

Table 2: Written Comments from Joint County and Cities Housing Element Workshop on 6/22/22

#	Comment	Response
1.	<p>Suitable Sites on Westside:</p> <ul style="list-style-type: none"> ● Shoreline Community Church ● Immigration Hope Santa Barbara ● Foodland Plaza ● Calvary Baptist Church - Big parking lots being underutilized can be built up a lot without compromising views ● Need additional investment in public transit (parking is already a challenge) <p>The Westside is a good place for downtown workers to live → easy commute by walk/bike</p>	<p>Suitable sites were selected based on the criteria in the Suitable Sites Inventory Summary. San Andres Square (Foodland) is included in the Suitable Sites Inventory, the other sites did not meet the criteria.</p> <p>The Suitable Sites inventory identifies for the State parcels that can accommodate the City's Regional Housing Needs Allocation. These are not necessarily the most preferred sites for development. Sites not in the inventory zoned for housing will also be developed.</p>
2.	Have groups like CAUSE & Healing Justice share opportunities for Housing Element Update engagement	See GR-5.
3.	Incentives for affordable housing developers	See GR-4.
4.	Consistent funding source for affordable housing	See GR-1.
5.	Development of ongoing funding stream in Santa Barbara city for the increase of low-cost housing	See GR-1.
6.	Too many AirBnBs, VRBO, etc. on W. Micheltorena and the surrounding area! These are small, 2 bedroom homes with yards - perfect for families. Is anyone in the city aware of how many? Do they pay TOT [transient occupancy taxes]?	See GR-3.
7.	Absolutely - Put housing on <u>ALL</u> public parking lots - <u>ALL</u>	See GR-2.
8.	Talk to and outreach to the young of our community - contact AIASB - mentor/emerging professionals program	See GR-5.
9.	Streamline the ADU process, including financing options, similar to SCAG & templates. Include design district options & high fire hazard options	Housing Element program HE-4 will look at ways to further facilitate production of ADUs.

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10.	Can the first workshop be uploaded on the website? The livestream?	The workshop recording is posted to the City's Housing Element Update webpage under "Meetings" https://santabarbaraca.gov/government/priorities-policies/housing-initiatives/housing-element-update
11.	Local ongoing affordable housing fund	See GR-1.
12.	Please add a goal to prioritize seniors!	Goal 2 speaks to prioritizing affordable housing for special needs households, which includes seniors.
13.	Reach to equitable fashion by making meetings accessible at equitable times	Opportunities to comment were made available online and meetings/hearing on the draft Housing Element were held from 4-6 p.m. (Joint Workshop), 1 – 5 p.m. (Planning Commission), and 3 – 7 p.m. (City Council).
14.	Realistic + meaningful incentives for developers to build low cost + workforce housing in SB.	See GR-4.
15.	Repurposing existing buildings should allow as many residences that can be designed inside the building. Downtown priority will only allow 1 to 1.5 blocks to be repurposed based on limits of net residential SF. Hotels can fill up an existing plus add up to 3,000 SF in small & minor additions.	Housing Element Program HE-1 will look at ways to facilitate adaptive reuse of existing buildings and Program HE-15 will reevaluate where hotels are allowed.
16.	We desperately need to prioritize more housing development that's truly affordable without displacing existing tenants - affordable housing overlay & funds towards social housing?	See GR-1 and GR-4.
17.	Renovations are really making existing housing stock really unaffordable - stopping/limiting these is a piece of this puzzle. We're seeing this quite a bit at the SB Tenants' Union	The City cannot prevent property owners from renovating their property. The Municipal Code requires tenants of most rental properties to be notified and provided a relocation assistance payment for substantial remodels that requires the tenant to relocate for at least 30 days.
18.	Our city charter has weird/micromanaging height limits. Can we appeal this outdated 1980s amendment and build higher buildings downtown? I would love to live in a downtown SB high rise! This would be a good incentive for developers since density increase matters for whether development pencils out. Can have density + greenery if the density goes up	The City Charter can be amended only by voter approval.

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19.	Vacancy tax! Tax on certain high end transactions	See GR-1.
20.	Ban Pacaso/fractional ownership scams ASAP	See GR-3.
21.	Specific plan/development agreement for La Cumbre Plaza ASAP.	See GR-6.
22.	Is there a need to incentivize assembling long, narrow parcels in CBD/State Street to facilitate larger meaningful projects?	See GR-4.
23.	Employer-employee housing incentivizes: How can we incentivize large employers, City, County, School District, etc. to subsidize/develop housing for employees? Projects similar to Cottage Hospital for example.	Employer-sponsored housing currently qualifies for density incentives under the City's Average Unit Size Density Incentive (AUD) Program. Housing Element Program HE-7 will create an Affordable Housing Overlay that will consider employer sponsored housing incentives.
24.	Property taxes of 1% upon resale will be a big looming issue for home ownership	Comment noted.
25.	"Affordable housing overlay" <u>may</u> (has the potential) to keep land values from increasing during the Regional Housing (RHNA) "paper exercises" for HCD.	Comment noted.
26.	Why not more suitable sites at upper De La Vina? How can incentivize on vacant (usually) parking lots?	There are a couple of suitable sites identified on upper De la Vina but the majority of lots did not meet the criteria for the suitable sites inventory. Housing Element Program HE-7 could provide an opportunity to incentivize housing on underused parking lots.
27.	How does streamlining affect neighbors? How will neighborhoods and communities have ample opportunities for participation?	Unless prohibited by state law, most multiunit residential projects undergo review in a public hearing with opportunities for public comment.
28.	Meaningful incentives for affordable housing developers	See GR-4.
29.	Clarify the use of the current police department building & property for affordable housing Clarify planning for housing in La Cumbre Plaza & the unused motel property.	See GR-2 and GR-6. The future use of the current police station site is not known at this time. The hotel property nearby is not included in the La Cumbre Plaza planning effort. Multiunit housing is currently an allowed use on the hotel property.
30.	Closer coordination with the City Housing Authority. Open + public communication with the State Street planning group + the affordable housing group to actually plan for mixed-use housing in the downtown area.	City staff has been coordinating with the Housing Authority on the draft Housing Element. The General Plan and this Housing Element encourages mixed-use and housing development downtown. The State Street Master Plan is not expected to modify that.

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	Look at the current workforce being developed downtown	
31.	Add a regulatory fast track incentive for building senior housing!	See GR-4. Deed-restricted affordable senior housing projects do receive priority review and placement on public hearing agendas.
32.	<p>The Adult & Aging Network recommends:</p> <ol style="list-style-type: none"> 1. Prioritizing older adults as a specific goal in the HE 2. Defining “senior housing” more clearly to include requirements for accessibility and access to services 3. Increasing the supply of affordable housing units for seniors that meet accessibility requirements and are near public transportation, medical facilities, shopping, and caregiving resources. 4. Expanding access to innovative housing models such as shared and generational housing. (Ex. HomeShareSLO) 5. Addressing older adult homelessness through rental assistance programs, home repair, and modification assistance. 6. Adding a regulatory “fast-track” incentive for builders on senior housing projects. 7. Zoning for more senior housing options. 8. In residential zones, expanding the permitted uses to include housing with services for seniors and licensed residential care. 9. In commercial zones, expanding the permitted uses for licensed residential care, with conditional use permits for independent living. 10. Increasing accessibility for ADUs and micro-units (An accessible unit requires: wider doors, no stairs, grab bars, etc.) 11. Developing new micro-units dedicated to older adult and disability units in urban areas near transportation and health services. 	<p>#1 and 3: Goal 2 speaks to prioritizing affordable housing for special needs households, which includes seniors.</p> <p>#2 Comment noted.</p> <p>#4 Program HE-6: Innovative Housing Types will facilitate and incentivize shared and generational housing types.</p> <p>#5 Program HE 11: Affordable Housing Trust Fund will provide funds for various efforts, including potential rental assistance. Program HE-18: Technical Assistance and HE-18: Fund Home Repairs for Senior and Disabled Homeowners and Renters will assist income-qualified households in making adjustments and repairs for accessibility.</p> <p>#6 See response to comment 31.</p> <p>#7 Areas that are zoned for multi-unit housing offer options for senior housing.</p> <p># 8 and 9 Housing with services for seniors and licensed residential care is a permitted use in residential and commercial zones.</p> <p>#10 ADUs are not required to include accessibility features but Program HE-18: Technical Assistance and HE-19: Fund Home Repairs for Senior and Disabled Homeowners and Renters will assist income-qualified households in making adjustments and repairs for accessibility</p> <p>#11 See #4 above.</p>

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	Please consider seniors with care needs as a special needs population group. Needs keep changing and we need to be sure older adults + people with disabilities are not left behind.	
33.	Low-income housing for seniors - in combination with services: HCH (Health Care for the Homeless), wellness, meals, and transportation - to avoid the need for more nursing homes	Comment noted.
34.	I live alone in a 4 bedroom house & have lived in [it] for years. Even if I sold my house now, there is nowhere affordable to go. Cheaper to stay in my house even though there are families that could use this space, but only the out-of-town who can afford \$2 million would purchase the house to no help for our local community members	Comment noted.
35.	An economic study is needed to know the income of city & non-profit employees and compare with housing costs and affordability to live in Santa Barbara. How many commute to Santa Barbara? What are their average rents & income? How and what can we offer to them?	Santa Barbara County Association of Governments is the regional planning agency and produces demographic information, a regional transportation plan/sustainable communities strategy, and commuter studies: http://www.sbcag.org/ The City annually posts a report on rents, it can be found here: https://santabarbaraca.gov/services/housing-human-services/affordable-housing/rental-housing-survey
36.	How are we addressing short-term rentals now? It seems they are still around though they were prohibited a few years ago. Those may be taking up valuable housing for workers & others	See GR-3.
37.	Please consider including Alpha Resource Center and other service agencies - like Tri-Counties Regional Center in assessing future needs for housing people with disabilities	See GR-5.
38.	Suitable sites: 1) Hard to interpret the inventory map if public parking lots are flagged as sites for residential units. There are several surface lots that can accommodate housing above 2) The De La Vina Corridor seems light on suitable sites...?	See GR-2. Upzoning is not necessary to accommodate the 6 th cycle regional housing needs allocation. Upzoning can facilitate additional housing development and may be completed during the 6 th cycle following adoption of the Housing Element depending on City Council priorities and staff resources.

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	3) Dan mentioned that the City of SB won't be upzoning as part of the HE Update. Why? The map has large areas limited to medium-high density.	
39.	<ul style="list-style-type: none"> ● Too many AirBnBs ● More alternatives needed! ● See too many houses used as offices. These houses could be housing! (student, senior, families, etc.) ● Van life designated areas ● Tiny Homes 	See GR-3. Housing Element Program HE-6 will incentivize and facilitate innovative housing types.
40.	Suitable sites: Can we increase density and height for very low-income, new housing units for development? Increasing housing stock in high density residential areas. Is it possible for supportive housing to relax these previous requirements?	See GR-4.
41.	Limited Equity Housing Cooperatives (LEHC) have the potential to freeze land values from turnover over time. A "hybrid" rental housing that allows a form of homeownership with CPI or other cap upon sale. Better than renting for the workforce.	See response to comment 13 in Table 1.
42.	Is there any discussion and consideration when building a new medium or high density housing development in a residential neighborhood? Consider the input for those who already live in, say, a tract neighborhood, whether there has never been multiple housing on a lot and would now be. It impacts the quality of life for those next door neighbors.	Multi-unit housing projects are reviewed in a public forum, with opportunity for public input. Certain projects qualify for "by-right" approval if they comply with objective standards per state law.