



City of Santa Barbara California

V.

PLANNING COMMISSION STAFF REPORT

REPORT DATE: May 1, 2014
AGENDA DATE: May 8, 2014
PROJECT NAME: Housing Element Update
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4562
John Ledbetter, Principal Planner
Irma Unzueta, Project Planner

I. RECOMMENDATION

That the Planning Commission initiate a General Plan Amendment to update the Housing Element of the City's General Plan in accordance with State Housing Element law.

II. DISCUSSION

Housing Elements are required to be updated at least every five years with mandatory review and certification by the State Department of Housing and Community Development (HCD). The City's Housing Element was last updated and certified by the HCD in 2012. However, due to recent legislative changes that extended the housing element planning period from five years to eight years in order to synchronize the Regional Housing Need Allocation (RHNA) process with the Regional Transportation Plan (RTP) process, the City must submit an updated Housing Element to HCD for review by February 2015.

Jurisdictions that do not adopt an updated housing element within 120 days from their due date cannot apply the 8-year cycle and must update their element every four years. In order to comply with the statutory deadline and apply the new 8-year plan planning period, Staff has developed a work program which proposes to submit an adopted Housing Element Update to HCD by February 2015.

Regional Housing Need Allocation

The initial step in the housing element update process is to prepare a Regional Housing Need Assessment (RHNA) Plan. Preparation of this Plan for the Santa Barbara County region is the responsibility of the Santa Barbara County Association of Governments (SBCAG). The RHNA process is undertaken prior to each Housing Element cycle and entails 1) a determination of regional housing need by HCD, 2) allocating a share of the regional housing need to the County and each city in the region, and 3) incorporating the respective housing allocation number into each jurisdiction's Housing Element within the statutory timeframe.

The RHNA process for the Santa Barbara County region was initiated by SBCAG in late 2011 and was completed in the summer of 2013, with the adoption of the RHNA Plan by the SBCAG Board. The Countywide RHNA determination for Santa Barbara County is 11,030

units. The City’s RHNA allocation is 4,099 units, which is less than the previous RHNA allocation (4,388 units) and within the existing zoning capacity to meet the projected need.

City of Santa Barbara Regional Housing Need Allocation

| Very Low | Low | Moderate | Above Moderate | Total |
|----------|-----|----------|----------------|-------|
| 962 | 701 | 820 | 1,616 | 4,099 |

Housing Element Update Work Program

The proposed work program is ambitious and in order to complete it on time will require assistance from various Staff of the Planning and Administration, Housing and Human Services divisions, as well as a consultant. The work effort will include updating the required housing element sections, as necessary, and conducting environmental and public review of the draft element. Staff expects to present the draft Housing Element Update to the Planning Commission for review and recommendation to the City Council in September 2014, with subsequent review by the City Council in October 2014.

Because the City’s Housing Element was certified by the HCD in 2012, Staff does not anticipate major policy changes as part of the update; however the update must continue to meet all statutory requirements of State housing element law. Since much of the information in the element is still current and conditions and circumstances have not significantly changed, Staff believes that the revisions to the Housing Element will primarily focus on updating housing information and demographics based on the 2010 Census or more current data, evaluating the 2011 Housing Element’s progress since 2010, describing the public participation process, assessing the regional housing need and governmental constraints on housing, and updating the 2011 Housing Element 5-year work program.

III. NEXT STEPS

During the next 10 months, Staff and the consultant will update the various sections of the Housing Element, conduct environmental review, hold public hearings at the Planning Commission and City Council, submit the draft Housing Element to HCD for review, prepare the draft Housing Element for adoption, and resubmit the adopted Element to HCD for certification. The timeline below estimates the completion dates for the primary tasks of this effort.

- PC Initiation of Housing Element Update May 2014
- Update of Housing Element Sections August 2014
- Environmental Review August 2014
- Planning Commission Review September 2014
- City Council Review October 2014
- Housing Element Submittal to HCD Oct/Nov 2014
- Council Adoption February 2015
- Housing Element Re-submittal to HCD February 2015