



OFFICE OF THE CITY ADMINISTRATOR

HOUSING CRISIS AD HOC COMMITTEE FINDINGS AND RECOMMENDATIONS

Community Workshop

October 14, 2024

Housing Crisis Ad Hoc Committee

- City Council Members
 - Councilmember Oscar Gutierrez (Chair)
 - Councilmember Alejandra Gutierrez
 - Councilmember Kristen Sneddon



Committee Objectives

- Rely on local expertise and stakeholders to offer input, suggestions and priorities for Council to consider in addressing the local affordable housing crisis
- Hold a community forum to solicit community input
- Present to Council the full suite of suggestions with emphasis on the top recommendations from the Ad Hoc Committee with the goal of setting near and long-term priorities

Issue Overview

CRITICAL AFFORDABLE HOUSING SHORTAGE

Over 8,000 new units needed, primarily for low-income households.



HIGH COST OF LIVING

Median home price is \$2.2 million and median rental price for a two-bedroom apartment is \$4,074, pricing out residents.

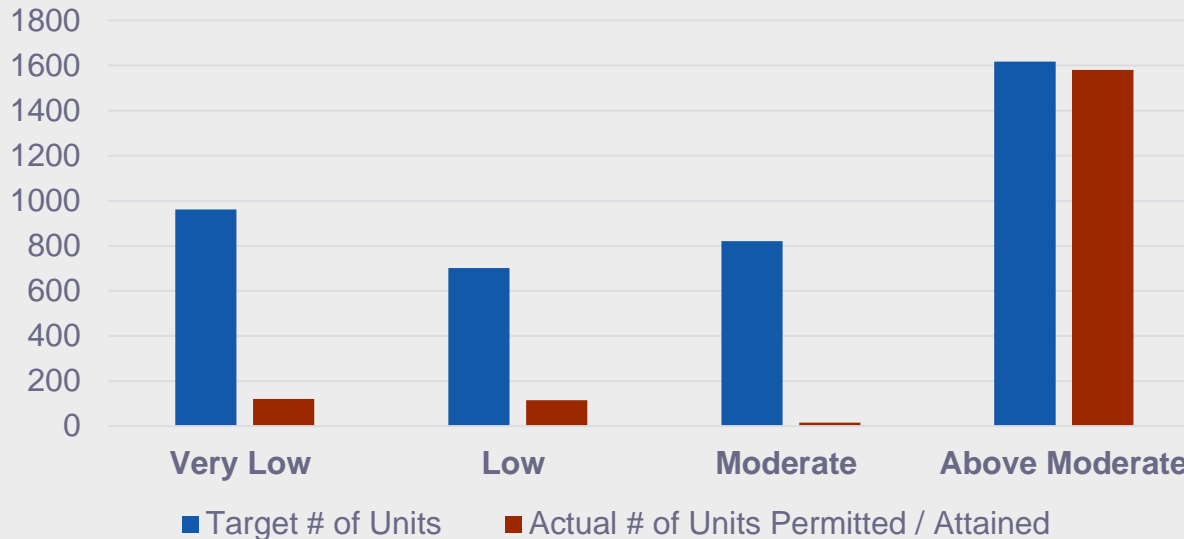


HOMELESSNESS PERSISTS

Over 1,800 individuals counted as homeless in the County with 987 in the City.

Issue Overview

City of Santa Barbara (5th RHNA Cycle)
Targeted v. In Process 2015 - 2022



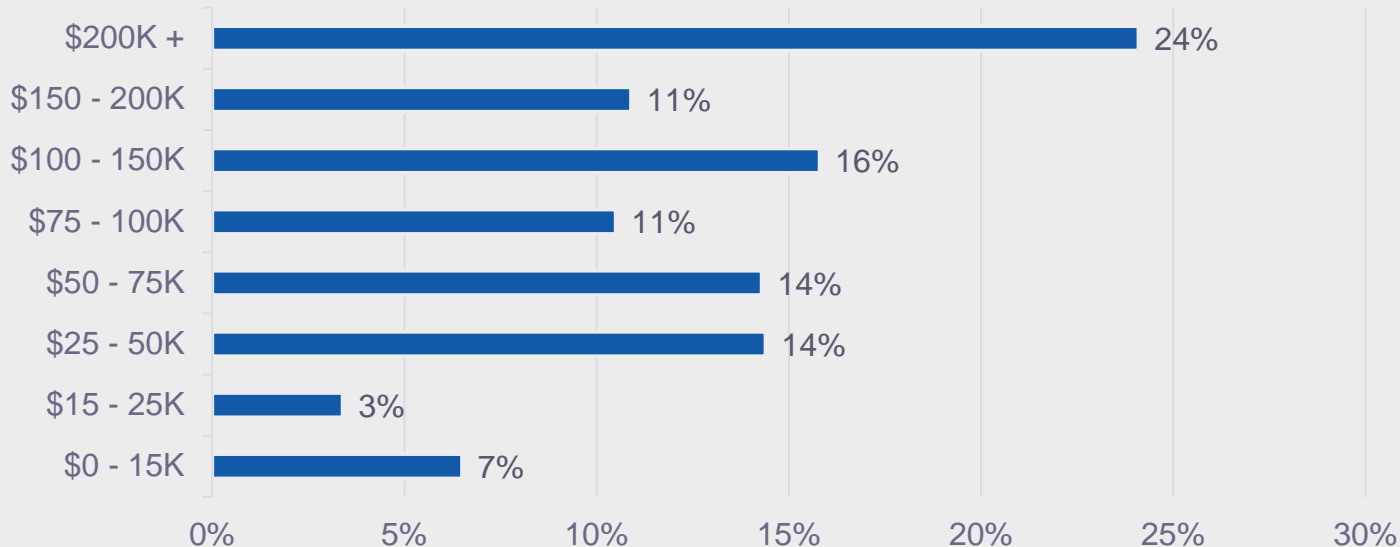
Issue Overview

2022 COUNTY MEDIAN INCOME *	INCOME LIMITS	AFFORDABLE RENT
Acutely Low (15% and below)	\$15,015	\$375
Extremely Low (16 – 30%)	\$41,900	\$1,048
Very Low (31 – 50%)	\$69,850	\$1,746
Low (51 – 80%)	\$111,900	\$2,798
Moderate (81 – 120%)	\$120,120	\$3,003
Above Moderate (> 120%)	> \$120,120	> \$3,003

* Based on household of 4 people

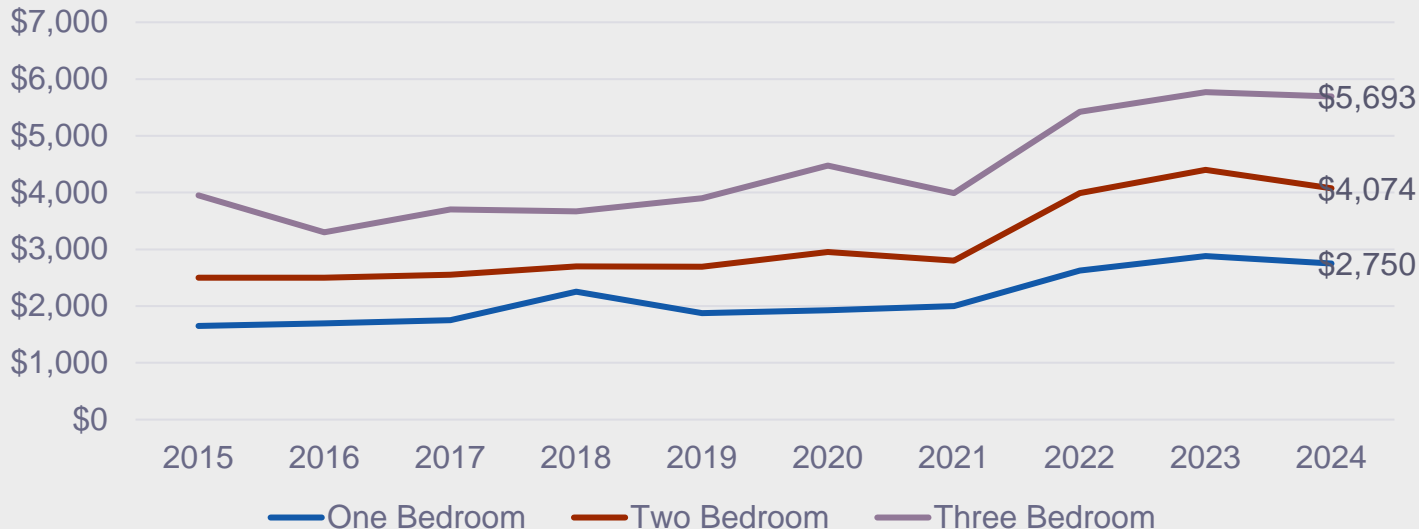
Issue Overview

City of Santa Barbara
Household Income Distribution (2022)



Issue Overview

Median Rent by All Housing Types, South Coast Region (2015 – 2024)



COMMITTEE REPORT

Housing Crisis Ad Hoc Committee

Stakeholder Interviews

- Nonprofit Housing Developers / Property Managers
 - Housing Authority of the City of Santa Barbara
 - Santa Barbara County Housing Authority
 - Habitat for Humanity
 - People's Self-Help Housing
 - Turner Foundation
- Elected Officials
 - Congressman Salud Carbajal
 - State Senator Monique Limon
 - Assemblymember Gregg Hart

Stakeholder Interviews

- Community Based Organizations
 - League of Women Voters
 - Importa and Immigrant Hope
 - Legal Aid Foundation
 - LEON
 - Santa Barbara County Adult & Aging Network
 - 805 UndocuFund
 - CAUSE
 - Santa Barbara Tenants Union

Stakeholder Interviews

- Property Owners / Rental Property Owners
 - “Mom and Pop” Landlords
 - Santa Barbara Association of Realtors
 - Santa Barbara Rental Property Association
- City Staff and Program Representatives
 - City Administrator Kelly McAdoo
 - Community Development Director Eli Isaacson
 - Rental Housing Mediation Board
- Local Union Representatives
 - SEIU and Santa Barbara Teachers Association Representatives

Stakeholder Interviews

- Philanthropic Organizations
 - Santa Barbara Foundation CEO Jackie Carrera
- Academic Institutions
 - SBCC President Erika Endrijonas
 - SBCC Executive Director of Public Affairs & Communications Jordan Killebrew
- Business Associations
 - South Coast Chamber of Commerce
 - Greater Santa Barbara Hispanic Chamber of Commerce

FINDINGS

Housing Crisis Ad Hoc Committee

Challenges Identified by Tenants

- Higher barriers to rental housing
 - 3 times income needed, above 650 credit score, security deposits and not accepting co-signers
- Rental prices are far outpacing wages
- Lack of compliance
 - No lease agreements; timing for eviction notices
- Fear of retaliation and eviction
- Dwindling housing supply

Challenges Identified by Property Owners

- Expenses are increasing
 - Roof repairs, water and gas mains, electrical issues, rising construction costs, and insurance
- City ordinances and regulations are obscure, hard-to-find, and not available in Spanish
- Fear of criminal prosecution
- Fear that if they don't keep up with rental increases, they won't be able to make up the needed income down the line
- Delays in getting through the permitting process and associated costs as a result

RECOMMENDATIONS

Housing Crisis Ad Hoc Committee

Education and Access to Information

- Create more easily-accessible City resources to help build greater understanding of Tenants' Rights and Housing Provider Rights and Responsibilities
- Ensure that information is available in multiple languages and multiple modalities



Increasing Affordable Housing Supply

- Prioritize more workforce housing for the “missing middle” (low to moderate income households)
- Work to ensure that UCSB and SBCC are providing sufficient housing for their student populations
- Dedicate permanent funding source for the Local Housing Trust Fund

Increasing Affordable Housing Supply



- Streamline the permitting and building processes with dedicated timeframes and assigned staff to shepherd projects through
 - Prioritize and fast track nonprofit housing development projects in the permitting and building processes

Incentive Programs



Create Incentive Programs for Housing Providers

Tax Incentives for Below Market Rental Units

Programs / Credits for Improvements and Repairs

Allowances for Capital Improvements



Implement Voucher / Rent Relief Program

Incentives for Housing Seniors

Safety Net Rent Bridging Programs (for Tenants Facing Short Term Financial Hardships)

Incentive Programs

- Expand Down-Payment Assistance Programs and Education for First-Time Homebuyers
- Expand and Diversify Deed-Restricted Housing Loan Programs
- Create Incentives for Property Owners to Build Accessory Dwelling Units (ADUs)



Support for Innovation

- Form “Tiny Home” Ownership Program
 - Developed and Stewarded on City Property
- Facilitate More Housing Opportunities for Single Parents
 - Housing that includes childcare and youth services
- Leverage Public-Private Partnerships
 - Social impact investing
 - Community-owned land trusts
 - Employee-sponsored housing
 - Co-op / shared housing



Regulation & City Programs

- Sustain Short-Term Rental Enforcement Program
- Create a Rental Registry
- Implement Rent Stabilization Ordinance
- Expand Rental Housing Mediation Program / Consider Mandatory Mediation for Certain Rent Increases
- Sustain Access to Legal Counsel Program



Photo Source: Santa Barbara Independent

DISCUSSION

Breakout Sessions

Questions

- What is missing from the Committee's findings?
- What recommendations should be prioritized?

