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April 25, 2022

To: City Council and Planning Commission

Re: Housing Element Update Requirements and Goals

Mayor Rowse and Council, Chair Escobedo and Commissioners,

Allied Neighborhoods Association appreciates the opportunity to comment on the above agenda item.

1) Our current Housing Element begins (pg.1), *"The City has a long standing commitment to affordable housing and sound community planning. Protecting and enhancing the quality of life and "living within our resources" have been fundamental goals for Santa Barbara since the adoption of the first General Plan in 1964."* Living within our resources is also the topic of voter-approved Charter section 1507. The Housing Element Update needs to continue to look through the lens of the above 2015 Housing Element quote.

2) What does "affordable" housing mean in the context of the Housing Element?

Throughout our current Housing Element, the term affordable housing is used often. In the public discourse, especially since the 2015 Housing Element, deed-restricted housing is referred to as capital "A" Affordable housing. In the public discourse little "a" affordable housing seems more like a general aspirational term, in our housing market.

What can be done, or does something need to be done, in the Housing Element Update to ensure clarity regarding use of the term affordable housing? (so that the reader always knows the meaning is deed-restricted/price-restricted housing)

As we have stated in previous correspondence, the only true Affordable housing is deed-restricted/price-restricted housing - everything else is market-rate housing (with rental rates set by the owner). We continue to see many sky-high rental rates, especially for newly-constructed AUD apartments. We're also now seeing more single family homes being rented furnished, at even higher rates. See attached document.

3) The Housing Element Update timeline (CAR pg.3) looks ambitious. When will the public see the Revised Draft per Public Comment? And subsequently, when will the public see the Revised Draft per HCD Comments? January 2023?

4) Existing Infill Guidelines were adopted in April 2017. We have Infill Guidelines, in both HLC and ABR General Design Guidelines and Meeting Procedures, that talk about development adjacent to historic resources. If or when the Objective Design Guidelines are adopted, will they nullify, void, or supersede existing Infill Guidelines – or not?

5) The conclusion of the environment review for historic resources for our 2011 General Plan (see Resolution 11-079) was Class 2, with mitigation measures to be implemented. For the Housing Element Update, it will once again be important to study potential impacts to historic resources and districts (existing and proposed) from new housing and new development. These resources are not only intrinsically important but contribute to our tourist economy.

Thank for your consideration of our comments.

Sincerely,
Allied Neighborhoods Association

Attachment: 2022 Non-AUD Rental Rates

Cc: Rosie Dyste
Elias Isaacson
Daniel Gullett
Renee Brooke
Rebecca Bjork
Ariel Calonne
Nicole Hernandez

Attachment to April 25, 2022 Allied Letter
2022 Non-AUD Rental Rates
(many single-family homes, some condos, some apartments/older structures)

Newer trend is to offer as furnished rental, usually has had some remodel or rehab. (Numerous offerings above these asking prices for larger homes.) Unfurnished homes harder to locate.

2/6/22 – Zillow, 429 Terrace Road, 2/1, 1,018 sf. $7,450/mo.(includes all utilities) Furnished, water view, garage may be office, 7,841 sf lot.

2/6/22 – Zillow, 1419 San Miguel, 3/2, 1250 ft, $8,500/mo.(excludes utilities, includes gardener), garage, 6,969 sf lot. Remodeled down to the studs.

2/6/22 – Zillow, 1005 East St. 2/2, 1,162 sf, $7,500/mo.(includes utilities), one month minimum, no garage, 5,650 sf lot.

2/6/22 – Zillow, 704 Chiquita Rd 3/2, 1,550 sf., $14,000/mo.(owner pays utilities unless stay is 1 year or more) Furnished, w/garage .28 acre

2/17/22 – Zillow, 1204 Del Oro, 2/2, 1,067 sf. $9,875/mo.(owner pays utilities within limits) Furnished, 6,098 sf lot.

2/17/22 – Zillow, 1204 Prospect, 3/3, 2,111 sf. $12,300/mo. (may not have garage) Furnished, view. 8,712 sf. lot.

3/19/22 – Craigslist, Islay near San Pascual, “located right off mission exit” 1 bedroom, 800 sf. $3,800/mo. Above garages, older building, washer and dryer in unit, unfurnished.

3/19/22 – Zillow, 1829 Mira Vista Ave, 2/2, 1,400 sf. $9,750/mo. Furnished, detached garage, utilities included in rent.

3/19/22 – Zillow, 3732 State St., #104 (Estancia condo), 2/2, 1,537 sf. $6,500/mo. Unfurnished, townhouse, built in 2018, looking for 1-year lease.

3/19/22 – Zillow, 1031 Miramonte Dr, Apt. 2 (Santa Barbara Highlands condo), 2/1.5, 1,070 sf. $6,500/mo. Month-to-month lease, furnished, newly updated kitchen, new stainless steel kitchen appliances, hardwood floors, 4 stage drinking water filter, one covered and one uncovered parking space, utilities to be negotiated, view overlooking Honda Valley Preserve.

3/23/22 – Zillow, 1309 State, Suite A (2nd floor apartment), 1/2, 1,370 sf. $5,900/mo. Newly renovated.

4/6/22 – Zillow, 2905 Verde Vista, 2/2, 1,368 sf, $6,600/mo. Furnished, 5,662 sf lot, renovated, month-to-month and/or up to 7 months

4/6/22- Zillow, 18 W. Victoria, (Alma Del Pueblo condo) 1/1, 1,066 sf., $6,800/mo. Available September 6, 2022 – February 29, 2023, or month-to-month. Furnished.

4/6/22 – Zillow, 1417 Olive, Apt. B, 3/2, 1,418 sf., $7,775/mo. Furnished, available April 16 through June 15. 2,178 sf. lot.

4/6/22 – Zillow, 125 San Clemente, 3/2, 1,067 sf., $8,900/mo. Furnished, 6,098 sf lot, utilities and internet included in rent, many bright colored walls.

4/11/22 – Zillow, 305 Chapala, #206, 2/2, 1,287 sf, $7,450/mo. Wood floors, + office, unfurnished, tenant pays all utilities.

4/11/22 – Zillow, 116 E. Yanonali, Apt. B, 1/1.5, 1,691 sf., $6,800/mo. Funk Zone, unfurnished, tenants pay water and electricity, one parking space.

4/11/22 – Zillow, 3994 Maricopa Dr., 3/2, 1,421 sf. $6,250/mo. Unfurnished w/garage, 8,712 sf lot, wood floors, recently remodeled kitchen and one bathroom.

4/23/22 – Zillow, 3728 State St. (Estancia condo), 3/3, 2,145 sf. $10,000/mo. Furnished townhouse, garage parking. Available 1 month or long term.

4/23/22 – Zillow, 2909 Ventura Dr., 2/1, 1,178 sf. $6,200/mo. Unfurnished, hardwood floors, garage. 5,662 sf lot, built in 1947.

4/23/22 – Zillow, 524 E. Arrellaga, 2/1, 1,000 sf. $4,990/mo. 6 units on property, built in 1937. Garage parking, wood floors.

4/23/22 – Zillow, 1721 Gillespie, 3/2.5, 1,832 sf. $6,000/mo. Furnished, SFR, double lot, built in 1915.

4/23/22 – Zillow, 716 Island View Dr., 3/2, 1,449 sf. $7,300/mo. Furnished, recently updated, hardwood floors, garage. 9,147 sf corner lot, built in 1958. Potentially available unfurnished with longer term lease.

4/24/22 – Trulia, 505 E. Valerio, 2/2, duplex apt. 1,200 sf. $5,500/mo. 1-car garage, owner pays water, trash, gardener, renovated.

4/24/22 – Craigslist, 3/2 “Alta Mesa Gem”, 1,100 sf. $7,200/mo. Furnished, wood floors.