



■ 260 North San Antonio Road., Suite B ■ Santa Barbara, CA ■ 93110
■ Phone: 805/961-8900 ■ Fax: 805/961-8901 ■ www.sbcag.org

February 22, 2021

Megan Kirkeby
Deputy Director, Housing Policy and Development
Department of Housing and Community Development
Sent via email to megan.kirkeby@hcd.ca.gov

Subject: Santa Barbara County Association of Governments (SBCAG) Acceptance of the 6th cycle RHNA Determination.

Dear Ms. Kirkeby:

SBCAG is pleased to inform you that during its February 18 meeting, the SBCAG Board of Directors voted to accept the final RHNA determination for the Santa Barbara County region.

During the Board of Directors' meeting several issues were raised that were requested to be brought to your attention, including:

H-2A Visa Program

Senate Bill 828 overcrowding RHNA calculations as it relates to H-2A Visa Program needs further clarity. The program requires temporary housing of workers, which occurs not only in converted motels but other housing locations such as existing residential properties. As a region with a large agricultural economy, this led to questions of how overcrowding adjustments account for these scenarios which may not meet a formal "group quarters" definition or how HCD may account for these unique circumstances in the future as part of the final housing need calculation process. Additionally, further discussion and clarity on this issue would support local jurisdictions with their housing element updates and future regional housing need discussions.

State Support of Housing Production

It was strongly conveyed that State funding for development of affordable housing should proportionately reflect the housing need allocation. SBCAG recognizes that jurisdictions with the largest allocations are tasked with the highest goals and will require the most assistance to tangibly realize those goals. It was expressed that development of affordable housing through inclusionary ordinances is not sufficient to satisfy demand. Financial support from the State is needed to deliver the majority of the very-low income and low-income units identified in the determination.

Impacts of Remote Work

Assumptions and how to evaluate future projections of traditional jobs-housing balances need to be addressed with the unprecedented shift to telecommuting over the last year that allows workers to choose their place of residence regardless of their place of work. Further

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state guidance would benefit regional agencies and jurisdictions in the RHNA process and housing element updates.

Following the Board's action to accept the RHNA housing determination, SBCAG will now proceed with presenting the final methodology for consideration of formal adoption at the Board of Directors' March 18 meeting.

Thank you for your continued support and collaboration with our regional agency throughout this RHNA cycle and process. Should questions arise, please do not hesitate to contact Michael Becker, Director of Planning, mbecker@sbcag.org or 831-915-9466.

Sincerely,



Marjie Kirn
Executive Director

cc: Michael Becker, Director of Planning, SBCAG
Brian Bresolin, RHNA Project Manager, SBCAG
Lauren Bianchi-Klemann, Govt. Affairs and Public Information Manager, SBCAG
Tom Brinkhuis, HCD
Rachel van Mullem, Chief Assistant County Counsel, Santa Barbara County