
3/18/2024

Chair Lavagnino and County Supervisors
Santa Barbara County Board of Supervisors
105 East Anapamu Street
Santa Barbara, CA, 93101

RE: Housing Element Update Rezone Developer Workshop

Dear Chair Lavagnino and Supervisors:

The Santa Barbara South Coast Chamber of Commerce continues to prioritize workforce housing solutions as one of our central pillars due to the impact the local housing supply crisis has on our local businesses and economy. That is why we are continuing our work on the Employer Sponsored Housing Consortium program. The Consortium will allow multiple employers to enter a partnership under an LLC for the purpose of acquiring or master leasing property which they can provide to local employees. The Consortium LLC will then manage the relationship between the employers, employees, and property owners, reducing the administrative burden for each party. All while ensuring that a portion of new housing projects that partner with a consortium goes to the local workforce.

The initial success of this program relies heavily on the successful rezoning of sites looking to partner with the early Employer Sponsored Housing Consortium. Once we have proof of concept with our initial partnerships, we expect that interest in this collaborative model will only continue to grow. Once our partner properties are rezoned, we can move forward with the creation of the administrative and legal entities needed to manage the relationships between the employers and properties.

As of now the Chamber has partnered with four of the projects presenting at the County's South County workshop: Glen Annie, San Marcos Ranch, Homes at the Caird Family Property, and the Orchard Project (Giorgi). The Chamber is grateful to the Glen Annie team and owners, without whom we would not have gotten this far. The Glenn Annie project is acting as the Chamber's pilot program. They have worked with us since the beginning, providing critical details to employers on housing product estimates, furthering the discussions about the formation of the Consortium. We remain engaged with each of the previously named projects, each of which has demonstrated an interest and commitment to partnering with the Employer Sponsored Housing Consortium as we begin the formation process.

Throughout this process we have remained engaged with just over 20 local employers of varying sizes, the majority of which have expressed a desire to participate in the Employer Sponsored Housing Consortium. The employers we have been in discussion with represent approximately 26,000 local employees (just over 10% of the current Santa Barbara County labor force).

We urge you to continue prioritizing workforce housing throughout Santa Barbara County.

Sincerely,



Kristen Miller
President & CEO
Santa Barbara South Coast Chamber of Commerce