

## MINUTES

### Technical Planning Advisory Committee

Wednesday, November 28, 2007

6:30 PM

Administration Building  
County of Santa Barbara  
123 E. Anapamu Street  
Santa Barbara, CA.

#### TPAC Voting Members Present

Bill Shipsey (Chair)	City of Santa Maria
Jackie Campbell	City of Carpinteria
Marc Bierdzinski (Vice-Chair)	City of Buellton
Anne Wells	City of Goleta
Liz Limon	City of Santa Barbara
David Matson	County of Santa Barbara
Lucille Breese	City of Lompoc
Shelley Stahl	City of Solvang
Michael Powers	SBCAG

#### SBCAG Staff

Gregg Hart

#### Other local agency staff

Steve Chase - City of Goleta, , Brian Smith City of Santa Maria, Supervisor Janet Wolf's office - James Kyriaco, Supervisor Salud Carbajal's office - Jeremy Tittle,

**Members of the public:** Bob Field, Gary Earle, Jerry Bunin, Ron Cronk, Mary Rose, Cathy McCammon, Peter & Jan Tornquist, Craig Zimmerman, Rob Fredericks, Lauren Hanson, Judith Ishkanian, Sally Jordan, Tom Blabey, Jennifer McGovern, Bret McNulty, Chris Henson, Jeff Hanson, Peggy Kearns, and India Allen

#### 1. CALL TO ORDER AND INTRODUCTIONS

The meeting was called to order by Chair Bill Shipsey.

#### 2. PUBLIC COMMENTS

Chair Bill Shipsey asked for public comments and there were none.

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3. **REGIONAL HOUSING NEEDS ALLOCATION**

Michael Powers presented the staff report with a Power Point presentation. To the extent possible staff and TPAC members responded to the questions that were raised and these responses are provided below.

Lauren Hanson - Could AB 32 greenhouse gas emissions reduction targets be an allocation factor?

**Response:** if data is unique to local agencies.

Bob Field - What was the first allocation factor you listed?

**Response:** Jobs-Housing Relationship

Peggy Kearns - Will the PowerPoint presentation be available online?

**Response:** Staff will add it to the SBCAG web site: [www.sbcag.org](http://www.sbcag.org)

Cathy McCammon - What factors were used to persuade HCD to lower our county's allocation number this cycle? How do our area's numbers compare to other areas and why is the methodology for the differences not clear?

**Response:** Primarily factors related to demographic changes such as lower household size with aging of the population vs. higher household size with the Hispanic population. Generally Central Coast areas have less housing allocation than the past cycle due to more growth allocated to Central Valley.

Jennifer McGovern – There are a couple other factors I think you should consider. Housing needs to be near jobs to attempt to address the county's jobs housing imbalance and from an energy consumption and greenhouse gas emissions. We also need to consider demographic factors like the proportion of the workforce that is close to retirement. Housing needs to be located close to where the needs will be as the next generation of the workforce replaces retiring workers. Performance is also a factor that should have great weight. Poorly performing jurisdictions should take a greater share of the next allocation. The regional government should also give local communities guidance regarding the type of housing that is needed. We also need to address the above moderate category. SBCAG should give guidance regarding the types of units that should be built in this category to better meet community needs.

Jerry Bunin – Santa Barbara County has a tremendous amount of available land. I don't know what you should be doing, but I know you should not be doing the same thing. Building housing in the north county when the jobs are in the south increases commuting costs and greenhouse gas emissions. The most important criteria should be proximity to jobs.

Bob Field – The cities have the greatest share of jobs (5 out of 6), not the unincorporated areas. The unincorporated areas have a disproportionate share of housing. The new housing allocations should be located closer to where the jobs are located.

Jerry Bunin and others– Where did the slide showing 30,000 units currently zoned for in the county come from?

**Response:** The source is the SBCAG Growth Forecast that was adopted in August 2007. [Specifically Appendix 5, Table 1, page 4] This is a point in time estimate provided

by local agencies and reflects the ultimate buildout of the General Plans over time. In future use of this information staff will add more qualifiers to the data.

Bob Field – At the current rate of growth in the county (less than 1%) those 30% units would be sufficient capacity for 20 years of growth. If local areas planned and zoned for 17,500 units last cycle and our allocation this cycle is 11,600 aren't we done?

**Response:** While we are hopeful of a soft landing we are not done since development has consumed some of the capacity, the allocation of regional need to local agencies could differ, and the availability of land may not match the allocation, e.g., low density zoning vs. higher density zoning.

Jeff Hanson – Has this process gotten more contentious each new cycle? Have lessons learned from previous cycles been brought forward to this process?

**Response:** In general yes, this is the fourth cycle. Most of the participants have not been through this before

Cathy McCammon – I think there should be another workshop in south county because it's difficult to respond at the first meeting when we've only heard this information tonight.

**Response:** This will be considered

India Allen – When will numbers for each jurisdiction's be available?

**Response:** Perhaps as early as February, 2008

Craig Zimmerman – There haven't been a lot of housing units constructed or jobs created in the past decade in south county, but the dramatically increasing traffic volumes on county highways speaks to the demographic shifts that are underway. Where are the 30,000 potential housing units located in the county?

For future workshops it would be useful to know more specifics about the reality of potential housing unit capacity jurisdiction by jurisdiction.

**Response:** Residential Build-Out estimates are available by agency.

Jennifer McGovern – It would be useful to know where in the county those available units are located.

**Response:** See above.

Jerry Bunin – Does the regional growth forecast show how much growth has occurred in the county?

**Response:** The forecast has some historical information.

India Allen – There are a number of community plans currently being updated how do you plan to consider this changing dynamic in the RHNA process?

**Response:** Plan updates for all local agencies vary and that is a challenge to address, however, all local agencies are obligated to have a certified housing element by August 2009.

Jan Tornquist – What is the average home selling for in the county? The new homes that are being built are still beyond the means of working people. How does building more market housing address affordability?

**Response:** Prices are high everywhere but relatively much higher in the south coast.

Peggy Kearns – When must the plan be finished?

**Response:** August 2008

Tom Blabey – Isn't part of the task be to determine what income level houses should be planned for?

**Response:** Yes, housing need is allocated by four income groups.

Bob Field – I don't think the potential soft landing you described is clear from the discussion tonight. Could you clarify this point?

**Response:** Staff is optimistic given the lower countywide allocation compared to last cycle.

**4. ADJOURN**

The meeting adjourned around 7:45 to December 12, City of Buellton, 6:30 PM.