lifestyle that should be promoted, not penalized. Current zoning policies penalize residents without vehicles by forcing them to pay for a parking space which they do not use.	See GR-4.
15.	07/06/22	Allow addition of 2 attached ADU units at the same time as a proposal for an AUD project: Avoid the game of AUD project proposals with oversize common areas intended for later conversion to ADUs. Just allow AUD proposals to include two attached ADU units (in addition to the allowed density). This is a highly watered down version of my proposal to allow projects with essentially NO parking requirement, in exchange for enforceable non-operation of vehicles. Make the priority people, not parking.	Housing Element Program HE-4 Facilitate Production of ADUs will include an evaluation of ordinance amendments to increase ADU production.
16.	07/18/22	Prioritize people, not parking spaces: Please see the LA Times editorial published July 18. https://www.latimes.com/opinion/story/2022-07-17/editorial-california-should-prioritize-housing-people-not-cars	Comment noted.