



City of Buellton Housing Element, 2009-2014



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CITY OF BUELLTON – HOUSING ELEMENT

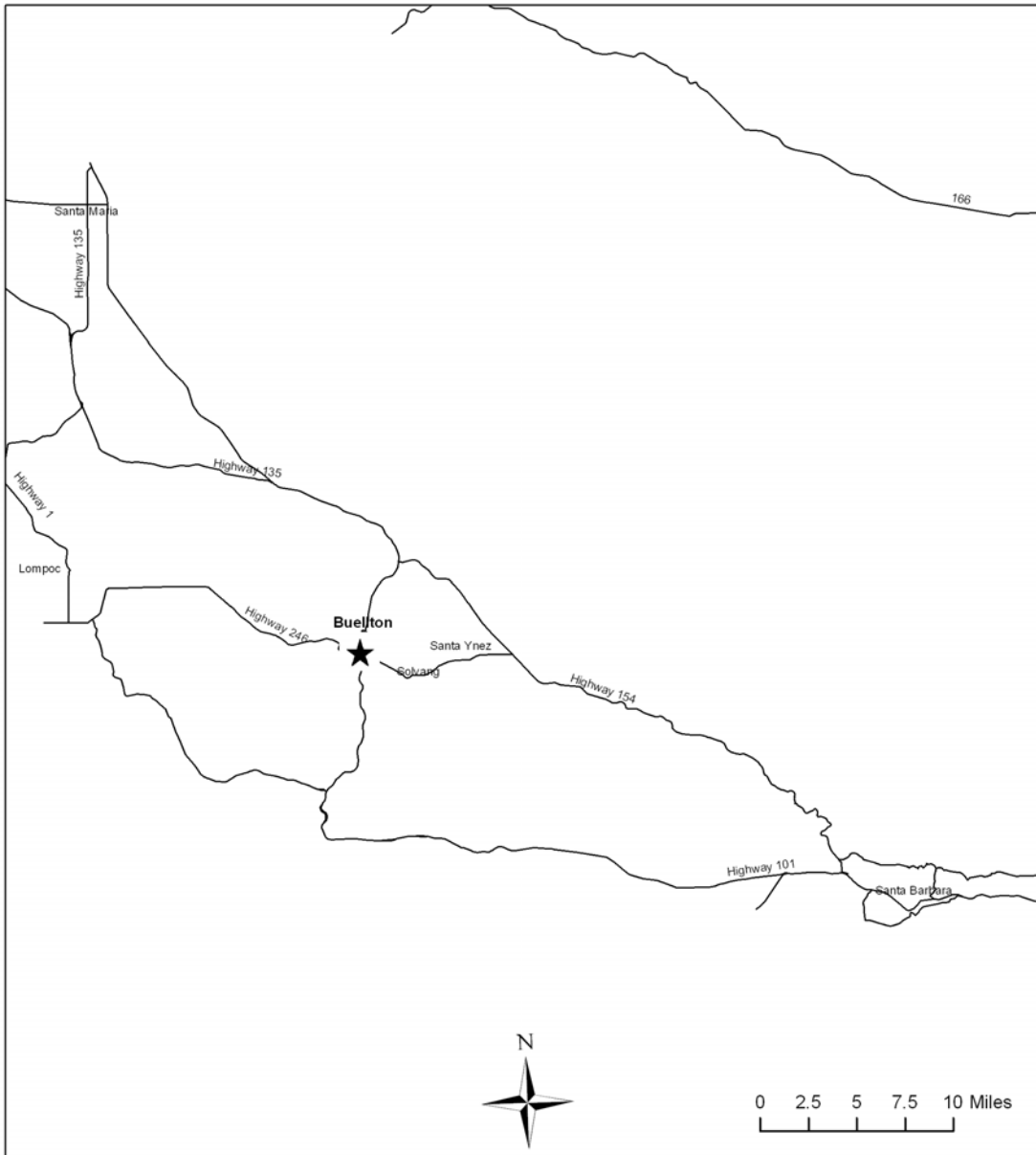
PART ONE: HOUSING GOALS, PROGRAMS, POLICIES AND QUANTIFIED OBJECTIVES

SECTION I: INTRODUCTION

Community Context: The City of Buellton is a California central coast community of 4,700 persons (Department of Finance, January 1, 2008) located on U.S. Highway 101 in the Santa Ynez Valley of Santa Barbara County, approximately mid-way between Santa Barbara and Santa Maria (Figure H-1 – Vicinity Map, on the following page). The City has a mix of residential, commercial, and industrial uses within its 1.6 square miles and is surrounded by equestrian ranches, farms, vineyards and wineries. In the planning period of 2001 to 2008, Buellton experienced a growth of 22% in housing and 20% in population. Comparatively speaking, Buellton's rate of growth was the highest of all jurisdictions in Santa Barbara County. The actual numeric increase ranked third highest after Santa Maria and Lompoc. On November 4, 2008, the citizens of Buellton adopted an Urban Growth Boundary (UGB) that is co-terminus with the City Limits. The UGB requires that all annexations and all extensions of public services outside the City Limits go to a vote of the people within the City of Buellton. Exceptions are included for affordable housing projects and other housing related projects that are the subject of State mandates that cannot be accommodated within the City Limits. The UGB is in place until 2025.

Statutory Overview: Obligations of the City to provide affordable housing are embodied in two broad areas of law: (1) California Land Use Law applicable to all local governments; and (2) the Community Redevelopment Act applicable to all redevelopment agencies. Principal requirements of California Land Use Law applicable to Buellton include: adoption of Housing Elements as part of each community's General Plan; and inducements to provide affordable housing through density bonuses and secondary dwellings. Principal requirements of the Community Redevelopment Act include: production and replacement of affordable housing within redevelopment project areas; dedication of tax increment revenue to finance affordable housing; and adoption of Implementation Plans to evidence housing compliance. Among other recommended actions, this Housing Element will include recent revisions to the Buellton Improvement Project Redevelopment Plan and 5-Year Implementation Plan, which is scheduled to be updated in 2010 and will fully integrate all of the City's affordable housing policies and programs.

Figure H-1: Vicinity Map



Housing Element Requirements: Housing Element law is codified in Article 10.6 of the California Government Code commencing with Section 65580. Under these statutes, all communities in California are required to have a Housing Element as part of their adopted General Plan. Furthermore, these Elements are to be updated every five years. Buellton’s original Housing Element was adopted on November 17, 1993, along with the City’s first General Plan. The Housing Element was last updated on June 10, 2004. The City is required to update its Housing Element by August 31, 2009, reflecting a Housing Element planning period of August 31, 2009, to June 30, 2014, and a Regional Housing Needs Assessment (RHNA) time period of

January 2007 through June 30, 2014. In summary, the Housing Element is required to contain: (i) an identification and analysis of existing and projected housing needs; (ii) a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvements, and development of housing; (iii) the identification of adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters; and (iv) shall make adequate provision for the existing and projected needs of all economic segments of the community. Table H-1 correlates the Sections of the Housing Element to corresponding subdivisions set forth in Section 65583 of the California Government Code.

Table H-1: Statutory Compliance Summary

Government Code Section	Description of Statutory Requirements	Housing Element Section
65583(a)	An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.	Part Two, Section III Page 58
65583(a)(1)	An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of the regional housing need.	Part Two, Sections I and III Pages 44 and 58
65583(a)(2)	An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.	Part Two, Sections II and III Pages 55 and 58
65583(a)(3)	An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.	Part One, Section III and Part Two, Section V Pages 15 and 86
65583(a)(4)	The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.	Part Two, Section V Page 86
65583(a)(5)	An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and	Part Two, Section IV Page 69

	for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need, and for meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters.	
65583(a)(6)	An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.	Part Two, Section IV Page 69
65583(a)(7)	An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on annual and seasonal need.	Part Two, Section III Page 58
65583(a)(8)	An analysis of opportunities for energy conservation with respect to residential development.	Part Two, Section IV Page 69
65583(a)(9)	An analysis of existing assisted housing developments that are eligible to change from low income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.	Part Two, Section III Page 58
65583(b)(1)	A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.	Part One, Sections III through VIII Pages 15, 21, 27, 33, 36 and 39
65583(c)	A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing	Part One, Section IX Page 41

	<p>element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of monies in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area.</p>	
65583(c)(1)	<p>Identify actions that will be taken to make sites available with appropriate zoning and development standards and with services and facilities to accommodate that portion of the City's or County's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory without rezoning. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.</p>	<p>Part Two, Section V Page 86</p>
65583(c)(2)	<p>Assist in the development of adequate housing to meet the needs of low- and moderate-income households.</p>	<p>Part One, Sections III and IV Pages 15 and 21</p>
65583(c)(3)	<p>Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.</p>	<p>Part One, Section VII Page 36</p>
65583(c)(4)	<p>Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.</p>	<p>Part One, Section VI Page 33</p>
65583(c)(5)	<p>Promote housing opportunities for all persons regardless of race, religion, sex, marital status,</p>	<p>Part One, Section VII</p>

	ancestry, national origin, color, familial status, or disability.	Page 36
65583(c)(6)	Preserve for lower income households the assisted housing developments.	Part One, Section VIII Page 39
65583(c)(7)	An identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals. The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.	Part One, Section IX Page 41

Adoption Timeline: The final Regional Housing Needs Allocation (RHNA) for jurisdictions within Santa Barbara County was adopted by the Santa Barbara County Association of Governments on August 21, 2008. The allocations submitted to and approved by HCD are noted in Table H-2, while Table H-3, on the following page, displays the breakdown specific to Buellton with the addition of the extremely low income category (50% of the very low income units).

Table H-2: 2008 RHNA Allocations

Jurisdiction	Housing Allocation
Buellton	279
Carpinteria	305
Goleta	1,641
Guadalupe	88
Lompoc	516
Santa Barbara	4,388
Santa Maria	3,199
Solvang	170
Unincorporated	1,017
TOTAL	11,600

Table H-3: Buellton RHNA Income Breakdown

RHNA Total	Extremely Low	Very Low	Low	Moderate	Above Moderate
279	32	32	47	46	122

Update Process: The express focus of the 2009 Housing Element update consists of the following: (i) evaluate the implementation and effectiveness of the 2004 Housing Element programs; (ii) review, and revise as necessary, the goals, policies, and programs of the 2004 Housing Element; (iii) will ensure compliance with current statutory requirements; and (iv) will be updated to reflect the current RHNA allocation to the City of Buellton. The 2009 Housing Element consists of a policy document (Part One) accompanied by a technical appendix (Part Two).

Public Participation: The California Government Code expressly requires that diligent efforts be made to engage the public in the process of preparing and adopting Housing Elements. As part of drafting this updated document, a series of workshops and public hearings were conducted with the Planning Commission and City Council regarding the 2009 Housing Element. These sessions were noticed as indicated in Table H-4. In addition, a notice was mailed to the people on the notification list and posted on the City's web site, www.cityofbuellton.com, in November 2008 in order to inform people that the City will be updating the Housing Element and advising them of the upcoming workshop dates. This updated Housing Element has been drafted in consideration of this early outreach, along with direction furnished by the Planning Commission and City Council.

Many members of the public attended the workshops and public hearings and commented on the draft Housing Element. At the Planning Commission workshop on January 15, 2009 members of the public asked for clarification of the location of the AHOZ sites, asked if residential units built in mixed use projects are counted towards the RHNA requirement. Staff responded to the questions and clarifications at the meeting. One member of the public asked for clarification of the number of residential units required by RHNA and the number of residential units that could be accommodated. She then stated that she does not feel the density for mixed use projects should be increased because the land is already available to meet the RHNA requirement. This led to the modification of Program No. 2 which requires the review of the mixed use regulations.

At the City Council workshop on February 12, 2009 members of the public commented on the availability of water for residential units and asked about what income qualifies as affordable. Staff responded to both comments at the meeting. Regarding water availability, the Public Works Director provided information to the person who commented that shows that water is available. At the City Council workshop on February 26, 2009 a member of the public stated that density should not be increased. At the City Council workshop on March 12, 2009 a member of the public commented that buildings should not be more than two stories high. Program No. 11 was added that requires that all residential projects, excluding AHOZ projects, shall require review and recommendation by the Planning Commission and a final decision by the City Council in order to ensure that the design is consistent with the City's policies and ordinances. This will ensure that the buildings are not too tall or dense for the location. Noticed public hearings were conducted by the Planning Commission and City Council in the time and manner stipulated in Sections 65352, 65353, 65355 and 65589.7 of the California Government Code.

At the Planning Commission public hearing held on June 18, 2009 a member of the public stated that he was concerned about the availability of water for any future housing units. This comment had been brought up with staff before the public hearing and additional information was provided that showed the sources of water and the amount of water received from each source. Another member of the public stated that the number of AHOZ sites should not be reduced to the minimum necessary to meet the RHNA because it is voluntary and if one site is developed with a non-residential project another site will have to be added to the AHOZ. This member of the public also stated that the extremely low and very low income households need the most subsidies and the city should do more to facilitate the development of affordable housing. The Planning Commission agreed that the AHOZ sites should include more than the minimum required to meet RHNA and recommended that the City Council not reduce them to the minimum. Staff responded that the programs in the Housing Element.

At the City Council public hearing held on July 23, 2009 a member of the public stated that the number of AHOZ sites should not be reduced to the minimum necessary to meet the RHNA because it will be more difficult to add sites to the AHOZ if necessary, if there are less sites available the land will be more expensive, and the city needs to make more land available because only a small percentage of the RHNA were constructed in the last Housing Element cycle. She also stated that extremely low and very low income households need more subsidies, so at least 60% of the Housing Trust Fund should be used to assist these households. The City Council responded that the Housing Element will indicate that the AHOZ will accommodate the minimum necessary to meet RHNA and when sites are removed from the AHOZ they may decide to have a buffer. The City Council decided that 50% of the Housing Trust Fund should be used to assist extremely low and very low income housing. Following receipt of testimony from these hearings, together with comments received from HCD, the Element was presented for adoption and subsequently re-filed with HCD.

Table H-4: Public Participation Notification List

Notification List	
California Dept. of Housing & Community Development 1800 Third Street P.O. Box 952050 Sacramento, CA 94252-2050	People’s Self-Help Housing Attn: Scott Smith 3533 Empleo Street San Luis Obispo, CA 93401
Santa Barbara Community Housing Corp. 11 E. Haley Street Santa Barbara, CA 93101	Santa Ynez Valley People Helping People Attn: Dean A. Palius P.O. BOX 1478 Solvang, CA 93464
Cabrillo Economic Development Corp. Attn: Rodney Fernandez 11011 Azahar Street Saticoy, CA 93004	Home Builders Association Attn: Jerry Bunin 811 El Capitan Way, Suite 120 San Luis Obispo, CA 93401

Housing Authority of the County of Santa Barbara Attn: John Polanskey 815 West Ocean Avenue Lompoc, CA 93436-6526	California Rural Legal Assistance Attn: Jeannie A. Barrett 2050 South Broadway, Suite G Santa Maria, CA 93454
California Rural Legal Assistance Attn: Ilene Jacobs P.O. Box 2600 Marysville, CA 95901	California Rural Legal Assistance Attn: Mary Jacka 2050 South Broadway, Suite G Santa Maria, CA 93454
County of Santa Barbara Housing and Community Development Department Attn: Pat Gabel 105 East Anapamu Street, Room 105 Santa Barbara, CA 93101	Buellton Union School District 595 Second Street Buellton, CA 93427
People's Self-Help Housing Corporation Attn: Karen Seabury 26 East Victoria Street Santa Barbara, CA 93101	Church of Christ 264 La Lata Drive Buellton, CA 93427
Church at the Crossroads 236 La Lata Drive Buellton, CA 93427	Community Church of Santa Ynez Valley P.O. Box 180 Santa Ynez, CA 93460
The Well Church P.O. Box 578 Buellton, Ca 93427	Word of Grace Christian Center 1509 W. Ocean Avenue Lompoc, CA 93436
Legal Aid Foundation Attn: Ellen M. Goodstein 301 East Canon Perdido Street Santa Barbara, CA 93101	Chamber of Commerce P.O. Box 231 Buellton, CA 93427
Buellton is Our Town P.O. Box 423 Buellton, CA 93427	Santa Barbara County Association of Governments Attn: Brian Bresolin 260 N. San Antonio Road, Suite B Santa Barbara, CA 93110
Santa Ynez Valley Union High School District P.O. Box 398 Santa Ynez, CA 93460	Joyce Kaiserlian Crippa P.O. Box 63 Buellton, CA 93427
People's Self-Help Housing Attn: Ken Trigueiro 3533 Empleo Street San Luis Obispo, CA 93401	
Workshops	

<p>Planning Commission January 15, 2009</p>	<p>Advance notice of this workshop was sent to the entities listed in Table H-4 in November 2008. Notice was published in a legal section of the Santa Ynez newspaper, posted at three locations, and mailed to all parties listed in Table H-4 and all others requesting notification. Notification was performed by City Planning staff; publication and mailing occurred a minimum of 10 days prior to the meeting date; notices were posted as part of normal Planning Commission Agenda (10 days prior to meeting date).</p>
<p>City Council February 12, 2009</p> <p>The February 12, 2009 workshop was continued to February 26, 2009 and March 12, 2009.</p>	<p>Advance notice of this workshop was sent to the entities listed in Table H-4 in November 2008. Notice was published in a legal section of the Santa Ynez newspaper, posted at three locations, and mailed to all parties listed in Table H-4 and all others requesting notification. Notification was performed by City staff; publication and mailing occurred a minimum of 10 days prior to the meeting date; notices were posted as part of normal City Council Agenda (10 days prior to meeting date).</p>
Public Hearings	
<p>Planning Commission June 18, 2009</p>	<p>Notice was published in a legal section of the Santa Ynez newspaper, posted at three locations, and mailed to all parties listed in Table H-4 and all others requesting notification. Notification was performed by City staff; publication and mailing occurred a minimum of 10 days prior to the meeting date; notices were posted as part of normal Planning Commission Agenda (10 days prior to meeting date).</p>
<p>City Council July 23, 2009</p>	<p>Notice was published in a legal section of the Santa Ynez newspaper, posted at three locations, and mailed to all parties listed in Table H-4 and all others requesting notification. Notification was performed by City staff; publication and mailing occurred a minimum of 10 days prior to the meeting date; notices were posted as part of normal City Council Agenda (10 days prior to meeting date).</p>

Relationship to Other General Plan Elements: General Plan law requires that all component elements, whether mandatory or optional, must be consistent with one another. Moreover, no one element has priority over the other and all implementing actions that follow must be found in conformance with General Plan policies. All Elements of the City’s General Plan 2025 are

consistent with one another. Implementation of the various programs from the 2004 Housing Element as described in Part Two, Section VI have reconciled the theoretical development potential, environmental carrying capacity, and land use designations necessary to accommodate the City's proportionate share of regional housing needs from the last Housing Element and RHNA cycle. The city will continue to review for consistency when the annual General Plan Report is prepared.

SECTION II: POLICY CONTEXT

Information Sources: The U.S. Department of Commerce, Bureau of the Census, provides the primary data source for evaluating demographic and housing trends for purposes of the Housing Element. Other principal sources include: (i) University of California at Santa Barbara, UCSB Economic Forecast Project; (ii) Santa Barbara County HOME Consortium, 2008 Consolidated Plan (and updates); (iii) City of Buellton's 2007 General Plan (including the 2004 Housing Element); (iv) the City of Buellton's Zoning Ordinance (Title 19); and (v) State of California, Departments of Finance, Employment Development and Housing & Community Development. This information is supplemented by public testimony. The format of the updated Housing Element includes the policy document (Part One) accompanied by a technical appendix (Part Two). The information contained in this Section II summarizes pertinent information appearing in Part Two.

Income Profile: Under Housing Element law, needs analysis and programming is geared toward three target income groups: very low, lower and moderate. These terms are benchmarked against the median income defined for each of the State's 58 counties. The upper limit of very low income is 50% of the area-wide median, lower income is at 80%, and moderate income is at 120%. Recent mandates from the State also require an analysis of extremely low income groups (defined as 30% of the area-wide median income). Based on 2000 Census data, target income groups comprise 59% of all households in Buellton with large groupings at each end of the spectrum (very low income at 25% and upper income at 41%). Comparatively speaking, Buellton's income distribution falls in the midrange of jurisdictions in Santa Barbara County. On closer examination, Hispanic and Latino households possess the least income and (along with a small Asian contingent) are the most susceptible to living in poverty of all ethnic groups. Relative to occupancy, the distribution of owner-occupant households is evenly spread among all income categories while the percentage of renters is inversely proportional to income; that is, the lower the income, the higher the likelihood that such households are renters.

Housing Profile: Buellton experienced an increase of 22% in dwelling units from 2001 to 2008. This rate was highest among all County jurisdictions, and was fourth highest in the actual numeric increase. In terms of housing type and occupancy, Buellton has the highest percentage of owner-occupied housing of any jurisdiction and the lowest percentage of multiple family dwellings. Buellton also has the highest percentage of mobile homes that, due to a predominance of older householders, contributes to the City's high median age. Also noteworthy is an overall vacancy rate of 3% that falls considerably below an ideal benchmark of 5%. While the growth in multiple family dwellings has outpaced single family homes, the numeric increase is quite modest. As a consequence, the principal source of rental housing is single family homes that typically rent at rates higher than for apartments.

Existing Housing Needs: Housing affordability represents the single biggest obstacle for Buellton residents (i.e., 39% of all households pay in excess of 30% of their income toward housing). This need is shared equally between owners and renters, while persons living in overcrowded or substandard conditions are skewed toward renters (i.e., approximately 30% for

renters and 3% for owners). Field surveys reveal that four dwelling units are in a state of moderate despair, and 11 dwelling units show signs of deferred maintenance. As much as 40% of the City's housing stock may contain lead-based paint based on the most recent Census data. As with other housing needs, the distribution of substandard housing is skewed toward renter-occupied households. The data also suggests an imbalance in jobs and housing (with the consequence of increased commuting) as well as a mismatch in the size of dwellings (relative to bedroom counts) and households (relative to number of persons). Finally, disabled, homeless and farmworkers together represent 25% of the City's total population while elderly, large families and female-headed households comprise 40% of all households.

Future New Construction Requirements: The Regional Housing Needs Allocation ("RHNA") process is part of a statewide mandate to address housing issues related to future growth in the State. The needs assessment process sets numeric targets with the overriding goal of assuring an equitable geographic distribution of needs and responsibilities. The numbers are first generated by HCD and then refined by regional planning agencies in cooperation with local government. While the methodology takes into account land use and zoning, the numbers are not necessarily constrained by institutional limits. Indeed, a fundamental purpose of RHNA is to assure that adequate sites and zoning exist to address anticipated housing demand. Consequently, it is not inconceivable that housing numbers assigned to a particular jurisdiction exceed its theoretical carrying capacity. The number assigned to the City of Buellton for the current Housing Element cycle is 279, of which roughly 56% is assigned to target income groups.

Opportunities and Constraints: Cost inefficient and unpredictable permit processes, counterproductive and inflexible development standards, burdensome fees and untimely collection and under-zoned properties and inadequate densities are the primary constraints to providing affordable housing in Buellton. Comparatively speaking, Buellton has a far less onerous system relative to duration of process. In this regard, the time required to process discretionary land use applications ranges from 4 to 20 months. Based on a survey of the fees charged by the cities of Buellton, Lompoc, Santa Barbara, Santa Maria, and the County of Santa Barbara, the fees charged by the City are lower than the average charged for single-family homes elsewhere in the County, while charges for multi-family construction are also lower than the median as well as the average. The City's Zoning Ordinance provides for maximum residential densities ranging from a low of six dwellings per acre to a minimum of 25 units per acre (AHOZ sites). The actual build-out for the AHOZ properties has ranged between 20 and 25 units per acre. The City's land use policies provide allowable densities to stimulate the affordable apartment construction, specifically the AHOZ sites that require a minimum of 25 units per acre for residential projects.

Development Potential: Development capacity is a function of land availability, use designations and environmental thresholds. From a resource standpoint, the City has a build-out potential of 397 dwellings on vacant and underdeveloped properties presently zoned for residential and mixed-use. Another 785 dwellings could be built on the Affordable Housing Overlay Zone (AHOZ) properties that were rezoned in 2005 as required by the 2004 Housing Element (at a minimum gross density of 25 units per acre). The City also has the capacity, due to

changes in the secondary unit ordinance, to accommodate over 700 secondary dwelling units on single family zoned properties. In total, the City's inventory of available land can yield approximately 1,182 dwelling units. In comparison, the number of units required to achieve RHNA goals is 279. In summary, the City does have sufficient land resources to achieve forecasted housing needs without rezoning additional land, including the potential for 785 units on land with a minimum density of 25 units per acre.

Past Performance: Almost three quarters of the stated objectives within the previous Housing Element have been achieved and need not be continued or have continued relevance and should be retained; and only about a quarter were either not been achieved, were partially achieved or require retooling. Overall, the City realized 12% of its new construction goals for moderate, low and very low income households. There continues to be a clear and convincing need for deeper subsidies, land use incentives and layered funding to make development of affordable housing possible. The most likely locations for low and very low income units will continue to be on land that is available for mixed use development and AHOZ sites.

SECTION III: ADEQUATE HOUSING SITES

AHOZ Zoning (25 Units Per Acre)

The City's existing Affordable Housing Overlay Zone (AHOZ) has designated certain commercial and industrial properties within the City to be developed with completely residential projects if they are built at a minimum density of 25 units per acre. These properties are shown in Table A-1. As Table A-1 demonstrates, the City has the potential for 785 dwelling units on these properties which accommodates the City's total RHNA allocation of 279 units and the requirement for 111 low, very low, and extremely low income units.

Since adoption of the AHOZ overlay in 2005, two projects have taken advantage of this overlay and have demonstrated that the concept is attractive for residential developers.

- In August 2006, the City Council approved the first AHOZ project on AHOZ Site V (not shown in Table A-1 since the site is under construction and no longer vacant). The project consists of 44 condominium units of which four are affordable to very low income persons and three are affordable to low income persons. A \$85,635 housing in-lieu fee will also be collected. Ten of these units have been constructed and occupied, including two very low income units.
- In April 2008, the Zoning Administrator approved a second AHOZ project on AHOZ Site IV. The project consists of 53 apartment units of which five are affordable to very low income persons, three are affordable to low income persons, and the remainder, since they are apartments, would qualify as moderate income units. An application for a building permit has not been submitted at this time, but construction is expected during the current Housing Element planning horizon. This site has exceeded the 25 unit per acre minimum density requirement.

To further illustrate this point, in the period since the AHOZ ordinance was adopted (January 2005 through September 2008), more housing units have been constructed and entitled under the AHOZ program than the City's inclusionary housing program (Source: City of Buellton General Plan Annual Reports to State HCD).

- AHOZ Program: 97 total units (37 market rate, 9 very low, 6 low, and 45 moderate)
- Inclusionary Program: 75 total units (60 market rate, 7 very low, 6 low, and 2 moderate)

Program No. 1 of this Housing Element reduces the number of sites in the AHOZ, as shown in Table A-1, to reflect the current RHNA allocation for Buellton. The number of sites that will remain will be able to accommodate 785 units, which accommodates the City's total RHNA allocation of 279 units and the requirement for 111 low, very low, and extremely low income units

The net area shown in Table A-1 takes into account, and removes, all environmentally sensitive and constrained areas of the properties. Therefore, the net buildable area reflects the portions of

the sites that are developable. The net area is derived from Table 2-8B of the Final EIR for the General Plan Update-Land Use and Circulation Elements, August 4, 2005, and codified in Table 5 of Section 19.16.013 of the Buellton Municipal Code (AHOZ Ordinance). Acreage shown is estimated and the actual net acreage will be determined at the time of entitlements.

Based on the Buellton General Plan 2025, the City has adequate water and sewer capacity to meet expected build-out in 2025 (an approximate population of 6,100). This population increase equals an additional 500 dwelling units (2.8 persons per dwelling unit). Therefore, the City has the infrastructure and capacity to serve the 279 unit RHNA allocation. Dry utilities, such as power and gas, are available to all designated sites.

Other Residential and Mixed Use Zoning

Additional housing sites based on other residential and mixed use zoning have been developed using a detailed assessment of parcel data, coupled with field surveys. The results are provided in Tables A-2 through A-5 and shows that the City has the potential for an additional 397 units on properties not designed with the AHOZ overlay. These additional units are located on a combination of vacant residentially zoned land, vacant non-residentially zoned land (mixed use), underdeveloped residentially zoned land, and vacant non-residentially zoned land (mixed use). It is anticipated that the City Council will approve a 100 unit limit for mixed use projects.

The entire City, including these sites, was analyzed in the Final EIR for the General Plan Update-Land Use and Circulation Elements (August 4, 2005). Impacts of a general nature were identified City-wide and standard mitigation measures for all projects were adopted. Each particular parcel is required to undergo specific environmental review pursuant to CEQA in order to address site specific impacts and mitigation. However, major site constraints, such as flood areas and habitat areas, are included with the 2005 Final EIR. All utility infrastructure and capacity are available to the identified parcels.

Secondary Units

Secondary units are an allowed use in the City's single family zoning district and are permitted on all lots of 6,000 square feet or greater. In theory, the potential exists for over 700 secondary dwelling units. However, historically, the City has approved approximately one to two secondary units per year. In the seven year planning period, the City expects to permit about seven to 14 secondary units. The City counts these as moderate income units. Government Code Section 65852.150 acknowledges that secondary dwellings are a valuable form of housing that is provided at below market rates.

Mixed Use

In December 2008 the City Council adopted regulations for mixed use development. Previously, mixed use development was only permitted in General Commercial zones. The updated regulations provide a greater opportunity for mixed use development with a combination, in part

or in whole, of residential, commercial, office, industrial, live/work uses within a livable urban environment. The permitted density is 8 to 10 units per acre in General Commercial and Neighborhood Commercial zones. Density is lower in the Service Commercial and Industrial zones at 5 units per acre.

It is anticipated that the City Council will approve a 100 unit limit for mixed use projects. It is also anticipated that the City Council will reduce the density for mixed use projects in the General Commercial zone from 15 units per acre to 8 units per acre. Tables A-3 and A-5 have been adjusted to reflect the 100 unit limit and the reduction in density.

Summary

The City has seven properties zoned at a minimum density of 25 units per acre. After the implementation of Program No. 1 and the reduction in the number of sites that have a minimum density of 25 units per acre, they will provide the capacity for 785 dwelling units. This capacity compares favorably to the new construction RHNA goal of 279 units, of which 111 units must be affordable to low, very low, and extremely low income persons and families. In addition, the City has another 38 sites that could accommodate an additional 397 dwelling units at a range of densities from 6 to 16 units per acre. Secondary dwelling units are expected to contribute seven to 14 moderate income units during the planning period. A summary of the potential total build-out is provided in Table H-5. A map identifying these sites is provided as Figure H-2.

Goal: Maintain adequate sites with appropriate zoning, development standards and public infrastructure to facilitate development of the broadest range of housing for all income levels and population segments sufficient to attain compliance with the City's fair share allocation of regional housing needs. This includes the 25 unit per acre AHOZ properties as shown in Table A-1.

Policies:

H-1 The City shall maintain the inventory and development capacity of residential property through zoning designations, density bonuses, and modification of development standards, and shall discourage the conversion or downzoning of existing land currently designated for residential use.

H-2 The City shall promote mixed-use development throughout the City, with particular focus along Avenue of Flags, and shall implement smart growth principals.

H-3 The City shall promote integration of all economic and population segments in each residential project; however, scales of economy and management efficiencies require that certain projects are made exclusive to target groups and such concentration shall not be the sole basis of project denial.

H-4 The City shall reduce its 51 acres of AHOZ designated properties at a minimum density of 25 units per acre (Table A-1) to ensure an adequate supply of land for affordable housing projects to meet the new total RHNA allocation of 279 units and the requirement for 111 low, very low, and extremely low income units.

Programs and Actions:

1. Affordable Housing Overlay Zone (AHOZ). The City will consider removing certain properties from its AHOZ program in accordance with the reduced housing goals of the 2007 RHNA allocation. The remaining AHOZ sites shall be able to accommodate a total of 785 residential units. The AHOZ sites shall continue to have a minimum density of 25 units per acre to ensure affordability. If any of those properties is developed with a non-residential project or any development that does not meet the requirements of the AHOZ, a comparable acreage shall be rezoned to the AHOZ designation to offset the loss. In addition, for AHOZ sites in excess of two acres, the City will encourage and give favorable consideration to land divisions and specific plans resulting in parcel sizes that facilitate the development of affordable housing projects in light of state and federal funding programs that typical favor projects of between 50 and 150 units. The City will facilitate the development of these sites for low income housing using the methods described in Programs 8 and 9 (Targeted Assistance and Public-Private Partnerships).

The identification of the AHOZ sites to be removed will be determined as part of a comprehensive review and update of the City’s zoning ordinance in 2010. At this time, it appears that the following three AHOZ sites are candidates for removal from this program (as identified in Table A-1):

1. AHOZ Site III, 3.20 acres, 80 units (adjoins Highway 101)
2. AHOZ Site VII, 1.15 acres, 29 units (small, fragmented sites)
3. AHOZ Site XI, 4.04 acres, 101 units (100-year flood plain)

Removal of these three sites would result in a capacity of 1,068 residential units which is above the minimum RHNA requirement of 785 residential units. The actual sites to be removed will be determined by the City Council in 2010 and the Housing Element will be amended concurrently with the zoning ordinance amendment to fully identify the adequate sites requirement of State Law.

Responsible Agency/Department:	Planning Department
Timeframe:	2009-2010
Funding:	General Fund
Expected Outcome:	Amended Zoning Ordinance and Housing Element to reflect revised housing goals and AHOZ Sites based on the 2007 RHNA allocation

2. Mixed Use Development. The City Council shall review the mixed use concept, re-evaluate the density and establish a 100 unit limit for mixed use projects. Implement the updated mixed use regulations. Mixed use projects have the potential to provide 100 dwelling units (Tables A-3 and A-5). Fostering mixed-use development serves multiple objectives including: (i) implementation of the land use strategy set forth in the Avenue of Flags Urban Design Plan; (ii) recycling blighted and underutilized property; (iii) producing affordable housing; and (iv) promoting smart growth and new urbanism principles. If a limit for mixed-use residential units is established, the Housing Element will be amended to analyze the limit as a potential constraint on affordable housing, and if necessary, include programs to address the constraint. The limit will not become effective until or unless concurrent amendment of the Housing Element has been completed.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Promoting more mixed-use development within the City; conduct a constraints analysis and amend the Housing Element if limits on mixed-use projects are proposed

3. Secondary Units and Underdeveloped Multifamily Infill. The City has the capacity to accommodate secondary dwellings on the majority of single family zoned lots. In addition, 33 multifamily units could be developed on existing under developed multi-family zoned parcels. Intensifying the development of under-built properties would provide for more efficient use of a limited land resource while dispersing affordable housing over a larger geographic area. The City shall: (i) maintain the current secondary unit regulations that allow secondary units on smaller lot sizes and exempts them from the inclusionary housing requirements; (ii) continue to provide a 2:1 density bonus for infill multifamily units up to a maximum increase of 50% above the base density; and (iii) continue to allow a reduction in development standards for infill multifamily units by discretionary review as an additional density bonus incentive under the current affordable housing regulations.

Responsible Agency/Department:	Planning Department
Timeframe:	Amend the Municipal Code: 2010; Ongoing for the remaining programs
Funding:	General Fund
Expected Outcome:	Additional secondary dwelling units and infill multi-family developments

4. **RHNA Allocation.** The City shall update its Affordable Housing Ordinance (AHO) to reflect the 2007-2014 RHNA allocation.

Responsible Agency/Department:	Planning Department
Timeframe:	2009
Funding:	General Fund
Expected Outcome:	Update of the AHO to reflect the current RHNA allocation

Figure H-2: Housing Properties

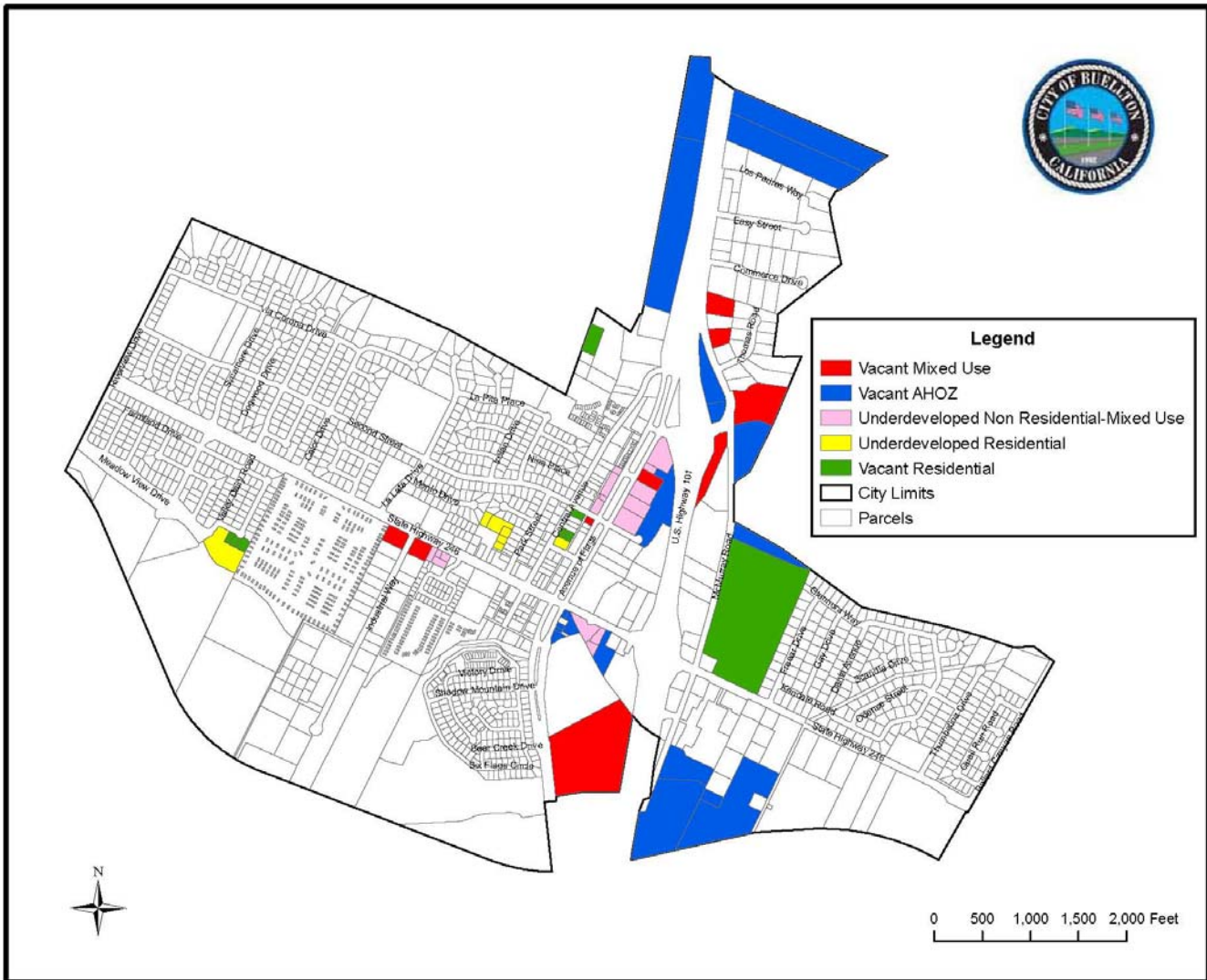


Table H-5: Total Potential Build-Out*

Land Use Category	Housing Capacity
Vacant AHOZ Sites (25 units/acre)	785
Vacant Residential Sites	264
Vacant Mixed Use Sites	73
Underdeveloped Residential Sites	33
Underdeveloped Non-Residential Sites	27
TOTAL	1,182

*This table is a summary of the individual tabulations appearing in Tables A-1 through A-5.

SECTION IV: AFFORDABLE HOUSING SUPPLY

Under Housing Element law, needs analysis and programming is geared toward four target income groups: extremely low, very low, lower and moderate (“target groups”). These terms are benchmarked against the median income defined for each of the State’s 58 counties. The upper limit of extremely low income is 30% of the area-wide median, very low income is 50% of the area-wide median, lower income is at 80%, and moderate income is at 120%. Typically, market rate housing is not affordable for target groups except for moderate income rentals and condominiums; incomes are lowest among minorities and special needs population with the scarcest housing; multifamily rentals require the least subsidization to produce affordable units; and land economics dictate higher overall densities to produce affordable housing. Table H-6 provides the Buellton RHNA income requirements.

Table H-6: Buellton RHNA Income Breakdown

RHNA Total	Extremely Low*	Very Low*	Low	Moderate	Above Moderate
279	32	32	47	46	122

*Broken out as 50% each of the RHNA very low income allocation of 64 units

AHOZ Zoning (25 Units Per Acre)

As noted in Section III (Adequate Housing Sites), the City adopted an Affordable Housing Overlay Zone (AHOZ) over eight sites with a minimum density of 25 units per acre. The AHOZ also requires that at least 20% of the units be made affordable to moderate, low, and very low income categories. The number of units in each income category is based on the percentage breakdown from the current RHNA allocation. The City has the potential for 785 dwelling units on these properties which accommodates the City’s total RHNA allocation of 279 units and the requirement for 111 low, very low, and extremely low income units. The success of the AHOZ program is demonstrated in Section III (Adequate Housing Sites).

Inclusionary Zoning

The City adopted an inclusionary housing ordinance in 2002 and all residential and residential mixed use projects are subject to the ordinance with limited exceptions. The minimum requirement is 15% of the units be made affordable or that an in-lieu fee be paid, or a combination of both. City sponsored projects must provide 30% of the units as affordable. The required breakdown of the very low, low, and moderate income units required as part of the inclusionary ordinance is based on the RHNA income breakdown percentages. Since adoption of the inclusionary housing program during the prior Housing Element cycle, the City has produced the following housing units:

- 75 total units (60 market rate, 7 very low, 6 low, 2 moderate)

The Housing Authority of Santa Barbara County (Housing Authority) is managing 13 affordable housing apartment units (7 very low, 6 low) within the City which should ensure that these units remain in the City's housing inventory. The Housing Authority is actively seeking other opportunities to partner with the City on additional affordable housing projects.

Summary

During the last Housing Element cycle, the AHOZ and inclusionary housing programs produced the following number of housing units:

- 172 total units (97 market rate, 16 very low, 12 low, and 47 moderate)

Both the AHOZ and inclusionary housing programs will be maintained as part of this Housing Element update.

Projects approved and built during the prior Housing Element cycle, but prior to the adoption of the inclusionary housing and AHOZ programs, resulted in 325 market rate units and 27 moderate income units. The large number of units was the result of large vacant tracts of land being developed.

Goal: To provide a continuing supply of affordable housing to meet the needs of existing and future Buellton residents in all income categories.

Policies:

H-6 The City shall continue to implement existing policies, programs and procedures to facilitate attainment of its allocated share of new construction goals assigned through the Regional Housing Needs Allocation ("RHNA") process, with particular emphasis placed on the needs possessed by persons and families of extremely low, very low, and low income.

H-7 The City shall actively seek and formulate partnerships with for-profit and non-profit developers to produce affordable housing, provide reasonable assistance to support and process project applications, and use authorities of the Redevelopment Agency to achieve development objectives.

H-8 The City shall, on its own or in conjunction with for-profit and non-profit developers, aggressively seek State and Federal funding to support the development of affordable housing and shall explore local funding alternatives to compliment these efforts, including continued participation in the HOME and CDBG Programs administered through the County of Santa Barbara as part of the HOME Consortium and Urban County designation, respectively.

H-9 The City shall continue to support the Housing Authority of Santa Barbara County in the provision of Section 8 rental assistance and shall seek to broaden the program to compliment

other affordable housing initiatives (e.g., secondary dwelling production, project-based tenant assistance, etc.).

Programs and Actions:

5. Inclusionary Housing and Density Bonus. The City shall continue to implement the ordinance requiring a 15% inclusionary requirement for all residential projects (except for AHOZ projects which have a 20% inclusionary requirement). The inclusionary requirement shall be accomplished by on-site construction, payment of in-lieu fees, or equivalent actions prescribed in the AHO. The distribution of inclusionary units among target income groups shall be based on the apportionment of RHNA goals. The City shall also continue to implement its ordinance required density bonus requirements that are consistent with State Law and shall update the regulations as State Law changes.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Provision of affordable housing units through inclusionary zoning and density bonuses

6. Affordable Housing Overlay Zone (AHOZ). The City shall modify its AHOZ zones in accordance with Housing Element Program 1 and maintain the minimum 20% inclusionary housing requirement.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Maintaining the AHOZ designated properties and their 20% inclusionary requirement and modifying the AHOZ to reflect the reduced housing goals of the 2007 RHNA allocation, which include a total of 279 units and the requirement for 111 low, very low, and extremely low income units

7. Secondary Dwelling and Infill Inducements. As previously noted, the City anticipates that seven to 14 secondary dwellings would be constructed during the planning period. These units are affordable to moderate income and rents generally fall within the limits established in connection with the Federal Section 8 Housing Assistance Payments Program (“HAPP”). Secondary units are exempt by ordinance from inclusionary requirements in exchange for agreement by property owners to affirmatively market secondary units to income qualifying tenants under the Section 8 HAPP. In addition, the City shall seek grant funds and establish a rehabilitation/construction loan program to help defray development costs and induce production

of secondary units. In exchange for rehabilitation/construction financing, owner/developers of secondary units shall be obligated to affordability covenants for a minimum of 10 years. In specific regard to multifamily infill projects, the City shall develop and implement a financial assistance program, subsidizing multifamily infill projects within the Buellton Improvement Project Redevelopment Area by refunding all tax increment derived from construction of affordable units, less pass through payments to other tax agencies.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	State and Federal Grant Programs for Secondary Dwelling Rehabilitation/Construction Program; Tax Increment for Infill Subsidy Program
Expected Outcome:	Financial Assistance Programs

8. Targeted Assistance. Past performance clearly evidence the need for deeper subsidies, land use incentives, and layered funding to make development of affordable housing possible. This is particularly true of very low income households and special needs populations (including extremely low income, farmerworkers, disabled and homeless) where the needs are most acute. Local funds alone are insufficient to meet that need. Instead, the City will need to draw upon a variety of existing and potential funding resources available from State, Federal and private sources. Locally, the most significant and immediately available resources include: (i) Redevelopment Housing Set Aside; (ii) City's Housing In-Lieu Fee Fund; (iii) HOME Investment Partnership Program; (iv) CDBG Program funding; and (v) County Housing Trust Funds.

a. Resource Development. To augment local funding sources, the City shall: (i) actively pursue grant and loan funding to finance the various housing initiatives listed in the Housing Element; (ii) work cooperatively with for-profit and non-profit housing sponsors to leverage resources (e.g., State and Federal tax credits); (iii) continue participation in the HOME Consortium and CDBG Urban County and actively pursue CDBG funding for projects; (iii) assist with site identification and support applications for funding for farmworker housing such as the Joe Serna Jr. Farmworker Housing Grant Program; and (v) evaluate other local funding options and implement if deemed feasible. In specific regard to other local funding sources, the City shall expressly evaluate the following: (i) adoption of a non-residential linkage development fee; (ii) imposition of a real estate transfer tax; (iii) dedication of transient occupancy taxes; (iv) CDBG Program funding; and (v) County Housing Trust Funds.

b. Redevelopment Agency. As a complimentary action to updating the Housing Element, the City shall update the 5-Year Implementation Plan for the Buellton Improvement Project.

c. Housing Trust Fund. To align Redevelopment Plan and Housing Element policies, the City shall amend its current AHO, requiring that Housing Trust Funds expenditures

be used to assist (as provided in the Ordinance) housing affordable to target income households in the same proportion as the Net RHNA housing need for each of income category represents of the total net RHNA need for extremely low, very low, low and moderate income; provided, further, that no less than 50% of the Fund shall be used to assist extremely low and very low income housing over the current ten year implementation period for the Buellton Improvement Project redevelopment area established and required pursuant to Health and Safety Code §33413. The higher apportionment of funds relative to the numeric needs possessed by these two income groups recognizes the deeper subsidies required to make housing affordable to extremely low and very low income households (and associated special needs population segments – farmworkers, disabled and homeless).

d. Program Targeting. To affirmatively further the needs of extremely low income households, the City shall amend its current AHO to: (i) acknowledge this particular population segment among the target income households served under the Ordinance; (ii) grant priority occupancy preference to extremely low income households (second only to displaced and disabled persons) in regard to placement in affordable housing developed under the Ordinance; and (iii) provide additional concessions and incentives in regard to the granting of density bonuses beyond those presently stipulated for very low income.

e. Large Lot Development. To facilitate the development of affordable housing on sites in excess of six acres, the City shall: (i) encourage the use of a specific plan process, in combination with land division, to create developable parcels supporting between 50 and 150 dwellings each; (ii) target the incentives identified in Program 9 for the development of such sites and notify residential builders and non-profit housing sponsors of these opportunities; and (iii) advertise the availability of such sites and development incentives in conjunction with the public hearing and annual review process described in Program 21.

Responsible Agency/Department:	City Manager and Planning Department
Timeframe:	Ongoing for Grant Applications and Non-Profit Collaboration and Large Lot Development; 2010 for 5-Year Implementation Plan Amendment and AHO Amendments
Funding:	General Fund
Expected Outcome:	Capitalization of Housing Trust Fund

9. Public-Private Partnerships. The development of affordable housing, particularly for extremely low and very low income households, as well as populations with special needs, generally requires collaboration among multiple parties (e.g., developers, non-profit housing sponsors, local government, etc.). In this regard, the City’s contribution can take one of a number of forms: (i) assisting in the review and preparation of concept drawings; (ii) analyzing development proforma and identifying gap financing; (iii) fast tracking the environmental review

and entitlement permit process; (iv) utilizing the City's police powers to provide necessary land use and zoning; (v) supporting applications submitted to funding agencies; (vi) providing direct financial or development assistance; and (vii) employing the Redevelopment Agency to assemble land for development. Recognizing the collaborative nature of affordable housing development, the City shall undertake the following: (i) continue participation in the County HOME Consortium and CDBG Urban County and similar collaborative efforts to affirmatively further emergency shelter, transitional housing, single room occupancy units, shared living arrangements, supportive services and congregate housing needs outlined in the Consolidated Plan; (ii) conduct workshops and advise for-profit and non-profit sponsors of Key Development Sites selected for application of an AHOZ; and (iii) avail itself and offer all reasonable assistance to facilitate the development of affordable housing consistent with the General Plan and Housing Element, with particular emphasis on the needs of extremely low and very low income households and associated special needs population segments (e.g., farmworkers, disabled, etc.).

Responsible Agency/Department:	City Manager
Timeframe:	Ongoing
Funding:	Multiple Sources
Expected Outcome:	Affordable Housing Projects

SECTION V: HOUSING IMPEDIMENTS

Permit Procedures

The City's permit process is codified in Chapter 19.08 of the Buellton Municipal Code and provides for three levels of approval: (i) ministerial; (ii) administrative; and (iii) discretionary. Comparatively speaking, Buellton has a far less onerous system relative to duration of process in comparison to other Santa Barbara jurisdictions while development standards are similar. Section 19.02.110 of the Buellton Municipal Code lists uses allowed in the various residential and non-residential zone districts and the permit process that is required.

Under the existing Municipal Code, all multi-family housing projects, except for AHOZ projects, require the review and approval of a development plan by the Planning Commission. This adds time and cost to processing of smaller infill residential projects.

Under the existing AHOZ, an AHOZ project, if it meets all of the design requirements of the AHOZ program, is processed at a staff level by the Zoning Administrator thereby saving processing time by not having public hearings. Any exceptions to the AHOZ regulations require review by the Planning Commission and City Council at a public hearing. Of the two AHOZ projects processed by the City (see Section III, Adequate Housing Sites), one was approved by the Zoning Administrator and one was approved by the City Council.

Separate and apart from the Zoning Ordinance, the City is subject to the California Building Code ("CBC") that establishes minimum standards for all classes of construction.

Special Housing Needs

According to Santa Ynez Valley People Helping People (Dean Palius, Executive Director, November 2008), the special housing needs specific to the Santa Ynez Valley (including Buellton) are as follows:

- Emergency Shelter Needs: 50-60 nights/year (residential motels serve as a common temporary source)
- Transitional Needs: 4-6 year round units, each client typically requiring a 90-120 day stay (clients primarily involve families, translating to a need for 4 two bedrooms; 2 three bedrooms)
- Developmentally Disabled: 6-10 units for developmentally disabled adults, including both assisted and independent living, evenly divided bedroom sizes.

Table H-7 shows Buellton's Municipal Code requirements for special needs housing:

Table H-7: Special Needs Housing Code Requirements

Special Needs Housing	Permit Requirement	Notes
Shared living	Allowed use	Residential zones only
Emergency shelters	Conditional use permit	Residential, commercial, and industrial zones
Transitional housing	Conditional use permit	Residential, commercial, and industrial zones
SRO units	Conditional use permit	Residential, commercial, and industrial zones
Congregate care	Conditional use permit	Residential, commercial, and industrial zones
Agricultural housing, 6 or fewer	Allowed use	Residential zones only
Agricultural housing, 7 or more	Minor use permit	Residential zones only
Residential care homes, 6 or fewer	Allowed use	Residential zones only
Residential care homes, 7 or more	Minor use permit	Residential zones only

The requirement for a conditional use permit for most types of special needs housing is an impediment to production of those housing types, and pursuant to recent changes to State Law, a jurisdiction needs to provide for these types of housing as an allowed use in at least one zoning district.

Reasonable Accommodation

State law stipulates that all newly constructed residential buildings consisting of four or more dwelling units must be designed and constructed in a manner that allows access to, and use by, disabled persons. This requirement does not require that physical changes be made at the time of construction; rather, only that the units are designed to accommodate adaptive retrofit at a later date. The City adopted an adaptive retrofit permit process in 2006 (Section 19.08.160). Adaptive retrofit permit requests are processed by the Zoning Administrator through a noticed public hearing.

The City also adopted Universal Design standards (Section 19.04.190) for all residential projects of five or more units. Developers must offer several universal design features to prospective

purchasers as part of the sale of the unit. Any features requested would be at the cost of the purchaser.

Inclusionary Housing

In some instances, inclusionary housing requirements are considered an impediment to building housing. Developers frequently feel that they cannot make the numbers work if they have to subsidize affordable housing units. However, in the case of Buellton, this impediment appears not to be present. In the time period prior to adoption of the inclusionary housing ordinance (1993-2001), Buellton's growth rate was 15%. After adoption of the ordinance (2002-2008), Buellton's growth rate was 20%. The housing numbers and growth rate show a steady production of housing units both before and after the adoption of the inclusionary housing ordinance.

Fees

Development impact fees include fees for water and sewer infrastructure, fees to fund traffic improvements, and school fees. The City of Buellton's development impact fees are less than the median and average for the County of Santa Barbara for both single-family and multi-family dwelling units. The City of Buellton also reduces the traffic fee for affordable and senior housing units by more than one-half from those of a standard multi-family dwelling unit. Therefore, development impact fees are not considered a significant impediment to housing since they are one of the lowest in the County.

Building permit fees are the fees required to review and approve a building permit. The City of Buellton contracts with the County of Santa Barbara for building permit services. The building permit fees for the City of Buellton are lower than the average for jurisdictions in Santa Barbara County for single family units. For multi-family units, the average is higher as is the median. The building permit fees could be considered an impediment to affordable housing, however, the City of Buellton does not control the permit fees established by the County of Santa Barbara.

Goal: To remove impediments to the provision of affordable housing, group quarters, shared-living, and emergency shelters, and to provide accommodations for persons with disabilities.

Policies:

H-10 The City shall accommodate the full spectrum of housing types in its land use regulations including, but not limited to, mixed-use developments, high density projects, rental and co-op housing, secondary dwellings, in-fill development, and special needs housing (i.e., SROs, group homes, congregate living, and emergency shelters).

H-11 The City shall periodically evaluate and adjust its regulations, ordinances and development fees to ensure that they do not unduly constrain housing production; new regulatory proposals shall be evaluated for compliance with this policy in advance of adoption.

H-12 The City shall encourage the construction or conversion of emergency shelters, transitional housing and single room occupancy units to meet the needs of the homeless population and shall likewise facilitate development of group homes, congregate care and independent living units for persons with disabilities. The zoning ordinance shall be amended to allow emergency shelters, transitional housing, SRO units, and congregate care units by right in at least one zoning district.

H-13 The City shall facilitate development of farm employee housing for up to 12 persons on agriculturally zoned land as a matter of right and as a conditional use elsewhere in the City.

H-14 The City shall maintain its adaptive retrofit permit and universal design programs. The adaptive retrofit permit process shall be streamlined to allow ministerial review.

Programs and Actions:

10. Land Use Modifications – Special Needs Housing. The City shall amend its existing use regulations (codified at Sections 19.02.110 and 19.02.210 of the Municipal Code) to: (i) allow emergency shelters as an allowed use, which only requires a Zoning Clearance, in the CR zoning district and as a conditional use in the RM, CS, and M zoning districts; (ii) allow SRO and congregate units as an allowed use in the RM and CR zoning districts; (iii) allow transitional housing as an allowed use in the RS and RM zoning district and as a conditional use in the CR and CS zoning districts; and (iv) allow farm employee housing as an allowed use with up to 36 beds in a group quarters or 12 units or spaces in the OS zone and a conditional use in all other zones. Emergency shelters shall be subject to the same development and management standards that apply to all other uses allowed within the CR zone. Transitional housing shall only be subject to restrictions that apply to other residential uses allowed within the RS and RM zones.

Responsible Agency/Department:	Planning Department
Timeframe:	2009-2010
Funding:	General Fund
Expected Outcome:	Amended Zoning Ordinance

11. Multi-Family Infill. All residential projects, excluding AHOZ projects, shall require review and recommendation by the Planning Commission and a final decision by the City Council in order to ensure that the design is consistent with the City’s policies and ordinances.

Responsible Agency/Department:	Planning Department
Timeframe:	2009-2010
Funding:	General Fund
Expected Outcome:	Amended Municipal Code

12. Development Constraints. The sites identified for potential residential development and shown in Figure H-2 fall within one of three land use designations: (i) Residential Multifamily;

(ii) General Commercial; and (iii) AHOZ. As proposed, development standards within the AHOZ are open-ended and provide the most flexibility. Of the zone districts that presently exist, the CR General Commercial district is the least restrictive. Within Residential Multifamily Zones, development standards are more traditional and may require modification in order to achieve infill affordable housing objectives. The City, in consultation with the Home Builders Association of the Central Coast, shall undertake a study of the multifamily zone district with the specific objective of determining the necessity and appropriateness of modifying relevant development standards (including Community Design Guidelines) to maximize the build-out of multifamily properties at base densities with allowance for bonus units. The identification of constraints will be included in the City's upcoming Public Visioning process that will occur in 2010. To the extent that constraints are identified, corresponding revisions shall be made to the City's land use regulations (i.e., subdivision and zoning ordinances) as a result of this process. The expected date for any ordinance amendments is late 2010 or early 2011. An exact date cannot be set as the actual time frame for the Public Visioning process can vary depending on the comments received and the changes required to the land use documents of the City.

Responsible Agency/Department: Planning Department
Timeframe: Late 2010 to early 2011
Funding: General Fund
Expected Outcome: Amended Zoning Ordinance

13. Special Needs Housing Programs. As a member of the Santa Barbara County HOME Consortium, the City actively supports the County in administering a Continuum of Care Homeless Assistance Program. In addition, the City provides financial assistance to Santa Ynez Valley People Helping People in furnishing food and emergency services to Buellton residents. Information regarding services to assist homeless persons is routinely provided by the City as appropriate. Persons needing such services are typically referred to the County Sheriff (which administers a fund for food, gas and emergency shelter) or to People Helping People (which administers various social services). A substation of the County Sheriff is located adjacent to City Hall and People Helping People operate in nearby Solvang. To address these needs, the City shall: (i) continue its involvement and support of the Consortium of Care and People Helping People Homeless Programs; (ii) continue to disseminate information on services and resources; and (iii) evaluate amnesty provisions for using motels for limited residential purposes (see Program 16).

Responsible Agency/Department: City Manager
Timeframe: 2011 for Residential Motel Amnesty Program;
Ongoing for Balance of Services
Funding: General Fund
Expected Outcome: Development of additional special need housing units

14. Persons with Disabilities. The Fair Employment and Housing Act prohibits discrimination in all aspects of housing (rental, lease, terms and conditions, etc.) because of a person's disability. Disability is defined as: (i) physical or mental impairment that limits one or more of a person's major life activities; or (ii) a record of having, or being perceived as having, a physical or mental impairment. It does not include current illegal use of, or addiction to, a controlled substance (as defined by Section 102 of the Federal Controlled Substance Act, 21 U.S.C. Sec. 802). Persons with disabilities have the right to use the services of a guide, signal or service dog or other such designated animal and to keep such animals in or around their dwellings. At the request of a person with a disability (or by someone acting on behalf of such person with his or her written consent), a housing provider must make reasonable accommodations in rules, policies, practices or services when these accommodations may be necessary to afford a disabled person equal opportunity to use and enjoy a dwelling. A housing provider must allow a person with a disability (at the tenant's expense or at the expense of someone acting on behalf of such person with his or her written consent) to reasonably modify existing premises if the modifications are necessary to afford the disabled person full enjoyment of the premises. In furtherance of these rights, the City has adopted Universal Design regulations codified in Section 19.04.190 of the Municipal Code, adopted an adaptive retrofit permit process codified in Section 19.08.160 of the Municipal Code, and incorporates Fair Employment and Housing Act provisions into each Affordable Housing Agreement governed by the AHO. In addition, the AHO gives priority to disabled persons (second only to displaced persons) in occupying affordable units governed by the AHO. The City shall also: (i) disseminate information on the rights of the disabled as part of the Information and Referral Program listed under Equal Housing Opportunity; (ii) seek grant funds for the adaptive retrofit program to underwrite the expense of modifying dwellings to accommodate the needs of persons with disabilities; and (iii) modify the adaptive retrofit permit process to allow a ministerial approval process by the Planning Director.

Responsible Agency/Department:	Planning Department
Timeframe:	2010 for Code amendment; Ongoing for balance of programs
Funding:	General Fund; State and Federal Grants for Adaptive Retrofit Program (e.g., HOME Funds)
Expected Outcome:	Continuation of the Adaptive Retrofit and Universal Design Programs

SECTION VI: CONSERVATION AND REHABILITATION

Target groups comprise approximately 59% of all households in Buellton. Of these households, approximately 39% pay in excess of 30% of their income toward housing. This translates to an overall affordability gap of 23%. For new residents, the affordability gap is roughly double the rate endured by current residents. This disparity underscores the need to preserve existing affordable housing; in particular, mobile (and manufactured) homes that account for 28% of the City's total housing stock. This need is shared equally between owners and renters, while persons living in overcrowded or substandard conditions are skewed toward renters (i.e., approximately 30% for renters and 3% for owners). Field surveys reveal that four dwelling units are in a state of moderate despair, and 11 dwelling units show signs of deferred maintenance. As much as 40% of the City's housing stock may contain lead-based paint based on the most recent Census data. As with other housing needs, the distribution of substandard housing is skewed toward renter-occupied households. The data also suggests an imbalance in jobs and housing (with the consequence of increased commuting) as well as a mismatch in the size of dwellings (relative to bedroom counts) and households (relative to number of persons).

Field surveys conducted at the end of 2008 suggest that the City's overall housing rehabilitation needs are modest. Less than 3% of the City's housing was deemed substandard. Most of this housing is occupied by renters, presumably by persons of low and moderate income. At present, the City provides annual financial assistance to Santa Ynez Valley People Helping People in underwriting the expense of making emergency repairs to mobile homes within Buellton (representing approximately 25% of the City's total housing inventory). According to on-site resident managers, approximately 50 manufactured homes are currently in need of major repair. The City has also recently established a Housing Conservation Program (HCP) for low income owner-occupied single family homes. The City has allocated \$50,000 of redevelopment housing-set-aside funds each year for the purpose of assisting low income home owners with emergency and cosmetic repairs to their homes. The allocated funds are in the form of an equity share loan. The HCP is administered under contract with Habitat for Humanity of Northern Santa Barbara County. So far, one homeowner has received a loan in an amount of \$20,000. The \$50,000 yearly allocation may be supplemented by HOME and CDBG funds.

Goal: To conserve and rehabilitate the City's current stock of affordable housing.

Policies:

H-13 The City shall promote the cooperative repair, rehabilitation and improvement of mobile homes and residential structures that are substandard or in disrepair; blighted conditions and unsafe structures shall be abated and tenants shall be afforded protections in the event of their displacement.

H-14 The City shall require replacement of dwellings that are occupied by, and affordable to, target income groups and removed from the housing inventory due to demolition or conversion;

exceptions shall be granted for owner-occupied dwellings, properties undergoing public nuisance abatement and non-conforming uses.

H-15 The City shall allow dwellings to be rehabilitated that do not meet current lot size requirements, building setbacks or other development standards, so long as the non-conformity is not increased and there is no threat to public health or safety; the City may consider amnesty for non-conforming uses in exchange for affordable housing.

H-16 The City shall encourage energy efficient construction in all new and rehabilitated dwelling units in compliance with the California Building Code; new land use patterns resulting from annexation shall encourage energy efficiency; solar access for existing development shall be protected and provided in new development, to the extent feasible.

Programs and Actions:

15. Property Rehabilitation. In response to the need for property rehabilitation, the City shall: (i) continue its financial support of the mobile home repair program; (ii) continue its financial support of the low income single family home repair program (the Housing Conservation Program) (iii) evaluate expansion of emergency repair assistance to encompass adaptive retrofit needs of disabled persons and inclusion of energy conservation features; (iv) conduct a focused outreach to owners of substandard rental property to identify interest/willingness to engage in cooperative rehabilitation; (v) establish a budget and seek grant funds to underwrite these endeavors; and (vi) prioritize funds according to the severity of need and link affordable housing covenants to the amount of funds required.

Responsible Agency/Department:	City Manager and Planning Director
Timeframe:	Ongoing for Emergency Mobile Home Repair Program and the Housing Conservation Program; 2010-2011 for Program Expansion to Rental Properties
Funding:	General Fund, Tax Increment and State Grant Funds
Expected Outcome:	Repair and Rehabilitation of Properties

16. Code Enforcement. There are an undetermined number of motel rooms (concentrated in the area of Avenue of Flags) that may be in violation of zoning regulations by virtue of their long-term residential use. To protect tenants without compromising land use policies or vested property owner rights, the City shall undertake the following action.

a. Transient Occupancy. The City shall amend its Municipal Code to: (i) clarify the definition of hotel and motel uses with respect to duration of occupancy; (ii) allow for a reasonable number of long-term visitor stays; (iii) provide for a reasonable amortization of existing non-conforming use; and (iv) make allowances for relocation payments in the event of tenant displacement. As part of the Municipal Code amendment, the City shall: (i) undertake an analysis of candidate properties; (ii) ascertain the breadth and magnitude of potential non-

conforming conditions; and (iii) evaluate the feasibility of an amnesty program whereby limited residential use may be continued in exchange for affordable housing covenants.

Responsible Agency/Department: City Manager
Timeframe: 2011
Funding: General Fund, Tax Increment and State Grant Funds
Expected Outcome: Amended Municipal Code and AHO; Residential Motel Amnesty Program
Expected Outcomes: Development Agreements and Financial Assistance

17. Energy Conservation. The City will continue to collect, maintain and disseminate information from Pacific Gas and Electric (“PG&E”) to encourage existing residents to participate in energy efficiency retrofit and rebate programs. This information will be maintained at City Hall and relevant topics will be periodically featured in the City’s semi-annual newsletter that is distributed to all residents. In addition, the City will: (i) post relevant information on its official website; (ii) integrate energy retrofit improvements into its emergency repair and housing rehabilitation programs; and (iii) sponsor an energy awareness program, in conjunction with PG&E, to educate residents about the benefits of various retrofit and rebate programs.

Responsible Agency/Department: City Manager, Planning Department
Timeframe: Ongoing
Funding: General Fund/PG&E
Expected Outcome: Increased Energy Awareness

SECTION VII: EQUAL HOUSING OPPORTUNITIES

The California Fair Employment and Housing Act: (i) prohibits discrimination and harassment in all aspects of housing including sales and rentals, evictions, terms and conditions, mortgage loans and insurance, and land use and zoning; (ii) requires housing providers to make reasonable accommodation in rules and practices to permit persons with disabilities to use and enjoy a dwelling and to allow persons with disabilities to make reasonable modifications of the premises; and (iii) prohibits retaliation against any person who has filed a complaint with the State Department of Fair Employment and Housing, participated in a Department investigation or opposed any activity prohibited by the Act. According to data furnished by the State Department of Fair Employment and Housing, no complaints were lodged during the previous seven-year Housing Element planning cycle. While the incidence of complaints is relatively small, the scarcity of vacancies and general lack of affordable housing can lead to more widespread discrimination. In this regard, incomes are lowest among minorities and special needs population with the scarcest housing.

Goal: To affirmatively further fair housing and assure equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.

Policies:

H-17 The City declares that all persons regardless of race, creed, age, physical disability or sex shall have equal access to sound and affordable housing pursuant to State and Federal laws.

H-18 The City will promote awareness of the California Fair Housing and Employment Act and actively support enforcement of the policies of the State Fair Employment and Housing Commission.

H-19 The City will encourage the participation of all citizens of Buellton in the development of housing policies for the City.

Programs and Actions:

18. Fair Housing Services. The Federal HOME (Investment Partnership Act) Program provides access to grant funds targeted at low and very low income families. Eligible uses of these funds include homeownership assistance, multifamily rental project assistance, homeowner rehabilitation, and tenant based rental assistance. To enhance their prospects for Federal HOME funding, the Cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria and Solvang have formed a consortium in cooperation with Santa Barbara County. As a member of the HOME Consortium, the City of Buellton has access to a variety of fair housing services sponsored by the County including the Rental Housing Mediation Task Force, fair housing publications and website information. Due to limited funding, these services are typically restricted to residents and property owners within unincorporated areas of the County. To expand access to these programs and assure their continued availability to Buellton, the City shall enter into discussions

with the County and arrange a transfer or trade of HOME funds or Federal CDBG funds in exchange for access to County-sponsored fair housing counseling, information dissemination and referral services.

Responsible Agency/Department: City Manager
Timeframe: 2010
Funding: HOME Program or CDBG Funds
Expected Outcome: Local Access for Fair Housing Services

19. Information and Referral. The City will continue to collect, maintain and disseminate information from the County, Housing Authority and State Department of Equal Housing and Employment regarding housing and tenant rights. This information will be maintained at City Hall and relevant topics will be periodically featured in the City's semi-annual newsletter that is distributed to all residents. The City will also: (i) post relevant information on its official website; (ii) conduct a focused mailing of relevant materials to landlords and tenants; and (iii) refer complaints directly to the State Department of Fair Employment and Housing. In addition, the City in partnership with the County of Santa Barbara (acting by and through the HOME Consortium and CDBG Program), and other public and non-profit agencies, will jointly sponsor and avail its facilities to provide an educational seminar on tenant and property owner rights and responsibilities under state and federal fair housing laws.

Responsible Agency/Department: City Manager
Timeframe: 2010 for Fair Housing Seminar; 2010 for Mailing and Website; Ongoing for Information Dissemination and Interagency Cooperation
Funding: General Fund
Expected Outcome: Distribution of Information Regarding Equal Access to Housing

20. Public Participation and Monitoring. Prior to any public hearing where the City is considering amending or updating the Housing Element, the City will post notices at significant public locations and shall directly notify the entities listed in Table H-4. Notice shall also be given in conjunction with annual review of Housing Element performance. In addition, the City, acting by and through its Redevelopment Agency, shall amend the 5-Year Implementation Plan to fully integrate and incorporate all of the affordable housing policies and programs set forth in the Housing Element.

a. Annual Review. In the time frame mandated by State Law, the City shall prepare its General Plan Annual Report and present said report to the City Council. The report shall then be filed with State HCD in the manner prescribed by law.

b. Program Promotion. As part of the annual review process, the City shall continue to promote the availability of housing assistance programs. No less than once a year,

these programs will be advertised in the City's semi-annual newsletter that is distributed to all residents and posted on the City's official website.

Responsible Agency/Department:

Planning Department

Timeframe:

Ongoing for Noticing, Advertising, Workshops and Annual Reports, 2010 for Implementation Plan Update

Funding:

General Fund

Expected Outcome:

Integrative Policy Development and Performance Review

SECTION VIII: PRESERVATION OF AT-RISK UNITS

At-risk units are those that are currently in a subsidized housing program and provide housing to target income groups at an affordable housing cost but will soon revert to market-rate housing due to termination of subsidy contracts, mortgage prepayment, or expiring use restrictions. Potential candidates include all multifamily rental units assisted under Federal, State and/or local programs including Federal and State grants, bond programs, redevelopment projects, local in-lieu fees, housing trusts funds, inclusionary housing and density bonuses (“covered units”). As of the October 1, 2008, the following potential “at-risk” projects have been identified:

- Central Gardens I, a 12-unit very low income project developed by the Santa Barbara Community Housing Corporation under the California Tax Credit Program located at 590 Central Avenue. The project was developed in 2000 and has a 55-year deed covenant.
- Vintage Walk, a low and very low income apartment component of a mixed use project operated by the Housing Authority of Santa Barbara County with a total of six affordable apartments. The project was developed in 2003 and has a 55-year deed covenant.
- Valley Station, a low and very low income apartment component of a mixed use project, also operated by the Housing Authority of Santa Barbara County, with a total of seven affordable apartments. The project was developed in 2005 and has a 55-year deed covenant.
- Juliette Walk, a 44 unit for-sale condominium project that includes six affordable for-sale condominiums. The City enters into an affordable housing agreement with a 45-year covenant with each individual owner as the affordable units are purchased. The first affordable units were sold in 2007.

Under Housing Element criteria, these properties are not deemed at risk of conversion.

Goal: Retention and continuation of affordability covenants on all covered units at risk of conversion in Buellton.

Policies:

H-20 The City shall actively monitor covered units and use all reasonable efforts to preserve at risk dwellings including, but not limited to, direct purchase, mortgage refinancing, non-profit partnership acquisition, co-operative tenant conversion and similar preservation techniques.

H-21 At least two years written notice shall be required prior to the conversion of any covered units; such notice shall be given to the City, California Department of Housing and Community Development, and the residents of covered units.

Programs and Actions:

21. Affordable Housing Monitoring. The City shall maintain, in coordination with the Housing Authority, and all other non-profit housing sponsors, a list of all dwellings within the City that are subsidized by government funding or low income housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government program, and the date at which the units may convert to market-rate dwellings. In addition, the City shall document the status of all covered units as part of its year-end report required pursuant to Government Code Section 65400. The City shall also notify the current owner/manager of Central Gardens I of the two year notice requirement in Section 19.16.022(B)(8) of the Municipal Code and record a declaration to this effect upon the title.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing for Annual Year-End Reports, 2010 for Notification to Central Gardens I
Funding:	General Fund
Expected Outcome:	Annually Updated List

SECTION IX: IMPLEMENTATION SUMMARY

TABLE H-8: PROGRAM SUMMARY		HOUSING ELEMENT PROGRAMS				
Housing Program		Five-Year Objective	Implementation Time Frame	Funding Sources	Responsible Entity	
ADEQUATE HOUSING SITES	1	Affordable Housing Overlay Zone (AHOZ)	Maintain AHOZ Sites	Ongoing	General Fund	Planning Department
	2	Mixed Use Development	Implement the Mixed Use Regulations	Ongoing	General Fund	Planning Department
	3	Secondary Units and Multifamily Infill	Amended Zoning Ordinance	Ongoing for Secondary Units and 2010 for Zoning Ordinance Amendments	General Fund	Planning Department
	4	RHNA Allocation	Amended Zoning Ordinance	2009	General Fund	Planning Department
AFFORDABLE HOUSING SUPPLY	5	Inclusionary Housing and Density Bonus	Affordable Housing Units	Ongoing	General Fund	Planning Department
	6	Affordable Housing Overlay Zone	Maintain AHOZ	Ongoing	General Fund	Planning Department
	7	Secondary Dwelling and Infill Inducements	Financial Assistance Programs	Ongoing	State and Federal Grants for Secondary Units, Tax Increments for Multifamily Infill	Planning Department
	8	Targeted Assistance	Capitalization of Housing Trust Funds	2010 for Affordable Housing Ordinance and 5-Year Implementation Plan Amendment Ongoing for Grant Applications and Non-Profit Collaboration	General Fund	City Manager
	9	Public-Private Partnerships	Affordable Housing Projects	Ongoing	Multiple Sources	City Manager

TABLE H-8: (Continued)		HOUSING ELEMENT PROGRAMS				
Housing Program		Five-Year Objective	Implementation Time Frame	Funding Sources	Responsible Entity	
HOUSING IMPEDIMENTS	10	Land Use Modifications-Special Needs Housing	Amended Zoning Ordinance	2009-2010	General Fund	Planning Department
	11	Multi-Family Infill	Amended Municipal Code	2009-2010	General Fund	Planning Department
	12	Development Constraints	Amended Zoning Ordinance	2010-2011	General Fund	Planning Department
	13	Special Needs Housing	Development of Special Needs Housing Units	2011 for Residential Motel Amnesty Program, Ongoing for other services	General Fund	City Manager
	14	Persons with Disabilities	Continuation of the Adaptive Retrofit and Universal Design Programs	2010 for Code Amendment, Ongoing for other programs	General Fund & State/Federal Grants	Planning Department
CONSERVATION & REHABILITATION	15	Property Rehabilitation	Emergency Repairs & Property Rehabilitation	Ongoing for Emergency Mobile Home Repair Program and Housing Conservation Program; 2010-2011 for Program Expansion to Rental Properties	General Fund, Tax Increment & State Grants	City Manager and Planning Director
	16	Code Enforcement	Amended Municipal Code and Affordable Housing Ordinance & Residential Motel Amnesty Program	2011	General Fund, Tax Increment & State Grants	City Manager
	17	Energy Conservation	Increased Energy Awareness	Ongoing	General Fund & Pacific Gas and Electric	City Manager & Planning Department

TABLE H-8: (Continued)		HOUSING ELEMENT PROGRAMS				
Housing Program		Five-Year Objective	Implementation Time Frame	Funding Sources	Responsible Entity	
EQUAL HOUSING OPPORTUNITIES	18	Fair Housing Services	Local Access to Fair Housing Services	2010	HOME or CDBG Program	City Manager
	19	Information & Referral	Distribution of Information Regarding Equal Access to Housing	2010 for Fair Housing Seminar; 2010 for Mailing & Website; Ongoing for Information Dissemination & Interagency Cooperation	General Fund	City Manager
	20	Public Participation and Monitoring	Integrative Policy Development and Performance Review	Ongoing	General Fund	Planning Department
PRESERVATION OF AT RISK UNITS	21	Affordable Housing Monitoring	Annually Updated "At Risk" Units List and Notification of Central Gardens I	Ongoing for Annual Year-End Reports, 2010 for Notification of Central Gardens I	General Fund	Planning Department

Table H-8A: Quantified Objectives	No. of Dwellings by Household Income					
	Extremely Low	Very Low	Low	Moderate	Other	Total
Housing Construction (Net RHNA Goals)	32	32	47	46	122	279
Housing Rehabilitation (Loans and Rebates)	17	17	12	12	0	58
Housing Conservation (Affordable Covenants)	7	7	5	5	0	24
Total	56	56	64	63	122	361

CITY OF BUELLTON – HOUSING ELEMENT

PART TWO: TECHNICAL APPENDIX

SECTION I: HOUSING AND DEMOGRAPHIC CHARACTERISTICS

Population Profile: Population growth for the City of Buellton and surrounding jurisdictions is presented in Table H-9. During the previous Housing Element cycle, from 2001 to 2008, Buellton experienced a growth rate of 20%. Comparatively speaking, Buellton’s rate of growth was the highest of all jurisdictions in Santa Barbara County. The actual numeric increase ranked third highest after Santa Maria and Lompoc. Noteworthy is the fact that Buellton has the least amount of population in group facilities (i.e., congregate care) and is second to Solvang in median age (Table H-10). This demographic is accompanied by a dramatic increase in children in the 6 to 12-year age bracket and adults in the 40 to 59-year range (Table H-11). This change coincides with the rise in family households as shown in Table H-10. Even more dramatic is the growth in Hispanic and Latino population (Table H-12) which now comprises 26% of the City’s total.

Table H-9: Historical Population Growth

Jurisdiction	Population		Change	
	2001	2008	Number	%
Buellton	3,916	4,700	784	20%
Carpinteria	14,357	14,271	(86)	(0.6)%
Goleta (1)	--	30,400	--	--
Guadalupe	5,887	6,541	654	1%
Lompoc	41,497	42,957	1,460	3.5%
Santa Barbara	90,095	90,305	210	0.2%
Santa Maria	78,578	91,110	12,532	16%
Solvang	5,388	5,555	167	3%
Unincorporated County (2)	163,442	142,816	(20,626)	(13%)

Source: City of Buellton Planning Department, 2004 Housing Element, SBCAG Regional Growth Forecast (2007), California Department of Finance.
 (1) The City of Goleta was not an incorporated City in 2001.
 (2) The loss of population in the unincorporated County is due to the incorporation of the City of Goleta.

Table H-10: Population Attributes

Jurisdiction	Residency			Composition		
	Family	Unrelated	Group	Children	Adults	Age
Buellton	85%	15%	0%	27%	73%	38
Carpinteria	84%	15%	1%	26%	74%	36
Guadalupe	95%	5%	0%	36%	64%	27
Lompoc	80%	11%	8%	30%	70%	32
Santa Barbara	69%	26%	5%	20%	80%	35
Santa Maria	88%	9%	3%	32%	68%	29
Solvang	80%	17%	3%	22%	78%	43
Unincorporated County	77%	19%	4%	23%	77%	33

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports. The City of Goleta was not an incorporated city at the time of the 2000 Census. The Goleta area is included with the Unincorporated County totals.

Note: Family is defined as two or more persons residing together and related by birth, marriage, or adoption. Unrelated is defined as one or more unrelated persons residing in a single household. Group is defined as institutional or non-institutional congregate living. Children are defined as persons under the age of 18 years. Age is shown as the median age.

Table H-11: Age Groupings

	Population		Growth Trend	Current Profile
	1990	2000		
0-5 Years	349	340	(3)%	9%
6-12 Years	298	451	51%	12%
13-17 Years	245	255	4%	7%
18-29 Years	474	432	(9)%	11%
30-39 Years	752	604	(20)%	16%
40-49 Years	411	630	53%	16%
50-59 Years	298	426	43%	11%
60-70 Years	298	340	14%	9%
70-79 Years	292	190	(35)%	5%
80+ Years	89	164	84%	4%
Male		1,900		50%
Female		1,932		50%

Source: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports.

Note: The City of Buellton was incorporated in 1992. Census data for 1990 includes unincorporated areas of the County that generally reflect but do not exactly coincide with the City's actual municipal boundaries. As such, data comparisons between 1990 and 2000 are approximate.

Table H-12: Ethnic Composition

	Population		Growth Trend	Current Profile
	1990	2000		
Caucasian	2,722	2,675	(2)%	70%
Hispanic or Latino	666	1,005	48%	26%
Multiple Races		49	n.a.	1%
Asian	59	38	(29)%	1%
American Indian	50	44	(36)%	1%
Black/African American	9	5	33%	0%
Other Races		16	n.a.	0%

Source: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports.
Note: The City of Buellton was incorporated in 1992. Census data for 1990 includes unincorporated areas of the County that generally reflect but do not exactly coincide with the City's actual municipal boundaries. As such, data comparisons between 1990 and 2000 are approximate.

Household Profile: While the overwhelming majority of Buellton’s population resides in family settings (85% of all persons per Table H-10), persons living alone or with unrelated individuals comprise 30% of all households (Table H-13). The actual number of persons that reside in family and non-family arrangements explains this distribution. In this regard, the number of persons per family household is more than double the size of non-families (3.17 vs. 1.50 persons per household). This is borne out by the household distributions appearing in Table H-14. It is also noteworthy that household size and occupancy are positively correlated; that is, as household size increases so too does the proportion of renter-occupied households. Conversely, the proportion of owner occupancy decreases with reductions in household size. Accordingly, the average household size of renters is greater than that for owners (3.04 vs. 2.53 persons per household). As shown in Table H-15, Hispanics and Latinos have the largest household size of all ethnic groups. Finally, Table H-16 evidences the dramatic increase of householders in the 45 to 64-year age bracket. While there was a slight decline in the number of householders 65 years or older in age, this grouping still represents nearly 25% of all households.

Table H-13: Household Composition

	Families				Non-Families			
	w/Children		No Children		One Person		Two or More	
	#	%	#	%	#	%	#	%
Non-Family Households					336	24%	79	6%
Group Quarters							7	0.5%
Married Couples	462	33%	376	26%				
Male Householder	15	1%	26	2%				
Female	60	4%	63	4%				

Householder								
Total	537	38%	465	32%	336	24%	86	6%

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.

Notes:

1. Family is defined as two or persons residing together and related by birth, marriage or adoption.
2. Group Quarters is defined as institutional or non-institutional congregate living.
3. Children are defined as persons under the age of 18 years.

Table H-14: Population Distribution

	Household Size (Number of Persons)						
	1	2	3	4	5	6	7+
Household Type							
Family	n.a.	43%	18%	22%	10%	4%	3%
Non-Family	79%	17%	2%	1%	1%	0%	0%
Occupancy Type							
Owner-Occupied	78%	79%	69%	68%	66%	57%	53%
Renter-Occupied	22%	21%	31%	32%	34%	43%	47%

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.

Notes:

1. Percentage distributions for Household Type are separately calculated for Family and Non-Family.
2. Percentage distributions for Occupancy Type are calculated relative to each Household Size.

Table H-15: Ethnicity and Household Size

	Households	Population		Persons/Household
		Persons	Distribution	
Ethnic Group				
Caucasian	1,237	2,670	70%	2.53
Hispanic or Latino	252	985	26%	3.80
Multiple Races	32	76	2%	3.25
Asian	13	42	1%	2.54
American Indian	20	32	1%	2.30
Black/African American	6	12	0%	3.50
Other Races	125	11	0%	3.94
Occupancy Type				
Owner	1,055	2,671	74%	2.53
Renter	378	1,151	26%	3.04
Total	1,433	3,822	100%	2.67

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.

Note: Individual listing of households exceeds actual total due to multiple counting of Hispanic and Latino householder. Population count accurately reflects race distribution.

Table H-16: Age and Tenure Profile

	Householders		Growth Trend	Current Profile
	1990	2000		
Owner-Occupied				
15 to 24 Years	7	5	(29)%	0%
25 to 44 Years	354	328	(7)%	23%
45 to 64 Years	280	410	46%	29%
65 Years and Over	309	312	1%	22%
Total	950	1055	11%	74%
Renter-Occupied				
15 to 24 Years	35	29	(17)%	2%
25 to 44 Years	227	195	(14)%	14%
45 to 64 Years	73	123	68%	9%
65 Years and Over	45	31	(31)%	2%
Total	380	378	(1)%	26%

Source: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports.

Note: The City of Buellton was incorporated in 1992. Census data for 1990 includes unincorporated areas of the County that generally reflect but do not exactly coincide with the City's actual municipal boundaries. As such, data comparisons between 1990 and 2000 are approximate.

Housing Profile: Housing growth for the City of Buellton and surrounding jurisdictions is presented in Table H-17. Paralleling population trends, Buellton experienced an increase of 22% in dwelling units from 2001 to 2008. This rate was highest among all County jurisdictions, and was fourth highest in the actual numeric increase. In terms of housing type and occupancy, Buellton has the highest percentage of owner-occupied housing of any jurisdiction and the lowest percentage of multiple family dwellings (Table H-18). Buellton also has the highest percentage of mobile homes that, due to a predominance of older householders, contributes to the City's high median age. Also noteworthy is an overall vacancy rate of 3% that falls considerably below an ideal benchmark of 5%. While the growth in multiple family dwellings has outpaced single family homes, the numeric increase is quite modest (Table H-19). As a consequence, the principal source of rental housing is single family homes that typically rent at rates higher than for apartments.

Table H-17: Historical Housing Growth

Jurisdiction	Dwelling Units		Change	
	2001	2008	Number	%
Buellton	1,511	1,840	329	22%

Carpinteria	5,504	5,551	47	0.8%
Goleta (1)	--	11,516	--	--
Guadalupe	1,502	1,693	191	13%
Lompoc	13,793	14,140	347	2.5%
Santa Barbara	37,128	37,675	547	1.5%
Santa Maria	23,100	27,387	4,287	19%
Solvang	2,303	2,347	44	2%
Unincorporated County (2)	58,856	52,303	(6,553)	(11%)

Source: City of Buellton Planning Department, 2004 Housing Element, SBCAG Regional Growth Forecast (2007), California Department of Finance.

(1) The City of Goleta was not an incorporated City in 2001.

(2) The loss of dwelling units in the unincorporated County is due to the incorporation of the City of Goleta.

Table H-18: Housing Profile

Jurisdiction	Housing Type			Occupancy		
	Single	Mobile	Multi	Owner	Renter	Vacant
Buellton	62%	28%	9%	71%	26%	3%
Carpinteria	47%	17%	36	53%	38%	9%
Guadalupe	81%	0%	19%	54%	44%	2%
Lompoc	59%	7%	34%	49%	47%	4%
Santa Barbara	53%	1%	45%	40%	56%	4%
Santa Maria	64%	7%	28%	54%	43%	3%
Solvang	65%	8%	27%	60%	33%	5%
Unincorporated County	72%	7%	21%	62%	33%	5%

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports. The City of Goleta was not an incorporated city at the time of the 2000 Census. The Goleta area is included with the Unincorporated County totals.

Table H-19: Buellton Dwelling Profile

	Housing Units		Growth Trend
	2000	2008	
Single Family			
Detached	890	1,149	29%
Attached	63	120	90%
Multi-Family			

2-4 Units	30	48	60%
5+ Units	86	104	21%
Mobile Homes	375	419	12%
Boat, RV, Van	44	0	--
Total	1,488	1,840	22%
Source: City of Buellton Planning Department, 2004 Housing Element, 2000 Census, SBCAG Regional Growth Forecast (2007), California Department of Finance.			

Table H-20: Tenure Profile

	Owner-Occupied		Renter-Occupied	
	# of Units	% of Total	# of Units	% of Total
Single Family				
Detached	666	46%	210	15%
Attached	35	2%	25	2%
Multi-Family				
2-4 Units	5	0%	25	2%
5+ Units	5	0%	80	6%
Mobile Homes	307	21%	35	2%
Boat, RV, Van	23	2%	21	1%
Total	1041	72%	396	28%
Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.				

Economic Profile: Under Housing Element law, needs analysis and programming is geared toward four target income groups: extremely low, very low, lower and moderate. These terms are benchmarked against the median income defined for each of the State's 58 counties. The upper limit of extremely low income is 30% of the area-wide median, very low income is 50%, lower income is 80%, and moderate income is 120%. The current income limits for Santa Barbara County are displayed in Table H-21. The number of households in each category is provided in table H-22. Based on 2000 Census data, target income groups comprise 59% of all households in Buellton (Table H-22) with large groupings at each end of the spectrum (very low income at 25% and workforce at 28%). Comparatively speaking, Buellton's income distribution falls in the midrange of jurisdictions in Santa Barbara County and is reflective of the RHNA allocation breakdown for each income category (Table H-23). On closer examination, Hispanic and Latino households possess the least income and (along with a small Asian contingent) are the most susceptible to living in poverty (Table H-24) of all ethnic groups. Relative to occupancy, the distribution of owner-occupant households is evenly spread among all income categories while the percentage of renters is inversely proportional to income; that is, the lower the income, the higher the likelihood that such households are renters. Employment statistics mirrors household

income data. Employment Rates, Job Profiles, and Wage Profiles are provided as tables H-26, H-27, and H-28, respectively.

Table H-21: 2008 Income Limits

	Household Size (Number of Persons)			
	1	2	3	4
Extremely Low (30% of AMI)	\$16,350	\$18,700	\$21,000	\$23,350
Very Low (50% of AMI)	\$27,250	\$31,100	\$35,000	\$38,900
Lower (80% of AMI)	\$43,600	\$49,800	\$56,050	\$62,250
Median (AMI)	\$47,000	\$53,700	\$60,400	\$67,100
Moderate (120% of AMI)	\$56,400	\$64,400	\$72,500	\$80,500

Source: State Housing and Community Development Department (2008)

Table H-22: Household Profile

	Households	
	Number	%
Very Low	351	25%
Lower	244	17%
Moderate	245	17%
Workforce	395	28%
Upper Income	189	13%
Total	1,424	100%

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.

Table H-23: Regional Housing Need Income Allocation (%)

	Household Income Categories			
	Very Low	Lower	Moderate	Other
Buellton	23	17	16	44
Carpinteria	23	17	18	42
Goleta	23	17	14	46
Guadalupe	23	17	23	37
Lompoc	23	17	23	37
Santa Barbara	23	17	17	43
Santa Maria	23	17	25	35
Solvang	23	17	15	45
Unincorporated County	23	17	15	45

Source: Regional Housing Needs Allocation (RHNA) Plan, 2007-2014, Santa Barbara County Association of Governments, June 19, 2008.

Table H-24: Income and Ethnic Profile

	Households		Persons	
	Median	Mean	Per Capita	% < Poverty
Caucasian	\$ 50,667	\$56,206	\$23,913	8%
Hispanic or Latino	\$43,571	\$49,498	\$12,314	12%
American Indian	\$33,625	\$37,235	\$17,570	0%
Asian	\$200,001	\$193,215	\$63,337	16%
Other Races	\$39,063	\$46,429	\$11,507	0%
Total	\$48,490	\$55,781	\$20,907	9%

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.

Table H-25: Income and Tenure Profile

	Owners			Renters		
	Interpolated	Households		Interpolated	Households	
	2.70 PPH	#	%	2.57 PPH	#	%
Very Low	\$22,670	237	23%	\$22,332	134	34%
Lower	\$36,255	227	22%	\$35,716	101	26%
Moderate	\$54,375	204	20%	\$53,563	65	16%
Workforce	\$90,680	227	22%	\$89,328	51	13%
Upper Income	N.A.	145	14%	N.A.	45	11%
Total		1,041	100%		396	100%

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports. State of California, Department of Housing and Community Development, 1999 Income Limits.

Notes:

1. Income Distributions are based on interpolations of income ranges relative to aggregated household size. The methodology for interpolating census data is not precise and actual distributions will vary according to each individual household size and income.
2. PPH means Persons Per Household.

Table H-26: Employment Rate

	2008 Employment Data – Persons Employed			
	Labor Force	Employed	Unemployed	Rate
County of Santa Barbara	222,700	210,500	12,200	5.5%

Source: State of California, Department of Employment Development, July 2008.

Table H-27: Buellton Job Profile

	Persons Employed		Growth Trend	Current Profile
	1990	2000		
Agriculture & Mining	79	106	1%	6%
Construction	170	136	(2)%	7%
Manufacturing	389	258	(7)%	14%
Transportation	59	55	0%	3%
Comm. & Utilities	46	45	0%	2%
Wholesale Trade	32	89	3%	5%
Retail Trade	359	242	(6)%	13%
Finance & Real Estate	73	89	1%	5%
General Services	271	284	1%	15%
Professional Services	299	494	10%	26%
Public Administration	81	74	0%	4%
Total	1,858	1,872	1%	100%

Source: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports.
Note: The City of Buellton was incorporated in 1992. Census data for 1990 includes unincorporated areas of the County that general reflect but do not exactly correspond to the City's actual municipal boundaries. As such, data comparisons between 1990 and 2000 are approximated.

Table H-28: Wage Profile/Santa Barbara-Santa Maria MSA

	Mean Wage	Jobs in 2008	
		Number	%
Very Low Income			
Farming, Fishing & Forestry	\$20,116	6,700	4%
Food Preparation & Serving-Related	\$21,057	18,570	11%
Building, Grounds & Maintenance	\$24,121	7,300	4%
Personal Care & Service	\$25,925	4,410	3%
Subtotal			22%
Lower Income			
Healthcare Support	\$28,189	4,430	3%
Transportation & Material Moving	\$30,538	8,310	5%
Production	\$34,198	7,280	4%
Office & Administrative Support	\$34,425	32,450	17%
Sales and Related	\$34,779	18,610	11%
Installation, Maintenance & Repair	\$40,865	5,210	3%
Subtotal			43%

Moderate Income			
Community & Social Services	\$43,716	2,380	1%
Construction & Extraction	\$48,521	10,640	6%
Protective Services	\$54,903	4,560	3%
Subtotal			10%
Workforce/Upper Income			
Education, Training & Library	\$56,873	12,340	7%
Arts, Design, Entertainment, Sports & Media	\$59,242	2,150	1%
Life, Physical & Social Science	\$65,897	1,300	1%
Business & Mathematical	\$70,089	6,470	4%
Computer & Mathematical	\$74,439	4,160	2%
Architecture & Engineering	\$77,515	4,110	2%
Healthcare Practitioners & Technical	\$78,633	5,190	3%
Management	\$97,277	8,590	5%
Legal	\$97,984	730	<1%
Subtotal			25%
Total All Occupations	\$43,163	146,691	100%
<p>Source: State of California, Department of Employment Development, Occupational Employment (May 2007) & Wage (2008) Data, Revised July 2008, for the Santa Barbara-Santa Maria MSA (http://www.calmis.ca.gov/file/occup\$/oeswages/satb\$oes.xls). Income categories are based on State income limits for 2008.</p>			

SECTION II: HOUSING AFFORDABILITY

Housing Cost Profile: For sale housing costs for the City of Buellton and surrounding jurisdictions are presented in Table H-29. Rental rates for the City of Buellton are provided in Tables H-30 and H-31. Buellton remains one of the most affordable communities in Santa Barbara County. Median home prices are the lowest in the Santa Ynez Valley area and have been declining since 2005.

Based on available data, median rental rates are the lowest of the jurisdictions within the Santa Ynez Valley, and significantly lower than the south coast area of Santa Barbara County. However, the rate is higher than those of the other north Santa Barbara County jurisdictions. The rental rates for studio apartments in the City of Buellton are less than the HUD Fair Market Rate while the rents for 1, 2, and 3-bedroom rentals exceed that standard.

Table H-29: For Sale Housing Cost Profile (Median Home Price)

Market Area/Year	2001	2002	2003	2004	2005	2006	2007
Santa Ynez Valley	\$368,500	\$428,700	\$517,200	\$604,300	\$663,000	630,500	\$634,700
Buellton	\$308,000	\$349,500	\$419,900	\$512,800	\$571,600	\$561,100	\$496,800
Solvang	\$379,800	\$425,400	\$528,300	\$640,800	\$691,700	\$662,000	\$653,500
Santa Ynez (unincorp.)	\$454,100	\$518,300	\$602,500	\$685,100	\$686,100	\$679,900	\$725,100
Santa Barbara County South Coast	\$633,700	\$720,100	\$788,200	\$905,700	\$1,018,300	\$1,029,200	\$987,467

Source: 2008 North Santa Barbara County Economic Outlook, UC Santa Barbara Economic Forecast.

Table H-30: Rental Housing Cost Profile (Median Rent)

Jurisdiction/Year	1990	2000
Buellton	\$667	\$689
Solvang	\$688	\$798
Santa Barbara City	\$715	\$886
Santa Barbara County	\$654	\$767
Santa Maria	\$548	\$613
Lompoc	\$514	\$562
Guadalupe	\$431	\$509

Source: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census Reports.
Note: The City of Buellton was incorporated in 1992. Census data for 1990 includes

unincorporated areas of the County that generally reflect, but do not exactly correspond to the City's actual municipal boundaries. As such, data comparisons between 1990 and 2000 are approximate.

Table H-31: City of Buellton Rental Rates (August 2008 – January 2009)

	Studios	1 Bedroom	2 Bedroom	3 Bedroom
HUD Fair Market Rate	\$1,007	\$1,124	\$1,262	\$1,662
Average	\$809	\$1,150	\$1,775	\$1,893
Median	\$--	\$--	\$--	\$1,800

Source: Santa Ynez Valley News Newspaper, Classified Advertisements; Fair Market Rents for Federal Fiscal Year 2009, Federal Housing and Urban Development Department.

Note: The rental survey was based on 2 listings for studios, 2 listings for one bedrooms, 2 listings for two bedrooms, and 10 listings for three bedrooms.

Operative Terms: Affordability is a function of household income and housing costs, with adjustments for family size and bedroom count. The thresholds for determining household income are based on area-wide median income and are displayed in Table H-21. Housing costs include mortgage, rent, taxes, insurance, maintenance and utilities. The limits placed on housing costs are benchmarked against area-wide income and vary according to income category and housing unit type. For rental units, the housing cost threshold is computed as 15% of the area-wide median for very low income, 18% for lower income and 33% for moderate income. The housing cost threshold for homebuyers is computed as 15% of the area-wide median for very low income, 21% for lower income and 38.5% for moderate income. Operative terms and definitions appear in Table H-32.

Table H-32: Definition of Terms

	Income Limits	Housing Costs Thresholds	
		For Sale	Rental
Extremely Low	30% of AMI	30% of 30% of AMI	30% of 30% of AMI
Very Low	50% of AMI	30% of 50% of AMI	30% of 50% of AMI
Low	80% of AMI	30% of 70% of AMI	30% of 60% of AMI
Moderate	120% of AMI	30% of 110% of AMI	30% of 110% of AMI

Source: State of California, Health and Safety Code, and Title 25, Section 6932 of the California Code of Administrative Regulations.

Note: AMI is defined as Area Median Income.

Affordability Gap: Affordability gap constitutes the difference between the financial capacity of target income groups and the actual cost of market rate housing. This includes subtracting the affordability thresholds for corresponding income groups from the direct and indirect costs of housing in the market area. In general, rental units are affordable to moderate income groups

while exceeding the hypothetical means of extremely low, very low, and low income persons. With regard to for-sale housing, with the exception of condominiums for moderate income purchasers, for-sale housing is out of the reach of all other target income categories without subsidies or other assistance programs.

SECTION III: NEEDS ASSESSMENT

Needs Summary: Housing needs, for Housing Element purposes, are driven by five basic factors: (i) expansion to accommodate increased population; (ii) replacement and rehabilitation due to deterioration or removal; (iii) housing relief for overcrowded conditions and persons paying more than they can afford; (iv) accommodation of persons with special housing needs; and (v) preservation of assisted units at risk of conversion. The requirement for accommodating future growth is covered in Part Two, Section V, while the needs of the existing population are discussed below. As shown in Table H-33, persons paying in excess of 30% of their income for housing represents the single biggest obstacle for Buellton residents. This need is shared equally between owners and renters, while persons living in overcrowded or substandard conditions are skewed toward renters. Due to data limitations, the percentages of persons in need are not additive; that is, some of the persons living in overcrowded conditions may also be overpaying for housing. However, in relative terms, the needs of renters overshadow those of owners.

Table H-33: Indicators of Need

	Overpaying		Overcrowding		Substandard	
	#	%	#	%	#	%
Owner	268	39%	40	4%	24	2%
Renter	154	39%	115	29%	109	28%

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.

Notes:

1. Definitions: (i) Overpaying - more than 30% of income is expended on housing costs; (ii) Overcrowding - more than one person occupies each room; and (iii) Substandard - dwellings built before 1950, lacking plumbing fixtures or lacking kitchen facilities.
2. Due to the size of Buellton, confidentiality laws preclude the City from obtaining detailed cross tabulations of income and household characteristics (Andrew Ruppenstein, Research Program Specialist, Demographic Research Unit, State Census Data Center, California Department of Finance). Consequently, the numeric tabulation in Tables 27 and 34 may actually overstate needs due to double counting of population segments and including persons with incomes that exceed target group thresholds.

Housing Conditions: Independent field surveys were conducted during the end of 2008 to better assess the condition of housing in Buellton. Survey data was collected by Planning staff. The results are depicted in Table H-34 with a comparison to 2002 data from the 2004 Housing Element. The data suggests less overall need in 2008 as many of the properties identified in 2002 have made improvements to the property. The survey data also suggests that approximately 38% of the total are candidates for rehabilitation (deferred maintenance and moderate despair) and the balance are candidates for removal and redevelopment (functionally obsolete).

Table H-34: 2008 Housing Conditions Survey

	Owner-Occupied		Renter-Occupied		Total	
	2002	2008	2002	2008	2002	2008
Deferred Maintenance	4	10	4	1	8	11
Moderate Disrepair	6	2	8	2	14	4
Extensive Deterioration	1	0	2	0	3	0
Dilapidated	0	0	14	0	14	0
Functional Obsolescence	0	0	24	24	24	24
Total	11	12	52	27	63	39

Source: 2002 Data – City of Buellton Planning Department, and Thomas E. Figg, Consultant, Windshield Surveys, October through December 2002; 2008 Data – City of Buellton Planning Department, Windshield Surveys, September through October 2008; County of Santa Barbara, Assessor’s Office, Parcel Data Base, Rolls for 2002 and 2008.

Notes:

1. Ratings reflect visual assessment of exterior conditions relative to major and minor structural elements and general property maintenance.
2. Functional obsolescence reflects qualitative judgment of lot and building configuration, availability of off-street parking and on-site amenities, compatibility with adjacent land uses, and conformity to current zoning.

Lead Based Paint: Prior to 1978, lead-based paint was used almost universally in homes and apartment units until it was found to have detrimental impacts on human health, especially in children. In children, lead poisoning can cause irreversible brain damage, impair mental functioning, retard mental and physical development and reduce attention span. In adults, it can cause irritability, poor muscle coordination, nerve damage, decreased sperm count and fetal impairment. Young children, fetuses, infants, and adults with high blood pressure are the most vulnerable to the effects of lead. The incidence of lead based paint (and potential hazard it creates through deterioration of paint surfaces) correlates most directly to the age of a given structure. The extent of the potential hazard, as it applies to Buellton, is summarized in Table H-35. As is true for other identified housing needs, the potential hazard of lead based paint affects a higher percentage of renter-occupied dwellings than those that are owner-occupied.

Table H-35: Lead Based Paint Hazard

	% of Lead Based Paint	Owner-Occupied		Renter-Occupied	
		Total Units	LBP	Total Units	LBP
Built After 1980	0%	439	0	136	0

Built between 1960-1979	62% +/- 10%	551	341	135	84
Built between 1940-1959	80% +/- 10%	51	41	101	81
Built before 1940	90% +/- 10%	0	0	24	23
Total		1,041	382	396	188
%			37%		46%
Median Year Built		1978		1974	

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports. County of Santa Barbara, Home Consortium, 2001-2005 Consolidated Plan.

Notes:

1. The probabilities of lead based paint occurrence according to the age of the dwelling unit are derived from the U.S. Department of Housing and Urban Development.
2. LPB means units with probable presence of lead based paint.

Jobs – Housing Balance: Achieving an ideal geographic relationship between the provision of jobs and housing can produce a myriad of measurable and perceived benefits including reduced congestion, improved air quality, more efficient utilization of resources and enhanced quality of life. Achieving such a balance requires a match not only in quantity of jobs and housing but also in quality (relative to income and cost). Available data does not allow for an in-depth analysis but does lend insight into the subject. As shown in Table H-36, jobs held by Buellton residents are expected to average 1.65 per household in 2010, up from 1.37 in the prior Housing Element cycle. Comparatively speaking, this ratio is evenly positioned between other jurisdictions in the region. However, as shown in Table H-37, a much higher percentage of Buellton residents commute to jobs located outside the City than elsewhere in the County and are second only to Lompoc in average travel time. It is unclear whether this is due to imbalances in the local employment base or the lack of affordable housing. Employment data for occupations within the Santa Ynez Valley are presented in Table H-38. Past trends indicate that Buellton roughly matches this employment breakdown.

Table H-36: Projected 2010 Jobs-Housing Ratio

	# of Persons		Jobs-Housing Ratio
	Labor Force	Employment	
Buellton	2,130	3,105	1.65
Carpinteria	6,444	7,351	1.40
Goleta	15,499	24,702	2.07

Guadalupe	2,333	1,840	1.04
Lompoc	15,147	15,023	1.11
Santa Barbara City	43,374	66,886	1.78
Santa Maria	35,893	44,184	1.59
Solvang	2,393	3,642	1.65
Source: Regional Growth Forecast, 2005-2014, Santa Barbara County Association of Governments (August 2007).			

Table H-37: Commute Patterns

	Places of Employment			
	All Workers	Reside & Work in City	Commute Out of City	Mean Travel Time (Minutes)
Buellton	1,864	28%	72%	24.2
Carpinteria	7,075	31%	69%	21.9
Guadalupe	2,005	18%	82%	24.1
Lompoc	15,379	40%	60%	25.7
Santa Barbara City	46,866	62%	38%	16.7
Santa Barbara County	179,445	43%	52%	19.0
Santa Maria	29,874	60%	40%	20.0
Solvang	2,607	40%	60%	19.1
Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.				

Table H-38: Market Area Employment

	2007 Santa Ynez Valley Job Base	
	Job Profile	Growth Trend
Agriculture & Mining	7%	-1.6%
Construction	5%	0.8%
Manufacturing	10%	2.1%
Trans., Comm., & Util.	1%	1.5%
Wholesale Trade	2%	5.9%

Retail Trade	10%	1.1%
Fin., Ins., & Real Estate	5%	-1.3%
Other Services	40%	5.4%
Government	20%	0.7%
Source: UC Santa Barbara, UCSB Economic Forecast Project, 2008 Santa Ynez Valley Economic Outlook.		

Housing Inventory Match: As noted in Table H-33, overcrowding affects 29% of all renter-occupied households in Buellton. The problem is less acute for owner-occupants at 4% of the total. Greater insight into this problem is provided by comparing the inventory of total housing, irrespective of actual occupancy, against total households. How well the City’s housing inventory matches household needs is accomplished by aligning bedroom counts with household sizes (using State occupancy criteria). The resulting analysis appears in Table H-39. In short, there is a far greater supply of owner-occupied units in the 2 to 4-bedroom range than are necessary to satisfy needs. The imbalance suggests a need for more smaller-sized units (e.g., for sale condominiums, for instance) along with a small number of larger for-sale dwellings. A similar imbalance is noted for renters, although the imbalance is more for larger units in the 4+ bedroom range than is need at the opposing end of the spectrum.

Table H-39: Housing Inventory Match

	Owner-Occupied Housing			
	HH Size	Dwellings	Households	Difference
Studio	1	24	258	-234
1 Bedroom	2	81	382	-301
2 Bedrooms	3	281	128	153
3 Bedrooms	4	478	155	323
4 Bedrooms	5	159	74	85
5+ Bedrooms	6	18	44	-26
Total		1,041	1,041	0
	Renter-Occupied Housing			
	HH Size	Dwellings	Households	Difference
Studio	1	55	83	-28

1 Bedroom	2	130	123	7
2 Bedrooms	3	74	54	20
3 Bedrooms	4	122	79	43
4 Bedrooms	5	15	29	-14
5+ Bedrooms	6	0	28	-28
Total		396	396	0

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.

Note: Number of persons and bedrooms are matched according to criteria specified in Section 50052(c) of the California Health and Safety Code.

At Risk Units: As part of the Housing Element update, jurisdictions must evaluate the potential for deed-restricted low income housing units to convert from affordable to market rate status. The inventory includes all multi-family rental units assisted under federal, state and/or local programs including federal and state grants, bond programs, redevelopment projects, local in-lieu fees, housing trusts funds, inclusionary housing and density bonuses. The inventory covers all units that are eligible for conversion to market rate housing due to termination of subsidy contracts, mortgage prepayment, or expiring use restrictions. This inventory was compiled by City staff. The following projects were identified:

- Central Gardens I, a 12-unit very low income project developed by the Santa Barbara Community Housing Corporation under the California Tax Credit Program located at 590 Central Avenue. The project was developed in 2000 and has a 55-year deed covenant.
- Vintage Walk, a low and very low income apartment component of a mixed use project operated by the Housing Authority of Santa Barbara County with a total of six affordable apartments. The project was developed in 2003 and has a 55-year deed covenant.
- Valley Station, a low and very low income apartment component of a mixed use project, also operated by the Housing Authority of Santa Barbara County, with a total of seven affordable apartments. The project was developed in 2005 and has a 55-year deed covenant.
- Juliette Walk, a 44 unit for-sale condominium project that includes six affordable for-sale condominiums. The City enters into an affordable housing agreement with a 45-year covenant with each individual owner as the affordable units are purchased. The first affordable units were sold in 2008.

Under Housing Element criteria, units are considered at risk if they have the potential to convert from affordable to market rate status within 10 years. The properties listed above are not deemed at risk of conversion during this Housing Element cycle.

Special Needs Population: Certain segments of the population have a more difficult time finding decent and affordable housing due to special circumstances particular to these groups. Those segments possessing special needs, as defined in California Government Code Section 65583(a)(6), consist of “the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.” Table H-40 provides a quantitative summary of these various population segments. In sum total, disabled, homeless and farmworkers together represent 25% of the City’s total population while elderly, large families and female-headed households comprise 40% of all households. Due to the size of Buellton, confidentiality laws preclude the City from obtaining detailed cross tabulations of income and household characteristics (Andrew Ruppenstein, Research Program Specialist, Demographic Research Unit, State Census Data Center, California Department of Finance). Consequently, the numeric tabulation in Table H-40 may actually overstate needs due to double counting of population segments and including persons with incomes that exceed target group thresholds. Furthermore, estimates of farmworkers and homeless are based on proportional assignments of regional data insofar as counts specific to Buellton are not indicative of total needs.

Table H-40: Special Needs Population

	Households			Persons		
	Gross	Adjusted	Net %	Gross	Adjusted	Net %
Disabled				733		
Non-Elderly					483	14%
Elderly					250	
Elderly	343					
Non-Female Household		318	22%			
Female Headed Family		25				
Large Families	175		12%			
Female Headed Families	114					
With Children (<18)		60	6%			
Without Children		54				

Farmworkers				69		
Year-Round						
Migrant/Seasonal					191	5%
Homeless				47		6%
Individuals					35	
Families w/Children					12	

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports for Disabled, Elderly, Large Families, Female-Headed Households, and Year Round Farmworkers. U.S. Department of Health and Human Services, "Migrant and Seasonal Farmworkers, Enumeration Profiles Study," September 2000 for Migrant/Seasonal Farmworkers. County of Santa Barbara, Housing and Finance Development Division, Continuum of Care Progress Report, 2002, for Homeless.

Notes:

1. Gross figures represent the total number of persons and households in each category. Adjusted figures deduct persons and households that appear in more than one category. To avoid double counting, the adjusted figure (denoted in gray) is used in computing the percentage each particular population segment represents relative to the City's total number of persons and households.
2. Migrant/Seasonal Farmworkers is an estimate based on a proportional assignment of total estimated number of farmworkers Countywide. The proportional assignment is based on employment in Farming, Fishing, and Forestry Occupations as reported in the 2000 U.S. Census, Summary File 3 (i.e., 24,400 Countywide Migrant & Seasonal Farmworkers X [69 Buellton Residents Employed in Farming, Fishing & Forestry/8818 Total County Residents Employed in Farming, Fishing & Forestry]). This computation is made for planning purposes only and does not presuppose that this population segment either resides in Buellton or have unmet needs.
3. Homeless is an estimate based on a proportional assignment of total estimated number of homeless Countywide with unmet needs (as defined in the 2008 Continuum of Care: Gaps Analysis, County of Santa Barbara). The proportional assignment is based on total population as of January 1, 2008 (i.e., 4,253 total Countywide Unmet Homeless Need X [4,700 Buellton Population/428,655 Total County Population]). This computation is made for planning purposes only and does not presuppose that this population segment resides in Buellton or requires housing services.

a. Elderly. The special needs of elderly result primarily from their lower, fixed incomes, physical disabilities, dependent care and transit-dependent needs. According to the 2000 Census, 343 households within the City are headed by elderly persons, the equivalent of 22% of all households. Of these, 72% have some form of physical disability and 92% are headed by males. Typically, the housing needs of the elderly are addressed through the provision of congregate housing, secondary units, shared living arrangements and government-assisted housing. However, a characteristic peculiar to Buellton is the large percentage that mobile homes comprise of the City's total housing stock. Mobile homes represent an important source of affordable housing. Comparing the needs of current home buyers to those already living in the community (Table H-33), the affordability gap is roughly double. As noted in Table H-19, Buellton has the highest percentage of mobile homes of any jurisdiction in Santa Barbara; its closely rival is the City of Carpinteria where mobile homes comprise 17% of the community's housing stock, while the percentage within all other Santa Barbara jurisdiction is less than 10%.

The City's two largest mobile home parks both have age restrictions, resulting in a large concentration of the elderly population segment in these neighborhoods.

b. Disabled Persons. The special needs of the disabled result primarily from their lower, fixed incomes, mental and physical impairments, health and dependent care needs and transit-dependency. According to the 2000 Census, 733 persons in Buellton possess one or more disabilities, the equivalent of 19% of all households. One-third of these individuals are also elderly. Data obtained from local school districts and the Santa Barbara County Education Office corroborate Census data appearing in Table H-48. According to these sources, there are 24 school-aged Buellton residents enrolled in special education programs. Of this total, developmentally disabled represent the largest population segment. The general housing needs of the disabled are not dissimilar to those possessed by the elderly; that is, the provision of congregate housing, secondary units, shared living arrangements and government-assisted housing. However, the special needs particular to disabled persons include accessibility for wheelchairs, railings, ramps and adaptive retrofit of interior living spaces. Furthermore, care educators and care providers emphasize the need for community assimilation, socialization and accommodations for shared, assisted and independent living arrangements.

c. Large Households. The special needs of large families result primarily from the limited availability of adequately sized, affordable dwellings. Large families are often of lower income, frequently resulting in the overcrowding of smaller dwellings. According to the 2000 Census, 175 households within the City qualify as large families, the equivalent of 12% of all households. As further noted in Tables H-15 and H-24, Hispanic and Latino households possess the least income (second to Asians) and have the highest household size of any ethnic group. Furthermore, a much higher percentage of Hispanics and Latinos are renters as compared to the City's population at large (52% as compared to 26%). As noted in Table H-33, overcrowding is far more common in rental units. This finding, coupled with the housing imbalance discussed above (Table H-39), suggests that: (i) the needs of large families are particularly acute for Hispanic and Latino households; and (ii) an overall need for larger units in the 4+ bedroom range.

d. Farmworkers. The special needs of farmworkers result primarily from their extremely low incomes and seasonal occupation. As noted in Table H-40, only 69 farmworkers were believed to reside in Buellton according to the 2000 Census. Insofar as the City neither has land designated for agricultural use nor housing specifically constructed for agricultural employees, the Census understates the City's proportionate share of Countywide needs. For planning purposes, the "adjusted" total in Table H-40 reflects a proportional assignment of farmworkers Countywide. This computation is made for planning purposes only and does not presuppose that this population segment either resides in Buellton or have unmet needs. In total, the proportional assignment of 191 farmworkers represents 5% of the City's overall population. The needs of farmworkers generally fall within one of two categories: (i) seasonal workers whose jobs are temporary, but stationary and recurring each year; and (ii) migrant workers whose temporary assignments are accompanied with changes in geographic location. Migrant farmworkers needs are complex; they need housing in multiple locations, often for short periods

of time. The situations of seasonal farmworkers, on the other hand, are similar to those of other very low income persons. These findings underscore the need for more a more plentiful supply of affordable housing together with non-traditional living arrangements such as dormitory-style housing.

e. Female-Headed Households. The special needs of female-headed households result primarily from lower incomes and the need for accessible child care, health care and supportive services. Child care, in particular, is both scarce and costly. According to recent surveys conducted by a coalition of children organizations (Santa Barbara County KIDS Network, the Children and Families Commission and the UCSB Gevirtz Graduate School of Education), the cost of child care has risen between 6 and 12% in the past year alone. Moreover, the current supply of licensed care meets only 24% of the estimated need for all ages. In the Santa Ynez Valley, there are 2 accredited child care facilities. According to the 2000 Census, 60 households within the City are headed by females, the equivalent of 6% of all households. A comparable number and percent of households are headed by females, but without the presence children. Roughly one-half the childless female-headed households are comprised of elderly persons. This particular population segment may have other dependency needs such as in the areas of home maintenance, household finance and other routine activities. In summary, the housing needs of female-headed households are addressed through the provision of affordable housing in combination with supporting services.

Homeless: Homelessness is a Countywide concern and arises from the lack of affordable housing, increasing numbers of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor and de-institutionalization of the mentally ill. As with the estimate of farmworker needs, the number of homeless in Buellton appearing in Table H-40 (i.e., 47 persons) is an estimate based on a proportional assignment of the total estimated number of homeless Countywide with unmet needs. This computation is made for planning purposes only and does not presuppose that this population segment resides in Buellton or requires housing services. As a member of the Santa Barbara County HOME Consortium, the City actively supports the County in administering a Continuum of Care Homeless Assistance Program. In addition, the City provides financial assistance to Santa Ynez Valley People Helping People in furnishing food and emergency services to Buellton residents. According to People Helping People, the needs specific to the Santa Ynez Valley include: (i) Emergency Shelter Needs – 50 to 60 nights/year (residential motels serve as a common temporary source); (ii) Transitional Needs – 4 to 6 year round units, each client typically requiring a 90-120 day (clients primarily involve families, translating to a need for four 2-bedroom two 3-bedroom units); and (iii) Developmentally Disabled -- 6 to 10 units for developmentally disabled adults, including both assisted and independent living, evenly divided between 2 and 3-bedroom units.

Table H-40A: Extremely Low Income (Existing Needs)

	Renter-Occupied	Owner-Occupied	Total Households	
Extremely Low	59	84	143	10%
Total Need	86%	67%	75%	

Overpaying for Housing	80%	67%	72%	
Very Low	34	116	150	11%
Total Need	88%	62%	68%	
Overpaying for Housing	77%	62%	65%	
Low	90	166	256	18%
Total Need	59%	60%	59%	
Overpaying for Housing	27%	55%	45%	
Other	171	667	838	60%
Total Need	22%	29%	28%	
Overpaying for Housing	8%	24%	21%	
Total Households	354	1,033	1,387	100%
Total Need	48%	41%	43%	
Overpaying for Housing	31%	37%	36%	

Extremely Low Income: AB 2634, passed during the 2006-07 California Legislative Session and effective January 1, 2007, requires quantification and analysis of existing and projected housing needs of extremely low-income households (defined as 30 percent of area median and below). The needs of extremely low income are not dissimilar to those discussed for other special population groups resulting primarily from their limited financial capacity to acquire affordable housing. This is proven out by statistics garnered from census data used by the U.S. Department of Housing and Urban Development in connection with its Comprehensive Housing Affordability Strategy (“CHAS”) process. As shown Table H-40A, 75% of all extremely low income households currently experience some type of housing problem: overcrowding, substandard conditions or excessive cost. Most notably, owners and renters paying in excess of 30% of income toward housing represents 96% of the total need possessed by extremely low income households. While the number of such households is the least of all income groups (10%), the overall needs possessed by this target group is by far the most acute (nearly twice the need possessed by the population at large: 75% vs. 43%). And while the needs of extremely low income renters is greater than those possessed owner-occupants, the needs are equally profound (86% of renters are in need compared to 67% of owners). As discussed in connection with the Regional Housing Needs Allocation process (Tables H-3, H-49 and H-51), the needs of 32 extremely low income households have been added to the current population baseline for purposes of the Housing Element planning period of August 31, 2009 to June 30, 2014. In summary, the housing needs of extremely low income households are addressed through the provision of non-traditional and affordable housing (e.g., shared living arrangements, single room occupancy and government-assisted housing), requiring deeper subsidies in combination with supportive services.

SECTION IV: OPPORTUNITIES AND CONSTRAINTS

Market Constraints: The main constraint to providing affordable housing in Buellton is the ability for a developer or a potential owner of an affordable home to obtain financing. With the changes in the lending services, more money has to be placed as a down payment and/or the borrower's credit rating must be much higher than was required in the past.

Government Constraints: Several sources, including the 2004 Housing Element, the State of California, and the local Home Builders Association of the Central Coast, have identified various governmental constraints to producing affordable housing. These constraints include: (i) cost inefficient and unpredictable permit processes; (ii) counterproductive and inflexible development standards; (iii) burdensome fees and untimely collection; and (iv) under-zoned properties and inadequate densities.

a. Existing Permit Process. The City's permit process is codified in Chapter 19.08 of the Buellton Municipal Code and provides for three levels of approval, listed in order of processing time and complexity (from least to most with approximate time frames): (i) approvals by the Zoning Administrator (i.e., Planning Director) for Zoning Clearances, Minor Use Permits and Development Plans (one to six months); (ii) approvals by the Planning Commission for Development Plans and Conditional Use Permits (three to twelve months); and (iii) approvals by the City Council when projects entail tentative maps, zone changes or other legislative acts (six to 18 months). Noticed public hearings are required for all land use approvals except Zoning Clearances. Permit requirements for different residential uses are listed in Table H-41. If more than one type of permit is required for a project, the permits will be processed concurrently. Many of the residential uses require a Development Plan, which is reviewed by the Planning Commission. The findings required for a Development Plan, Minor Use Permit, or Conditional Use Permit include that the site is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed, adverse impacts are mitigated, streets are adequately designed, public services are adequate, project conforms with the general plan and community design guidelines, the project will not conflict with any easements and will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood. AHOZ projects that conform to the following criteria are allowed by Zoning Clearance under the jurisdiction of the Planning Director: (i) the Residential Project consists of no more than twenty-five (25) units per acre (inclusive of density bonus units) on sites with an underlying zone district of general commercial (CR) or residential multifamily (RM); and (ii) the physical attributes of design conform to the development standards of the underlying zone district (i.e. building height, lot coverage, setbacks, etc.) and adopted community design guidelines of the city.

Table H-42 displays the typical processing time frame for discretionary projects for residential projects processed since 2004. It is not uncommon for projects to take three years or longer to obtain entitlements in Santa Barbara County. Comparatively speaking, Buellton has a far less onerous system relative to duration of process. As shown in Table H-42, the time required to process discretionary land use applications ranges from four to 20 months, with an

average of 11 months. This is an improvement from the survey that was done for the previous Housing Element. At that time the time required to process discretionary applications ranged from 4 to 32 months, with an average of 15 months.

Table H-41: Existing Buellton Permit Requirements

	RESIDENTIAL ZONE DISTRICTS				NON-RESIDENTIAL	
	RS	RM	PRD	MHP	CN/CR	CS/M
Agricultural Employee Housing, 6 or fewer persons	A	A	A	A		
Agricultural Employee Housing, 7 or more persons	MUP	MUP	MUP	DP		
Affordable Housing Overlay-Residential					A, DP, or CUP	A, DP, or CUP
Caretaker Housing	MUP	MUP	MUP	MUP		MUP
Condos, Co-ops & Apts		DP, A	DP, A		CUP	
Duplexes		DP, A	DP, A		CUP	
Dwellings - Mixed Use		DP			DP	DP
Mobile Home Parks				DP		
Mobile Homes	A	DP, A	DP, A	A	CUP	
Multifamily Dwellings		DP, A	DP, A		CUP	
Res. Care Homes < 7	A	A	A	A		
Res. Care Homes > 6	MUP	MUP	MUP	DP		
Secondary Dwellings	A				CUP	
Shared Living Arrangements	A	A	A	A		
Single Family Dwellings	A	A	A		CUP	
Special Needs Housing	CUP	CUP	CUP	CUP	CUP	CUP
Source: City of Buellton, Planning Department, Title 19 (Zoning) of the Buellton Municipal Code.						
Notes:						
1. Discretionary approvals consist of the following: DP – Development Plan; CUP – Conditional Use Permit; MUP – Minor Use Permit.						
2. Ministerial (Zoning Clearance) approvals are denoted by the letter “A”.						

Table H-42: Typical Permit Processes

	DISCRETIONARY APPROVAL		PROCESSING TIME	
	Filing Date	Final Approval	Months	Mean

S. Family Subdivisions				
Valley Station*	01/26/05	05/26/05	4	
Subtotal				4
Condos & Townhomes				
Juliette Walk	06/16/05	08/24/06	14	
Central Avenue Condos	10/25/06	07/10/08	20	
Subtotal				17
Apartments & Mixed Use				
Polo Village	09/10/07	04/23/08	7	
Subtotal				7
Total – All Projects				11
<p>Source: City of Buellton, Planning Department, Projects submitted from January, 2004 through August, 2008.</p> <p>Note: Discretionary Approval includes, as applicable, Tentative Tract Map, Development Plan, Conditional Use Permit or equivalent. The types of discretionary approvals vary from project to project but are typically processed concurrently.</p> <p>*The Valley Station project consisted of a single family subdivision, a mixed use building, and a commercial building.</p>				

b. Fees and Improvements. Various fees and off-site improvement requirements are levied by the City (as well as other agencies) to cover processing costs, provide services and construct facilities such as utilities, schools and supporting infrastructure. These fees and public improvements are assessed through a pro rate share system based on the magnitude of the project's impact or the extent of benefit that will be derived. Table H-43 provides a comparative analysis of fees charged for hypothetical single and multiple family projects. Comparatively speaking, the fees charged by the City of Buellton are some of the lowest charged for single family homes elsewhere in the County. Differing rates between communities can be explained by a number of possible factors including capital cost recovery for newly constructed infrastructure, scales of economy in larger jurisdictions, different fees for development impacts, etc. The City's on and off-site improvement requirements generally follow Public Works Standards utilized by the County of Santa Barbara (i.e., street widths, curbs, gutters, sidewalks, etc.). Improvement costs are not extraordinary. The right-of-way for residential streets is required to be at least 56-60 feet wide. Landscape standards are also comparable to other cities in the County. Multi family residential zones are required to have at least 40% open space and single family residential sites are required to have 50% of the front yard area be landscaped. The landscape requirement for mixed use projects in general commercial zones is much less at 5%. Insofar as the inventory of land potentially available for residential development is located within an existing urbanized area, improvements costs will likely be less than those incurred in rural and suburban-fringe locations.

Table H-43: Fee Comparisons

	TOTAL FEES AND EXACTIONS					
	Single Family			Multiple Family		
Jurisdictions	City Fee	Schools	Total	City Fee	Schools	Total
Santa Barbara	\$1,063	\$4,100	\$5,163	\$362	\$1,640	\$2,002
Santa Maria	\$10,541	\$5,940	\$16,481	\$6,168	\$2,376	\$8,544
Lompoc	\$14,843	\$3,680	\$18,523	\$11,621	\$1,472	\$13,093
Buellton	\$4,094	\$5,940	\$10,034	\$1,330	\$2,376	\$3,706
Unincorp. County	\$8,771	\$5,940	\$14,711	\$3887	\$2,376	\$6,263
Mean	\$7,862	\$5,120	\$12,982	\$4,674	\$2,048	\$6,722
Median	\$8,771	\$5,940	\$14,711	\$3887	\$2,376	\$6,263
	BUILDING PERMIT FEES ONLY					
	Single Family			Multiple Family		
Jurisdictions						
Lompoc	\$2,397			\$155		
Santa Maria	\$2,473			\$633		
Unincorp. County	\$2,679			\$543		
Santa Barbara	\$9,100			\$367		
Buellton	\$2,679			\$543		
Mean	\$3,866			\$448		
Median	\$2,679			\$543		
CITY OF BUELLTON – PROCESSING FEES ONLY						
Environmental			Land Use Entitlement			
Staff Prepared Mitigated Negative Declaration	\$2,960		Zoning Clearance*	\$45		
Staff Prepared Negative Declaration	\$445		Development Plan (Prelim.)	\$3,900		
Consultant EIR/Mitigated Negative Declaration	5% of contract		Development Plan (Final)	\$1,000		
Policy Document Amendment			Development Plan (Combined)	\$4,500		
General Plan Text	\$2,700		Conditional Use Permit (Major)	\$3,900		
General Plan Map	\$6,400		Conditional Use Permit (Minor)	\$1,000		
Zoning Ordinance Text	\$2,700		Variance	\$1,600		
Zoning Ordinance Map	\$6,400		Specific Plan	\$8,700		

Miscellaneous		Annexation	\$8,700
Home Occupation Permit*	\$25	Appeals	\$660
Minor Temporary Use Permit*	\$155	Time Extension*	\$390
Major Temporary Use Permit*	\$480	Permit Modification	\$1,000
Sign Permit*	\$390		
Permit to Correct a Zoning Ordinance Violation	\$270	Subdivision Maps	
Certificate of Compliance*	\$500	Lot Line Adjustment	\$3,000
		Tentative Parcel Map	\$3,600
		Tentative Tract Map	\$4,600
		Final Map	\$3,600
Source: City of Buellton, Planning Department, Planning and Engineering Fee Schedules, October 2006 and Survey completed by Planning Department Staff in December 2008.			
Note: Fees are generally a deposit. Any further costs incurred during processing are required to be paid.			
*This is a one time fixed fee, not a deposit.			

c. Development and Building Standards. As is typical for most California jurisdictions, Buellton has adopted a variety of development standards for all of its zone districts. These standards are codified in Title 19 of the Buellton Municipal Code and include requirements for lot area, off-street parking, lot coverage, density, building height and setbacks. These requirements are shown in Table H-43A. With the exception of density (discussed below), the City’s development standards are not dissimilar to those imposed in other Santa Barbara County jurisdictions. Of the eight zone districts that allow residential construction, two of the non-residential zones (CR and CN) provide the most flexibility as far as setbacks and parking reductions. Separate and apart from the Zoning Ordinance, the City is subject to the California Building Code (“CBC”) that establishes minimum standards for all classes of construction. By law, the City is required to adopt the CBC. By operation of the Municipal Code, the City adopts the CBC concurrent with its adoption by the County of Santa Barbara. Since its incorporation in 1992, the City has not initiated changes to the CBC on its own. Such changes, if any have been made, are wholly the result of the County.

TABLE H-43A: ZONING STANDARDS	MINIMUM LOT AREA (Sq.Ft.)	OFF-STREET PARKING (Spaces)	LOT COVERAGE		MAXIMUM DENSITY (DU/Acre)	HEIGHT LIMIT (Feet)
			Dwelling Units	Open Space		
RS Single Family Res.	6,500	2 Covered	None	None	6.7	35
RM Multifamily Res.	10,000	1-3 (Varies)	30% Net	40% Net	16	35
PRD Planned Res. Dvlpt.	None	1-3 (Varies)	50% Net	40% Net	8 (Varies)	35
MHP Mobilehome Park	43,560	2.3	60% Net	15% Net	7	25
CR General Commercial	None	1-3 (Varies)	None	None	10	35
SETBACKS						
	Front	Side	Street Side	Rear	Interior	Parking

RS Single Family Res.	20 Ft.	10% of Lot Width (5 Ft. Min. & 10 Ft. Max.)	20% of Lot Width (No Less than 10 Ft.)	25 Ft. (15 Ft. if Rear Yard Street Access Denied)	5 Feet	Same as All Other Setbacks
RM Multifamily Res.	20 Ft.	10 Feet	20% of Lot Width (No Less than 10 Ft.)	10 Feet	5 Feet	5-15 Feet (Varies)
PRD Planned Res. Dvlpt.	Determined by Development Plan					
MHP Mobilehome Park	10 Ft.	5-10 Feet (Varies)	15-20 Feet (Varies)	10 Feet	10 Feet	None
CR General Commercial	None	None	None	10% of Lot Width (25 Ft. Next to Res.)	5 Feet	None
SOURCE: City of Buellton, Planning Department, Title 19 (Zoning) of the Buellton Municipal Code.						

d. **Density.** As shown in Table H-44, the City’s Zoning Ordinance provides for maximum residential densities ranging from six dwellings per acre for single family zones to 25 dwellings per acre on sites with an Affordable Housing Overlay (AHOZ). As shown in Table H-45, almost all residentially zoned properties have been developed to approximately 75% of their allowed density. The exceptions have been the two AHOZ projects as noted in Table H-45. Moreover, the as-built density of single residential neighborhoods totals less than five dwellings units per acre. This particular statistic magnifies the disparity between land use designations (and emphasis placed on low density single family) as provided in the City’s General Plan. This disparity is further reflected in comparative data that shows Buellton (along with Solvang) as having the least residential density of all Santa Barbara communities (Table H-46). The City’s land use policies allow density of up to a minimum of 25 units per acre on the AHOZ sites. The more recent residential developments do have higher densities. The highest densities occur in the Juliette Walk project, which is currently being constructed on an AHOZ site, and the Vintage Walk project, a mixed use development on the Avenue of Flags.

Table H-44: Residential Density

Zoning	Maximum Density
Single Family (RS)	6 units/acre
Multi-Family (RM)	16 units/acre
Affordable Housing Overlay Zone (AHOZ)	25 units/acre**
Planned Residential Development (PRD)	8 units/acre
Mobile Home Park (MHP)	7 units/acre
Commercial (CR, CN)	15 units/acre (existing) 8 units/acre with a 100 unit limit (proposed)
Industrial (CS, M)*	5 unit/acre
*Live-Work/Work-Live Units	
**The density in the AHOZ is a minimum density, not a maximum	

density as is used in all other zones in the City.

Table H-45: Land Use Intensity

	NO. OF DWELLINGS		CALCULATED INTENSITY	
	Actual	Potential	Capacity	Density
Oak Creek Hillside	9	84	11%	1.09
Sycamore Ranch North	22	67	33%	2.20
Sycamore Ranch NW	28	81	35%	2.33
Ballard Canyon	43	86	50%	3.33
Thumbelina	192	233	82%	3.59
La Pita Hillside	51	92	56%	3.59
Calor - La Lata	217	224	97%	4.21
Twin Oaks	28	30	92%	5.01
Sycamore Ranch	128	171	75%	5.03
Oak Creek	48	61	78%	5.25
Meadow Ridge	145	183	79%	5.30
Central Avenue	83	112	74%	5.43
Rancho De Maria	169	227	75%	5.97
Ranch Club	232	256	91%	6.35
River Grove	86	91	95%	8.38
Zaca Street	26	44	60%	8.47
West Highway 246	38	53	72%	9.38
Juliette Walk (AHOZ)	44	58	76%	24.7
Valley Station	43	47	91%	7.5
Vintage Walk	17	8	213%	21.25
Burgundy Hills	28	46	61%	7.18
Golden Meadows	20	21	95%	11.17
Polo Village (AHOZ)	53	53	100%	25.2
Total	1,697	2,274	75%	4.72

Source: County of Santa Barbara, Assessor’s Office, Parcel Data Base, Roll for 2008.

Notes:

1. Capacity defines the percent to which property has been developed according to its underlying zone classification and is computed as follows: Actual Units Developed/Total Allowed Units.
2. Density defines the number of dwellings units developed per acre of gross land.

Table H-46: Population and Housing Density

	TOTAL COUNT		DENSITY (Per Sq. Mile)	
	Population	Dwellings	Population	Dwellings
Solvang	5,555	2,347	2,143.30	919.7
Buellton	4,700	1,840	3133.33	1,226.67
Lompoc	42,957	14,140	3,905.18	1,285.45
Santa Maria	91,110	27,387	3,961.30	1,190.74
Goleta	30,400	11,516	3,848.10	1,457.72
Guadalupe	6,541	1,693	4,091.60	1,048.40
Santa Barbara	90,305	37,675	5,365.72	2,238.56
Carpinteria	14,271	5,551	5,574.61	2,168.36
Unincorporated County	142,816	52,303	n.a.	n.a.

Source: State of California, Department of Finance, Population and Housing Estimates, January 2008.

e. **Affordable Housing Ordinance.** A comprehensive Affordable Housing Ordinance (“AHO”) was adopted by the City Council on September 12, 2002. The Ordinance broadened density bonus, inclusionary housing and replacement housing provisions beyond the minimum prescribed by State law. The single most important feature of the Ordinance is the requirement that at least 15% of all new residential units constructed within the City be comprised of affordable housing for persons and families of low and moderate income. While this inclusionary requirement could potentially serve as a constraint to new construction, it is offset by the open-ended structure of density bonuses embodied in the AHO that enables projects within the City to be built at whatever threshold the City Council, at its discretion, deems appropriate to accomplish affordable housing and revitalization objectives. This innovation was immediately applied in the Council’s subsequent approval of Vintage Walk two weeks following the Ordinance’s adoption. In approving Vintage Walk, the Council granted a density bonus in excess of 100%, allowing a mixed-use project at a density of 21 units per acre, well above the zone district limit of 10 units per acre. In exchange, six of the 17 total units were dedicated as affordable housing equal to 35% of the total. Another project which provided inclusionary housing units, but did not take advantage of any of the other incentives, is the Valley Station project. This project consists of 36 single family units and 7 affordable multi-family units. In addition, since adoption of the inclusionary housing program during the prior Housing Element cycle, the City has produced the following housing units under this program (does not include any AHOZ projects):

- 75 total units (60 market rate, 7 very low, 6 low, 2 moderate)

In the time period prior to adoption of the inclusionary housing ordinance (1993-2001), Buellton’s growth rate was 15%. After adoption of the ordinance (2002-2008), Buellton’s growth

rate was 20%. The housing numbers and growth rate show a steady production of housing units both before and after the adoption of the inclusionary housing ordinance.

f. Affordable Housing Overlay Zone. An Ordinance establishing an Affordable Housing Overlay Zone (AHOZ) on nine sites in Buellton was approved in October 2005. The sites have an underlying zoning designation of commercial or industrial. The AHOZ allows a residential project to be developed on the property. The project must have at least 25 units per acre and 20% of the units must be designated for households with low, very low, or moderate incomes. Two of the sites have had projects approved. Juliette Walk is a for sale condominium project that consists of 44 condominiums. Four of the condominiums are for households with very low incomes and three of the condominiums are for households with low incomes. This project is currently under construction. Polo Village is a 53 unit rental apartment project. The units will consist of one and two bedroom units. Five of the units will be for households with very low incomes, three units will be for households with low incomes, and three will be for households with moderate incomes. This project was approved in April 2008 and is not yet under construction.

AHOZ Sites I and II are the two largest sites in the AHOZ. They are 17.10 and 15 acres and have the capacity for 428 and 375 units respectively. This could be a deterrent to the development of affordable housing for extremely low and low income households. This is because most assisted housing developments utilizing State or federal financial resources include 50 to 150 units. However, these sites could be subdivided or a specific plan could be approved for the sites. These tools would allow the sites to be configured for smaller projects if a developer felt that was appropriate. As provided in Program 1, the City will encourage and give favorable consideration to such land divisions in the interest of facilitating the development of affordable housing.

In the period since the AHOZ ordinance was adopted (January 2005 through September 2008), more housing units have been constructed and entitled under the AHOZ program than the City's inclusionary housing program (Source: City of Buellton General Plan Annual Reports to State HCD).

- AHOZ Program: 97 total units (37 market rate, 9 very low, 6 low, and 45 moderate)
- Inclusionary Program: 75 total units (60 market rate, 7 very low, 6 low, and 2 moderate)

g. Design Review. Community Design Guidelines were adopted by the City of Buellton in November 2005 and apply to all new development in the City. These Guidelines set forth clearly defined standards for site design, architecture, parking and driveways, landscaping, lighting, signs and utilities. They also provide four different architectural styles that are permitted in the City. The Guidelines prescribe the process by which the standards are invoked, contain generous graphics to illustrate intended outcomes and reserve onto the Planning Commission and City Council the right to waive the standards when warranted. Unlike other County jurisdictions which defer design review to separately appointed decision making bodies,

Buellton’s Guidelines are melded into the overall permit process; that is, projects are evaluated for consistency with the Community Design Guidelines in connection with the permits and approvals otherwise required for a particular project. In short, the Guidelines provide definitive standards to guide applicants, do not compound or protract entitlements by adding a separate review requirement and grant flexibility to decision makers in determining how and when they are applied.

Development Capacity: Development capacity is a function of land availability, use designations and environmental thresholds. As discussed in Part Two, Section V, the City has a land inventory sufficient to yield a total of 1,182 units under zoning as proposed to be modified by Programs No. 1 and Program No. 2. This includes units on residential zoned land (vacant and underdeveloped land), AHOZ sites, and non-residentially zoned land (as part of a mixed use project). From an environmental vantage point, the City’s General Plan EIR anticipated build-out at a total of 3,575 units. Deducting for units already built (1,840), units under construction (33) and projects with entitlements (297), the City’s residual land use capacity is 1,405 units. In December 2008 the City Council expanded the mixed use regulations to CN, CS, and M zoned land. This removed some limitation on the development of future mixed use projects.

Table H-47: Development Capacity

	NO. OF DWELLINGS		
	Baseline	Gen. Plan Capacity	Balance Available
Total Dwelling Units - January 1, 2008	1,840	3,575	1,735
Development Potential	Baseline		
Under Construction	33		33
Entitled Projects	297		297
CR, RM & RS Zones	1,182		1,182
<p>Source: January 1, 2008 Baseline: (i) State of California, Department of Finance, Population and Housing Estimates, 2008. January 1, 2008 General Plan Capacity: City of Buellton, General Plan EIR, September 29, 2005.</p> <p>Note: See Tables 44 – 48 for calculations and explanation of: (i) units Under Construction and Entitled Projects; and (ii) Development Potential.</p>			

Public Infrastructure. As noted in Part Two, Section V, the City’s RHNA allocation is 279 housing units. Based on the Buellton General Plan 2025, the City has adequate water and sewer capacity to meet expected build-out in 2025 (an approximate population of 6,100). This population increase equals an additional 500 dwelling units (2.8 persons per dwelling unit). Therefore, the City has the infrastructure and capacity to serve the 279 unit RHNA allocation. Dry utilities, such as power and gas, are available to all designated sites.

The entire City was analyzed in the Final EIR for the General Plan Update-Land Use and Circulation Elements (August 4, 2005). Impacts of a general nature were identified City-wide and standard mitigation measures for all projects were adopted. Each particular parcel is required to undergo specific environmental review pursuant to CEQA in order to address site specific impacts and mitigation. However, major site constraints, such as flood areas and habitat areas, are included with the 2005 Final EIR. All utility infrastructure and capacity are available to the identified parcels.

The following provides a brief analysis of public infrastructure and its relationship to the Housing Element.

a. Public Services. Police protection in the City of Buellton is furnished under contract through the County of Santa Barbara Sheriff's Department. A Sheriff substation is located within the Buellton Civic Center complex at 140 W. Hwy 246. The present level of service entails a full time deputy with backup support on an "as needed" basis. Additional police protection is available through all Santa Barbara County law enforcement agencies by virtue of City membership in the State of California County Law Enforcement Region 1-A Mutual Aid Agreement. Fire protection is furnished by the Santa Barbara County Fire Department and is funded through a special countywide district. Station 31, also located in the Buellton Civic Center complex, serves the area. The station is equipped with two fire engines, a brush truck and hazardous material tractor/trailer vehicle. The station employs twelve full-time staff with four on-duty at all times (including one paramedic/fire fighter). Future residential development would increase the need for additional public safety protection and may require improvements to existing facilities or increases in staffing and equipment. However, no major constraints are known to exist that would impede a required expansion of services.

b. Traffic and Transportation. The City's Circulation Element establishes a standard for a Level of Service (LOS) LOS C or better for all intersections but accepts lower LOS during peak traffic times. At present, all intersections operate within established guidelines, however several intersections are forecasted to operate at an unacceptable LOS D or worse at City buildout in 2025. Santa Barbara County's Congestion Management Plan (CMP) sets standards for environmental review of projects that generate a total trip increase of 50 peak hour or 500 daily trips. Through the City's development review process, future residential development projects will be required to maintain consistency with General Plan Circulation Element policies and all other applicable guidelines and regulations related to alternative transportation. Furthermore, proposed projects would be required to conform to site-specific traffic and safety regulations that specify adequate emergency access measures. Transportation deficiencies, if any were found to exist, would be offset through a combination of development fees, project design and off-site improvements.

Utilities and Service Systems. The City's water is obtained from two primary sources: (i) five wells that draw from the Santa Ynez River Underflow and the Buellton Upland Groundwater Basin; and (ii) entitlement to 578 acre-feet per year ("AFY") of water from the State Water Project. The City had an average delivery of approximately 1,277 acre-feet over the last five years. Over the next fifteen years, the City has the supply necessary to deliver 2,300 acre-feet of

water annually during the normal years through a combination of City-owned wells, Santa Ynez River underflow and State Water Project entitlements, compared to 1,371 acre-feet delivered in 2008. Over the next fifteen years, during single dry years, total projected City water supplies are 2,000 acre feet and during multiple dry years, 1,800 acre-feet (Albrecht, 2009). In summary, water demand from General Plan build-out is roughly 497 acre-feet below the estimated supply from all sources. Overall capacity of the City's existing wastewater treatment facility is 650,000 gallons per day ("gpd") as compared to only 410,000 gpd of wastewater generated at present. The City's Wastewater Treatment Plant Facilities Evaluation (Wallace Group in conjunction with Kennedy/Jenks Consultants, September 2007) states that the City's treatment plant facilities are adequate to meet existing wastewater flows and projected wastewater flows for the year 2027. The protection of water quality in the region is under the jurisdiction of the Regional Water Quality Control Board, Central Coast Region (RWQCB) that sets standards for water contaminant levels by way of adopted Basin Plans. Through the City's development review process, future development projects are required to maintain consistency with the Basin Plan as well as City standards. In summary, there are no major constraints in water, sewer or storm drain systems that potentially impede future residential development. Facility improvement fees and associated mitigation measures would be required on a project-specific basis to offset associated impacts. Pursuant to California Government Code 65589.7 and as stated in Program No. 5 of the city's Public Facilities and Services Element, a priority is granted for the provision of water and sewer services to proposed developments that include housing affordable to lower income households.

c. **Solid Waste Disposal.** Solid waste disposal and material recycling for the City is provided by Health Sanitation Services of Santa Maria. Waste is ultimately disposed at Tajiguas Sanitary Landfill, located approximately 15 miles southeast of the City of Goleta. The landfill serves waste disposal needs for the unincorporated areas of the south coast of Santa Barbara County, the City of Santa Barbara, Santa Ynez Valley and the Cuyama Valley. The landfill has a permitted peak throughput of 1,500 tons per day. On August 13, 2002, the Santa Barbara County Board of Supervisors approved an expansion of the Tajiguas Landfill in order to extend its waste disposal capacity for an additional 15 years. The expansion allows for approximately 8.2 million cubic yards of additional capacity. Permits are now pending before the Regional Water Quality Control Board (RWQCB) and the California Integrated Waste Management Board (CIWMB). New residential development will produce solid waste at a rate of approximately 2.2 pounds per resident per day. However, this growth factor (and the corresponding eight-year time horizon of the current Housing Element planning cycle) is well within the 15-year capacity soon to be added to Tajiguas.

d. **Schools.** The City's school-aged population is served by the Buellton Union School District and Santa Ynez Valley Union High School District. The Buellton Union School District operates Jonata Middle School and Oak Valley Elementary School, both located in the City of Buellton, with current enrollment capacities of 231 and 440 students, respectively. The Santa Ynez District operates Santa Ynez High School located near the neighboring community of Solvang with a design capacity of 959. Both Districts are at or near their designed capacity and rely upon portable classroom facilities to accommodate expanded enrollment. All developers

are required to pay school impact fees to offset the need for new facilities. Under Section 65995(3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization."

Transient Occupancy: The City's inventory of hotel and motel properties totals 591 rooms. Of this total, 178 rooms are located along Avenue of Flags. Approximately one-half of these rooms are believed to be occupied as primary residences; most by target income groups and many by farmworker households. While these rooms may serve as source of affordable housing, their use is contrary to underlying zoning and could potentially impede revitalization efforts within the Buellton Improvement Redevelopment Project Area. On the other hand, aggressive enforcement under the City's land use police powers may have the unintended consequence of displacing persons with limited means of finding replacement housing. One approach toward solving this dilemma is to amend the City's Zoning Ordinance by: (i) establishing the limit of what constitutes transient occupancy; (ii) establishing an amortization schedule for converting non-conforming uses, linked to change of occupancy by current resident occupants; (iii) instituting relocation assistance payments for resident occupants displaced by actions of the owner; and (iv) instituting an amnesty program, allowing a limited number of motels rooms to be used for limited residential purposes in furtherance of Housing Element goals.

Energy Conservation: Energy efficiency is important not only for conserving natural resources, it has the added benefit of keeping incidental housing costs in check. It also has public policy ramifications relative to underwriting the cost of providing affordable housing. As noted in Part Two, Section II, and codified in Title 25, Section 6920 of the California Code of Regulations, utility expenses are part of the formula used in computing of maximum rents and sales prices that may be charged for housing that is made available to target income groups. High utility costs translate to lower the rent and price thresholds, which in turn result in larger financial gaps between market rate and affordable housing. Simply put, as residential energy costs rise, housing affordability declines. As such, it is in the shared interest of the consumer and City to promote energy conservation. In this regard, there are three principal means by which to promote efficient use of energy resources: (i) by building regulation; (ii) by land use practice; and (iii) by education and inducement.

a. Building Regulation. As earlier noted, the City is subject to the California Building Code ("CBC") that establishes minimum standards for all classes of construction. A component of the California Building Code is Title 24 of the California Code of Regulations that prescribes minimum energy conservation features and requires the adoption of energy budgets for all new development. Beyond the requirements of the CBC (particularly in regard to existing homes), the City has the opportunity to promote energy conservation as a condition of receiving financial assistance for housing rehabilitation programs it may choose to underwrite. One such approach would be to employ the standards prescribed in the Code of Federal Regulations (24 CFR 39.7). Property improvements undertaken pursuant to 24 CFR 39.7 encompass: (i) exterior weatherization consisting of weather-stripping, caulking and water heater insulation blankets; (ii)

interior weatherization consisting of attic insulation, duct wrap and flow restrictors for showerheads and sink aerators; (iii) energy-efficient retrofit consisting of water saver toilets, wall insulation, floor insulation, space conditioning equipment, set back thermostats, pipe insulation, electronic ignition of forced air furnaces and gas cooking appliances; and (iv) energy-efficient lighting.

b. Land Use Practices. The goal of promoting compact development has continued relevance in the Housing Element update, in particular, mixed use development policies that foster smart growth principles by: (i) creating affordable housing near employment, thereby reducing automobile dependency; and (ii) concentrating growth in existing urbanized areas, thereby maximizing existing infrastructure.

c. Education and Inducement. According to Pacific Gas and Electric Company, 44% of residential energy costs is attributed to heating and cooling systems, 33% is attributed to lighting and appliances, 14% is attributed to water heaters and 9% is attributed to refrigerators. PG&E further notes that residential consumers can realize significant savings by a variety of relatively simple practices including insulating water pipes, weather stripping, cleaning refrigerator coils, using compact fluorescent light bulbs, repairing leaky faucets, sealing heating and cooling ducts, servicing furnace filters and installing programmable thermostats. To both assist and incentivize consumers to conserve, PG&E offers a variety of programs; most notable, energy audits, performance incentives, equipment rebates, design and construction assistance, and technical advice. The City routinely distributes information available through PG&E; however, City has not, however, actively promoted energy awareness programs either on its own or in concert with utility companies. The City can better leverage its own resources by including PG&E incentives in housing rehabilitation programs it may choose to underwrite.

Persons with Disabilities: The Fair Employment and Housing Act prohibits discrimination in all aspects of housing (rental, lease, terms and conditions, etc.) because of a person's disability. Disability is defined as: (i) physical or mental impairment that limits one or more of a person's major life activities; or (ii) a record of having, or being perceived as having, a physical or mental impairment. It does not include current illegal use of, or addiction to, a controlled substance (as defined by Section 102 of the Federal Controlled Substance Act, 21 U.S.C. Sec. 802). As noted in Part Two, Section III, the special needs of the disabled result primarily from their lower, fixed incomes, mental and physical impairments, health and dependent care needs and transit-dependency. The general housing needs of the disabled are not dissimilar to those possessed by the elderly; that is, the provision of congregate housing, secondary units, shared living arrangements and government-assisted housing. However, the special needs particular to disabled persons include accessibility for wheelchairs, railings, ramps and adaptive retrofit of interior living spaces. As also noted in Part Two, Section III, care educators and care providers emphasize the need for community assimilation, socialization and accommodations for shared, assisted and independent living arrangements.

a. Code Adaptations. As earlier noted, the City is subject to the California Building Code ("CBC") that establishes minimum standards for all classes of construction. A

component of the CBC are regulations that implement the provisions of the Americans with Disabilities Act (“ADA”). In general, these regulations apply to all multifamily apartment and condominium buildings that contain three or more dwellings, along with special occupancy types such as lodging houses, congregate residences, homeless shelters, dormitories and time share dwellings. For these “covered” projects, a variety of accessibility routes and adaptable design features must be incorporated into all new construction. Examples of adaptable design features include backing for grab installation and removal base cabinets at the kitchen sink. Such features need not be installed until requested by an occupant. These requirements, along with all other CBC provisions, are aggressively enforced as part of the plan check and inspection process.

b. Reasonable Accommodations. At the request of a person with a disability, a housing provider must make reasonable accommodations in rules, policies, practices or services when these accommodations may be necessary to afford a disabled person equal opportunity to use and enjoy a dwelling. A housing provider must allow a person with a disability (at the tenant’s expense) to reasonably modify existing premises if the modifications are necessary to afford the disabled person full enjoyment of the premises. Section 19.08.160 of the City’s Zoning Ordinance allows for an adaptive retrofit permit when modifications require an exception in development standards of the underlying zone district. The Zoning Administrator has jurisdiction over adaptive retrofit permits, except in the case where another part of the application requires Planning Commission or City Council review. In that case, the Planning Commission or City Council would have jurisdiction. A public hearing is currently required. It is recommended that the adaptive retrofit permit process be modified to allow a ministerial approval process by the Planning Director. In addition, in 2007, Section 19.04.190 was added to the Municipal Code. It requires developers of for sale single family and multi family developments with five or more units to offer universal design features to prospective buyers.

c. Zoning and Other Land Use Regulations. There are other ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting processes. The city allows some variation from the application of its parking standards. Section 19.04.140(F)(3) of the Zoning Ordinance titled “Uses Not Listed” would allow, for example, the reduction of parking spaces for a unique use such as a senior housing project or other special needs. In addition, Section 19.04.140(G) allows modifications to the parking requirements. All of the residential zones allow shared living arrangements with a zoning clearance. Shared living arrangements include supported living (e.g., in-home supportive services) and licensed community care facilities, which may be occupied without regard to familial status, disability or other population segment stipulated in fair housing statutes. The City does not restrict occupancy of unrelated individuals in group homes and a family is defined as “one or more persons occupying premises and living as a single nonprofit housekeeping unit”. The Land Use Element of the General Plan does not restrict the siting of special need housing.

d. Occupancy Standards. The City’s Zoning Ordinance does not distinguish between related and unrelated members of families and households, nor does it contain numeric limits on occupancy. Section 19.12.020 defines “family” as meaning: “...one or more persons occupying premises and living as a single nonprofit housekeeping unit, as distinguished from a

group occupying a boarding or lodging house, hotel, club, or similar dwelling for group use. A family shall not include a fraternal, religious, social or business group. A family shall be deemed to include domestic servants employed by the family.” Amendments to the Municipal Code were adopted in August 2006 that implemented many of the programs described in the previous Housing Element. These changes embodied changes to the inclusionary zoning requirements, replacement housing and density bonuses provisions to induce the production and promote the preservation of affordable housing. The AHO expressly provides the City with the right of first refusal to occupy deed-restricted units with income-qualified tenants and that preference be given in the order listed: (i) Displaced Persons whose dislocation involves a Residential Project within the city; (ii) Disabled Persons; (iii) population groups with special needs as identified in the city’s Housing Element (e.g., handicapped, elderly, farm workers, and single family Households); and (iv) all other Very Low, Lower and Moderate Income Households. Within these categories, preference is also given to current residents of the City and priority will be assigned based on date of application.

Table H-48: Disabled Population - Buellton

	NUMBER OF PERSONS BY AGE GROUP					
	5-15	16-20	21-64	65-74	75+	Total
Type of Disability						
Sensory Disability						122
Physical Disability						315
Mental Disability						158
Self-Care Disability						87
Go-Outside-Home Dis.						257
Employment Disability						387
Total	23	26	434	118	132	733/1,326
Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census Reports.						
Note: Total shown in bottom row reflects number of persons with disabilities; total shown in right hand column reflects number of disabilities.						

Group Homes. Residential care facilities with six or fewer clients are allowed by simple zone clearance in all residential zones within the City. Facilities serving more than six clients are allowed by discretionary authority of the Planning Director through either a Minor Use Permit or Development Plan. As defined in Section 19.12.020 of the Buellton Municipal Code, the term “residential care home” means: “...facilities providing residential, social and personal care for children, the elderly, and people with some limits on their ability for self-care, but where medical care is not a major element.” Residential care homes expressly include: “...children’s homes, halfway houses, orphanages, rehabilitation centers and self-help group homes.” In September 2006 a definition for “special needs housing” was added to Section 19.16.012 of the Municipal

Code. “Special needs housing” means emergency shelters, transitional housing, single room occupancy units, farmworker housing, congregate care facilities and similar types of special living arrangements for persons and families who possess extraordinary housing needs by reason of economic, social, mental or physical disability.” Special needs housing are allowed by conditional use permit in all zone districts. The development standards for projects requiring a conditional use permit shall be those that are specified for the underlying zone district where the project is located, provided, however, that such development standards may be modified or waived by development plan (as provided in Section 19.08.120.G.1).

SECTION V: DEVELOPMENT POTENTIAL

RHNA Allocation: The Regional Housing Needs Allocation (“RHNA”) process is part of a statewide mandate to address housing issues related to future growth in the State. The needs assessment process sets numeric targets with the overriding goal of assuring an equitable geographic distribution of needs and responsibilities. The numbers are first generated by HCD and then refined by regional planning agencies in cooperation with local government. While the methodology takes into account land use and zoning, the numbers are not necessarily constrained by institutional limits. Consequently, it is not inconceivable that housing numbers assigned to a particular jurisdiction exceed its theoretical carrying capacity. The number assigned to the City of Buellton for 2007-2014 is 279, of which roughly 56% is assigned to target income groups (Table H-49). These numbers are roughly half the amount assigned for the planning period from 2001 to 2008. Table H-51 reflects the current adjusted requirement, taking into account construction that has occurred between January 1, 2007 and December 31, 2008 (Table H-50).

Table H-49: RHNA Allocation

	NO. OF DWELLINGS			
	1993 - 2001	2001 - 2008	2007-2014	% Change From 2001-2008 RHNA Allocation
Extremely Low	0	0	32*	(50%)*
Very Low	44	129	32*	
Lower	35	91	47	(48%)
Moderate	43	88	46	(48%)
Above Moderate	101	228	122	(47%)
Total	223	536	279	(48%)

Source: Santa Barbara County Association of Governments, RHNA Allocations for 1993, 2001, and 2007.
 *Extremely low is a new category required to be addressed in the 2009 Housing Element and equals 50% of the very low income allocation.

Table H-50: 2007-2008 New Construction

	TOTAL UNITS	SINGLE FAMILY			MULTIPLE	
		Detached	Attached	2nd Units	2 to 4	5+
Units Completed						
State DoF Estimate	215	134	57		18	6
Valley Station	43	36				7
Vintage Walk	17		11			6

Miscellaneous	2	1		1		
Juliette Walk	12		12			
Under Construction						
Juliette Walk	32		32			
Miscellaneous	1	1				
Entitled Projects						
The Village Specific Plan	244*					
Polo Village	53					53
Central Avenue Condominiums	10		10			

Source: California State Department of Finance, Population and Housing Estimates, 2003-2008. City of Buellton, Planning Department, Building Permit Issuances and Approved Projects List.

Note: Completed Units consist of: (i) units reported by the State Department of Finance constituting the difference between numbers for January 1, 2003 and January 1, 2008. Gray highlighting denotes projects, in whole or part, that may be counted toward RHNA goals for target income groups.

*The Village Specific Plan specifies a maximum number of residential units, but does not specify the type of units. The units may consist of single family, multi-family or assisted living units.

Table H-51: 2007-2014 RHNA Goals – Unadjusted and Adjusted

	UNADJUSTED GOAL	2007-2008 NEW CONSTRUCTION	ADJUSTED GOAL
Extremely Low	32	0	32
Very Low	32	-9	23
Low	47	-6	41
Moderate	46	0	46
Above Moderate	122	-58	64
Total	279	73	206

Source: See Tables 49 and 50.

Note: Some of the units Under Construction and Entitled Projects reported in Table 55 will be counted toward RHNA goals in subsequent annual reviews after projects are actually completed and occupied.

2007-2008 New Construction: As shown in table H-51 above, nine very low income units and six low income units were constructed in 2007 and 2008. Those units are included in the Vintage Walk, Valley Station, and Juliette Walk developments. Vintage Walk has four very low and two low income rental units. Valley Station has three very low and four low income rental units. The affordable rental units in Valley Station and Vintage Walk are owned and managed by the Housing Authority of Santa Barbara County. The city has recorded Affordable Housing Agreements for the Vintage Walk and Valley Station projects, which require that the rental units remain affordable for 55 years. Juliette Walk is a for sale townhome project, with both affordable and market rate townhomes, that is currently under construction. Two very low income units

were built in 2008. Both units have been purchased. The owners have signed a Grant of Preemptive Right: Resale Restriction Covenant and Option to Purchase Secured by Performance Deed of Trust. This requires that the townhomes remain affordable for 45 years. Five more affordable townhomes will be built in the Juliette Walk project. All households who rent an affordable unit or purchase an affordable unit are required to submit an income certification application and show that their income corresponds to the income limits as shown in Table H-32.

Land Inventory: A detailed assessment of parcel data, coupled with field surveys, reveals a build-out potential of 1,182 dwellings on properties presently zoned for residential and mixed-use (Table H-52). This inventory includes: (i) AHOZ sites; (ii) vacant residential and non-residential (mixed use) sites; and (iii) under developed residential and non-residential sites. It does not include the units reported in Table H-50. Some of the acreage is constrained by one or more land use or environmental factors including flooding, noise, slopes, access, land use compatibility and competing projects, but these have been factored into the analysis. Please refer to Part One, Section III (Adequate Sites) for a complete discussion. A map of these sites is provided in Figure H-2.

Table H-52: Total Potential Build-Out

Land Use Category	Housing Capacity
Vacant AHOZ Sites (25 units/acre)	785
Vacant Residential Sites	264
Vacant Mixed Use Sites	73
Underdeveloped Residential Sites	33
Underdeveloped Non-Residential Sites	27
TOTAL	1,182
Source: Part One, Section III (Adequate Sites), of this Housing Element (Table H-11).	

Secondary Dwellings: Apart from vacant and underdeveloped properties, the City also has the capacity to accommodate over 700 secondary dwellings on properties zoned for single family residential uses. However, historically only one to two secondary dwelling units have been constructed per year. In May 2006 the City’s Municipal Code was revised to allow secondary dwelling units on lots that are at least 6,500 square feet. Previously, lots had to be at least 7,000 square feet in order for an attached secondary dwelling unit to be permitted and at least 10,000 square feet for a detached secondary dwelling unit to be permitted. The City considers secondary units towards meeting its moderate income goals.

Special Needs Allocation: In May 2006, the Municipal Code was updated to include special needs housing as an expressly authorized land use (see Table 41) with the issuance of a CUP. Special needs housing includes emergency shelters, transitional housing, single room occupancy units, farmworker housing, congregate care facilities and similar types of special living arrangements for persons and families who possess extraordinary housing needs by reason of

economic, social, mental or physical disability. The Village Specific Plan is the only proposed project that allows for any special needs housing. It allows for various types of residential housing and a congregate care facility is one of the possible types of residential housing. According to Santa Ynez Valley People Helping People, there is a need for approximately 50-60 nights per year of emergency shelter needs for the Santa Ynez Valley. There are currently no emergency shelters in Buellton, however the residential motels serve as a common temporary source. Special Needs Housing is currently permitted in all residential, commercial, and industrial zones with a CUP. SB2 requires that zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing under the Housing Accountability Act. In order to facilitate development of an emergency shelter, this use should be permitted in the General Commercial zone as an allowed use. The General Commercial zone includes retail, office, and mixed uses that are compatible with an emergency shelter. As shown in Table A-3, there are 16.73 acres of vacant land zoned CR.

SB2 also requires that supportive housing be treated as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. Section 19.02.140(B) of the Buellton Municipal Code states that “Shared living arrangements, including supported living (e.g., in-home supportive services) and licensed community care facilities, may be occupied without regard to familial status, disability or other population segment stipulated in fair housing statutes (e.g., individuals with Alzheimer’s, AIDS/HIV, and homeless)”. As shown in Table H-41, single family dwellings, as well as shared living arrangements are permitted with a Zoning Clearance.

SECTION VI: PROGRAM DEVELOPMENT

Past Performance: As part of the update process, communities are required to assess the achievements realized under their current adopted Housing Element. The analysis is both quantitative and qualitative relative to specific numeric goals and defined actions set forth in the Element. Significant deviations between policy objectives and actual results lend insight into crafting policies and programs for the future. For Buellton, the existing adopted Housing Element contains both qualitative and quantitative measures; relevant programs are summarized below while housing production goals appear in Tables 53 and 54. Shortfalls in goal achievement along with programmatic ramifications are summarized below.

Programs – Adequate Housing Sites

Goal: To provide adequate sites with appropriate zoning, development standards and public infrastructure to facilitate development of the broadest range of housing for all income levels and population segments sufficient to attain compliance with the City's fair share allocation of regional housing needs.

Program 1 - General Plan Update. *According to the City's General Plan Environmental Impact Report (certified on November 17, 1993), Buellton has the capacity to accommodate 2,169 dwellings. By comparison, the City's current inventory of dwellings completed, under construction and entitled totals 1,993 units. The difference between these numbers (176 dwellings) represents the City's remaining environmental capacity. This number is less than one-half of the City's RHNA goals and is further constrained by existing land use and zoning regulations that limit residential build-out in mixed-use projects to 100 units. Thus, while the City has the theoretical capacity to meet its RHNA goals by virtue of its land inventory, it currently lacks the environmental and regulatory means by which to construct these units today. It is also noted that the City's theoretical capacity does not take into account densities and zoning standards that make the production of affordable housing economically feasible. Rather, the programs that follow specifically address this shortfall. In conclusion, development capacity issues, coupled with dated baseline information, give rise to the need for a broader General Plan update.*

a. Land Use Policies. *With the expressed goal of providing adequate sites, suitably zoned to accomplish its RHNA goals, the City shall: (i) undertake a General Plan update following adoption of the Housing Element; (ii) evaluate the Key Development Sites as part of the General Plan update and identify the environmentally superior site and program alternatives; (iii) amend the General Plan as necessary to ensure that adequate sites, suitably zoned, are available to accommodate the City's RHNA goals for all target income groups (very low and low in particular); and (iv) amend the City's Zoning Ordinance to implement the Affordable Housing Overlay Zone ("AHOZ"; Program 2). Amendment of the General Plan and Zoning Ordinance shall expressly include: (i) the specific designation of Key Development Sites that will receive an AHOZ; and (ii) adoption of an AHOZ Variable Limit and annual review process as described below.*

b. AHOZ Variable Limit. *The AHOZ Variable Limit shall: (i) initially be set in conjunction with the General Plan update and concurrent designation of AHOZ sites; and (ii) correspond to the minimum number of dwellings required to achieve the City's Net RHNA Goals (defined in Program 2) taking into account base density, percent of inclusionary housing, distribution of affordable units among target income groups and other housing production programs identified in the Housing Element. Thereafter, the AHOZ Variable Limit (as well as the inventory of AHOZ designated sites) shall be adjusted upward or downward (as the case may be) in connection with annual Housing Element reviews (Program 21) such that the potential number of dwellings that may be developed for all property with an AHOZ designation, in combination with other housing production programs identified in the Housing Element, is sufficient to meet Net RHNA goals for target income groups.*

Status: Objective accomplished. The updated Land Use Element was adopted on September 22, 2005 and section 19.16.013 was incorporated into the City's Municipal Code.

Recommendation: Eliminate Program from the 2009-2014 Housing Element.

Program 2 - Affordable Housing Overlay Zone. *The City shall establish an Affordable Housing Overlay Zone ("AHOZ") and designate which Key Development Sites (identified in Figure 2 and Table 6) shall receive an AHOZ designation. The AHOZ shall encompass one or a combination of the following sub-designations: (i) Permissive AHOZ zoning would not require residential development but would permit such use as an alternative to the base zoning of designated sites; and (ii) Restrictive AHOZ zoning would allow multifamily apartment development as the only allowed use of property receiving such designation. All affordable housing requirements within the AHOZ would over-ride all other mixed-use and affordable housing provisions that might otherwise apply to the property. The site selection process and AHOZ Variable Limit shall be accomplished in connection with the General Plan update and annual Housing Element reviews thereafter (Program 21) and must demonstrate that the sites are sufficient to meet Net RHNA goals for all target income groups (very low and low income in particular) in combination with policy decisions regarding base density, percent of inclusionary housing, distribution of affordable units among target income groups and other housing production programs identified in the Housing Element. The AHOZ shall: (i) allow "stand alone" residential projects irrespective of the underlying zone designation with a minimum base density of 25 units/acre; (ii) grant a 2:1 density bonus (two market rate units above the base density for each affordable low and very low income unit) up to a maximum combined density of 50% above the base; (iii) impose an inclusionary requirement, mandating that at least 20% of the base density be affordable to very low, low and moderate income households; (iv) compute the distribution of inclusionary units based on the apportionment of net RHNA goals (a defined and determined below); and (v) institute a bifurcated land use entitlement process as described below.*

a. AHOZ Designations. Upon completion of the General Plan update and as part of the Housing Element reviews conducted annually thereafter (Program 21), the City shall amend its Zoning Map and apply an AHOZ designation to as many Key Development Sites (identified in Figure 2 and Table 6) as are necessary to meet Net RHNA goals for very low and low income households as follows: (i) all Key Development Sites receiving an AHOZ designation shall have ready access to supporting public infrastructure and shall consist of properties free of environmental and land use constraints or, if constrained by virtue of such factors, can be reasonably mitigated in order to permit the development at the base density; and (ii) the minimum number of Key Development Sites receiving an AHOZ designation shall be determined on the basis of acreage and base density according to formulas set forth below.

(i) **Permissive AHOZ.** For Key Development Sites where the production of “stand alone” residential projects is permissive, the minimum acreage of such sites shall be determined by the following formula: $[(\text{Net RHNA goals}/\text{base density}) \times 2] - (\text{acres of Restrictive AHOZ properties} \times 2)$. (As an example, and for sake of illustration only, Table 7 shows a Net RHNA goal of 234 units for very low and low income households. With a minimum base density of 25 units per acre and 0 acres of Restrictive AHOZ properties, the minimum acreage requirement for Permissive AHOZ properties would be computed as follows: $[(234/25) \times 2] - 0 = 19$ acres).

(ii) **Restrictive AHOZ.** For Key Development Sites where the production of multifamily apartment units is the only allowed use of such property, the minimum acreage of such sites shall be determined by the following formula: $(\text{Net RHNA goals}/\text{base density})$. (As an example, and for sake of illustration only, Table 7 shows a Net RHNA goal of 234 units for very low and low income households. With a minimum base density of 25 units per acre and 0 acres of Permissive AHOZ properties, the minimum acreage requirement for Restrictive AHOZ properties would be computed as follows: $234/25 - 0 = 10$ acres).

b. Net RHNA Goals. Net RHNA goals, as used throughout this Housing Element, means 2001-2008 RHNA allocation for target income groups (i.e., very low, low and moderate income), less dwelling units completed between the period from January 1, 2001 to June 10, 2004 (i.e., date of adoption of the updated Housing Element) as adjusted annually on January 1st and thereafter based on actual construction occurring in the previous 12 months. In no event shall the percentage of very low income units be less than 40% of the total inclusionary units.

c. Entitlement Process. Housing developments consisting of: (i) no more than 25 units per acre (inclusive of density bonus units) on sites zoned General Commercial (CR) or Residential Multifamily (RM) may be allowed by Zoning Clearance under the jurisdiction of the Planning Director as provided in Sections 19.02.110 and 19.08.100 of the Buellton Municipal Code; (ii) greater than 25 units per acre (or do not otherwise qualify for a Zoning Clearance) on sites zoned CR or RM may be allowed by Development Plan approval under the jurisdiction of the Planning Commission as provided in Sections 19.02.110 and 19.08.120 of the Buellton Municipal Code; and (iii) projects on sites zoned Single Family Residential (RS), Commercial Service (CS), Open Space (OS) and Industrial (M) may be allowed by Conditional Use Permit

approval under the jurisdiction of the Planning Commission as provided in Sections 19.02.110 and 19.08.110 of the Buellton Municipal Code.

d. Standards of Review. *The standards of review and approval of affordable housing projects under Zoning Clearance, Development Plan and Conditional Use Permit shall be governed by the provisions of Chapter 19.08 of the Buellton Municipal Code subject to the following limitations and exceptions: (i) the basis of review and approval of projects qualifying for Zoning Clearance shall be the development standards (i.e. building height, lot coverage, setbacks, etc.) of the underlying zone district to which the AHOZ applies; (ii) all projects shall comply with adopted Design Guidelines of the City, provided such Guidelines are not unreasonably imposed as to render a project infeasible; (iii) discretionary authority under a Development Plan or Conditional Use Permit shall not be unreasonably exercised to impose standards or criteria for the purpose of rendering infeasible the development of housing for any and all economic segments of the community as prohibited in Section 65913.2 of the California Government Code; and (iv) all project shall be subject to the requirements of the California Environmental Quality Act (California Public Resources Code Section 21000 et.seq. and its implementing regulations), if applicable, and shall adhere to mitigation measures prescribed in the General Plan and companion Environmental Impact Report, as updated and amended from time to time.*

Status: Objective accomplished. Section 19.16.013 was incorporated into the City’s Municipal Code.

Recommendation: Eliminate Program from the 2009-2014 Housing Element.

Program 3 - Mixed Use Development. *Undeveloped and underutilized property with a General Commercial (CR) designation has the potential of producing 604 new residential dwellings at a base density of 10 units/acre. However, this potential is artificially constrained by existing regulations that impose a 100-unit limit for mixed-use projects. The development standards applicable to the CR Zone are the most flexible of all zone districts that allow residential use. It is also noteworthy that roughly one-half of the total residential capacity within the CR Zone consists of property located within the Buellton Improvement Project Redevelopment Area. As such, fostering mixed-use development serves multiple objectives including: (i) implementation of the land use strategy set forth in the Avenue of Flags Urban Design Plan; (ii) recycling blighted and underutilized property; (iii) producing affordable housing by operation of the existing AHO; and (iv) fostering smart growth and new urbanism principles. Accordingly, the City shall amend its Zoning Ordinance: (i) replacing the current 100-unit limit for mixed-use projects in the General Commercial CR Zone (codified at Section 19.02.220.C of the Municipal Code) with a new variable limit (“CR Variable Limit”); (ii) modifying current height restrictions (codified at Section 19.02.220.A of the Municipal Code) allowing an increase in building heights from 35 to*

TABLE 5: DENSITY EQUIVALENTS SMALL UNIT PREFERENCE	
Unit Size	Factor
Studio	0.65
One bedroom	0.75
Two bedroom	0.85
Three or more bedroom	1.0

its Zoning Ordinance: (i) replacing the current 100-unit limit for mixed-use projects in the General Commercial CR Zone (codified at Section 19.02.220.C of the Municipal Code) with a new variable limit (“CR Variable Limit”); (ii) modifying current height restrictions (codified at Section 19.02.220.A of the Municipal Code) allowing an increase in building heights from 35 to

45 feet on a case-by-case basis considering the variable topographic conditions along Avenue of Flags; (iii) revamping the City's current off-street parking requirements (codified at Section 19.04.142), allowing credit for on-street and shared parking for mixed-use projects; and (iv) revising the current definition of density (codified at Section 19.12.020 of the Municipal Code) to adjust for unit sizes based on the equivalent measures set forth in Table 5. The new CR Variable Limit shall initially be set at the maximum development potential of existing undeveloped and underutilized property with a CR designation (i.e., 604 units). Thereafter, the limit may be adjusted downward in connection with annual Housing Element reviews (Program 21) so long as the adjusted limit, in combination with other housing production programs identified in the Housing Element, is sufficient to meet Net RHNA goals for target income groups.

Status: Objective accomplished. Sections 19.02.220, 19.04.142 and 19.12.020 of the Municipal Code were revised. In addition, a Mixed Use Ordinance was adopted by the City Council on December 11, 2008. Section 19.18, Mixed Use Regulations, was incorporated into the Municipal Code.

Recommendation: Eliminate Program from the 2009-2014 Housing Element.

Program 4 - Secondary Unit and Multifamily Infill. *The City has the capacity to accommodate 877 new secondary dwellings and 77 multifamily units on existing developed lots. Intensifying the development of under-built properties would provide for more efficient use of a limited land resource while dispersing affordable housing over a larger geographic area. To maximize this potential, the City shall amend its secondary unit zoning development standards (codified at Section 19.16.020 of the Municipal Code) to reduce minimum lot size requirements from 7,000 square feet to 6,500 square feet. Concurrently, the City shall amend its entitlement procedures (codified at Section 19.02.110 of the Municipal Code) to allow infill multifamily dwellings by simple Zoning Clearance. As a complimentary action, the City shall amend its current AHO to: (i) exempt secondary dwellings from inclusionary requirements; (ii) provide a 2:1 density bonus for infill multifamily units up to a maximum increase of 50% above the base density; and (iii) allow a reduction in development standards for infill multifamily units by discretionary review as an additional density bonus incentive under the current AHO. For secondary dwellings, the Ordinance amendments shall specifically target those properties identified as Strategy Area #1 of the Key Development Sites (see Figure 2); for multifamily infill, the amendments shall pertain to existing developed properties denoted as Strategy Area #2.*

Status: Objective accomplished. Sections 19.16.020, 19.02.120 and 19.16.014 of the Municipal Code were revised.

Recommendation: Eliminate Program from the 2009-2014 Housing Element.

Program 5 - Development Capacity Preservation. *The City shall amend its existing AHO to discourage the reduction of residential development capacity or otherwise compensate for diminished potential by: (i) allowing rezoning (from residential to non-residential) and down zoning (reduction in densities) subject to payment of in-lieu fees to the Housing Trust Fund; and*

(ii) basing the computation of in-lieu fees on an inclusionary requirement of 15%, utilizing the same formulas that are already stipulated in the AHO. In addition, the City shall: (i) evaluate the economic impact and suitability of residential reuse prior to disposition of any excess land owned by the City or Redevelopment Agency; and (ii) offer excess land deemed suitable for residential reuse to for-profit and non-profit sponsors for the development of affordable and special needs housing. Finally, the City shall adopt an Interim Ordinance requiring that all discretionary projects involving Key Development Sites (identified in Figure 2 and Table 6) for which application is filed with the City on or after adoption of the Housing Element be subject to a site-specific analysis of: (i) the property's land use and environmental suitability for receiving an AHOZ designation; and (ii) the potential ramification of allowing development of the property in advance of completing the General Plan Update (Program 1). The Interim Ordinance shall remain in effect until the General Plan Update is completed; provided, further, that no discretionary project involving a Key Development Site shall be approved where it is demonstrated that the remaining land inventory is insufficient to meet Net RHNA goals for very low and low income in combination with policy decisions regarding base density, percent of inclusionary housing, distribution of affordable units among target income groups and other housing production programs identified in the Housing Element.

Status: Objective accomplished. Section 19.16.021 was incorporated into the Municipal Code.

Recommendation: Eliminate Program from the 2009-2014 Housing Element.

Programs – Affordable Housing Supply

Goal: To provide a continuing supply of affordable housing to meet the needs of existing and future residents in all income categories.

Program 6 - Inclusionary Housing. *The City shall amend its current AHO and broaden the existing 15% inclusionary requirement to encompass all property regardless of zoning. The alternative means for satisfying the inclusionary requirement shall be accomplished by on-site construction, payment of in-lieu fees or equivalent actions prescribed in the AHO. The distribution of inclusionary units among target income groups shall be based on the apportionment of net RHNA goals, subject to the terminology and limitations described in connection with Program 2. Concurrently, the City shall amend the existing AHO to: (i) provide a 2:1 density bonus (two market rate units above the base density for each affordable low and very low income unit) up to a combined maximum of 50% above the base density for multifamily properties and 25 units/acre for property zoned General Commercial; (ii) update State density bonus provisions to reflect recent statutory changes for moderate income condominiums and provision of child care facilities; (iii) compute the distribution of inclusionary units based on the apportionment of net RHNA goals; and (iv) allow inclusionary units to offset replacement housing requirements on a 2:1 basis (i.e., a reduction of two replacement units for each inclusionary unit) to induce the production of permanent Affordable Housing. In regard to replacement housing: (i) the inclusionary housing offset shall apply only to inclusionary*

requirements that are imposed on the same parcel of record as that on which replacement units also are required; (ii) the units which are demolished or converted (and for which the replacement units are required) must not otherwise be governed by affordable housing covenants that impose rent or occupancy restrictions for a minimum of ten years; (iii) in the event that a demolished or converted unit dwelling is deed restricted with rent or occupancy restrictions for no fewer than ten years, replacement requirements shall be in addition to, and not offset by, inclusionary units; and (iv) replacement and inclusionary housing requirements stipulated under redevelopment law shall govern projects financed, in whole or in part, by the Redevelopment Agency.

Status: Objective accomplished. Sections 19.16.014 (Inclusionary Housing), 19.16.016 (Replacement Housing) and 19.16.018 (Density Bonus) have been incorporated into the City's Municipal Code in compliance with state law.

Recommendation: Eliminate Program from 2009-2014 Housing Element.

Program 7 - Secondary Dwelling and Infill Inducements. *As previously noted, the City has the capacity to accommodate 877 secondary dwellings. However, economic modeling shows that rates of return are insufficient to stimulate production of secondary dwellings units affordable to low and very low income. On the other hand, these units are affordable to moderate income and rents generally fall within the limits established in connection with the Federal Section 8 Housing Assistance Payments Program ("HAPP"). To induce production and maximize availability to target groups, the City shall amend its existing AHO to exempt secondary dwellings from inclusionary requirements in exchange for agreement by property owners to affirmatively market secondary units to income qualifying tenants under the Section 8 HAPP. In addition, the City shall seek grant funds and establish a rehabilitation/construction loan program to help defray development costs and induce production of secondary units. In exchange for rehabilitation/construction financing, owner/developers of secondary units shall be obligated to affordability covenants for a minimum of 10 years. In specific regard to multifamily infill projects, the City shall develop and implement a financial assistance program, subsidizing multifamily infill projects within the Buellton Improvement Project Redevelopment Area by refunding all tax increment derived from construction of affordable units, less pass through payments to other tax agencies. [Assuming a modest 1,000 square foot dwelling, the approximate value of this subsidy is \$20,000 over the remaining life of the Buellton Improvement Project. Based on a discount rate of 5%, the net present value of this subsidy is \$9,500].*

Status: Objective partially accomplished. Section 19.16.014 of the Municipal Code was amended to exempt secondary dwellings from inclusionary requirements in exchange for agreement by property owners to affirmatively market secondary units to income qualifying tenants under the Section 8 HAPP. The City has not established a rehabilitation/construction loan program to help defray development costs and induce production of secondary units.

Recommendation: Eliminate the part of the program that relates to the exemption of secondary dwellings from inclusionary requirements. Restate the part of the program that relates to the rehabilitation/construction loan program for secondary units.

Program 8 - Housing Trust Fund. *Past performance and recent economic modeling clearly evidence the need for deeper subsidies, land use incentives and layered funding to make development of affordable housing possible. This is particularly true of very low income where the needs are the greatest and the numeric RHNA goals the highest. Local funds alone are insufficient to meet that need. Instead, the City will need to draw upon a variety of existing and potential funding resources available from State, Federal and private sources. Locally, the most significant and immediately available resources include: (i) Redevelopment Housing Set Aside -- \$566,217; (ii) HOME Investment Partnership Program -- \$140,000; and (iii) County Housing Trust Funds -- \$1,000,000.*

a. Resource Development. *To augment local funding sources, the City shall: (i) actively pursue grant and loan funding to finance the various housing initiatives listed in the Housing Element; (ii) work cooperatively with for-profit and non-profit housing sponsors to leverage resources (e.g., State and Federal tax credits); (iii) continue participation in the HOME Consortium, support CDBG entitlement designation and actively pursue CDBG funding if successfully designated; and (iv) evaluate other local funding options and implement if deemed feasible. In specific regard to other local funding sources, the City shall expressly evaluate the following: (i) adoption of a non-residential linkage development fee; (ii) imposition of a real estate transfer tax; and (iii) dedication of transient occupancy taxes.*

b. Redevelopment Agency. *As a complimentary action to updating the Housing Element, the City shall amend the Redevelopment Plan and update the 5-Year Implementation Plan for the Buellton Improvement Project to: (i) increase the amount of tax increment “housing set aside” expressly reserved for affordable housing from 20% to 25% (hereinafter referred to as “Supplemental Housing Set Aside”); (ii) require that all housing set aside expenditures comply with proportionality requirements and expenditure timetables required in redevelopment law; and (iii) allow the Supplemental Housing Set Aside to be reduced by contributions of local funds, including, for example, General Fund revenues of the City (but expressly excluding state and federal housing subsidies or funds including, but not limited to, federal HOME or Community Development Block Grant (CDBG) funds or state or federal Tax Credit funds now or hereinafter available to the City).*

c. Proportional Expenditures. *To align Redevelopment Plan and Housing Element policies, the City shall amend its current AHO, requiring that Housing Trust Funds expenditures be used to assist (as provided in the Ordinance) housing affordable to very low, low and moderate income households in the same proportion as the Net RHNA housing need for each of income category represents of the total net RHNA need for very low, low and moderate income households. No less than 40% of the Fund shall be used to assist very low income housing over the current ten year implementation period for the Buellton Improvement Project redevelopment area established and required pursuant to Health and Safety Code §33413.*

Status: Ongoing and objective partially accomplished. The actions in item a are ongoing. The Redevelopment Plan and 5-Year Implementation Plan Amendments, as described in item b, were adopted in January and June of 2005, respectively. The 5-Year Implementation Plan is scheduled to be amended again in 2010. The remaining items have not been completed.

Recommendation: Restate item a, eliminate everything in item b except the updating of the 5-Year Implementation Plan, and restate item c in the 2009-2014 Housing Element.

Program 9 - Public-Private Partnerships. *The development of affordable housing, particularly for very low income households and populations with special needs, generally requires collaboration among multiple parties (e.g., developers, non-profit housing sponsors, local government, etc.). In this regard, the City's contribution can take one of a number of forms: (i) assisting in the review and preparation of concept drawings; (ii) analyzing development proforma and identifying gap financing; (iii) fast tracking the environmental review and entitlement permit process; (iv) utilizing the City's police powers to provide necessary land use and zoning; (v) supporting applications submitted to funding agencies; (vi) providing direct financial or development assistance; and (vii) employing the Redevelopment Agency to assemble land for development. Recognizing the collaborative nature of affordable housing development, the City shall undertake the following: (i) continue participation in the County HOME Consortium and similar collaborative efforts to affirmatively further emergency shelter, transitional housing, single room occupancy units and congregate housing needs outlined in the Consolidated Plan; (ii) conduct workshops and advise for-profit and non-profit sponsors of Key Development Sites selected for application of an AHOZ; and (iii) avail itself and offer all reasonable assistance to facilitate the development of affordable housing consistent with the General Plan and updated Housing Element, with particular emphasis on the needs of very low income target population groups (e.g., farmworkers, disabled, etc.).*

Status: Ongoing. The City continues to confer with developers and non-profit housing sponsors on affordable housing opportunities.

Recommendation: Restate and continue program in the 2009-2014 Housing Element.

Programs – Housing Impediments

Goal: To remove impediments to the provision of affordable housing and provide accommodations for persons with disabilities.

Program 10 - Land Use Modifications. *The City shall amend its existing use regulations (codified at Sections 19.02.110 and 19.02.210 of the Municipal Code) to: (i) include shared living arrangements as allowed residential uses, with specific references to supported living (including In-Home Supportive Services) and licensed community care facilities; (ii) acknowledge that occupants are permitted without regard to familial status, disability or other population segment stipulated in Fair Housing statutes (e.g., individuals with Alzheimer’s, AIDS/HIV, and homeless); (iii) expressly allow emergency shelters, transitional housing, single room occupancy units, farmworker housing and congregate care facilities as allowed uses in all zone districts subject to Conditional Use Permit; (iv) clarify that the development standards for projects requiring a Conditional Use Permit shall be those development standards of the*

TABLE 8: DENSITY EQUIVALENTS LARGE UNIT PREFERENCE	
Unit Size	Factor
Studio	1.0
One bedroom	0.85
Two bedroom	0.75
Three or more bedroom	0.65

underlying zone district where the project is located, provided, however, that such development standards may be modified or waived by Development Plan (as provided in Section 19.08.120.G.1); and (v) reiterate that no project shall be denied nor shall any condition be imposed on a project over which the City has discretionary approval (as codified in Chapter 19.08) with regard to familial status, disability or other population segment stipulated in Fair Housing statutes (e.g., individuals with Alzheimer’s, AIDS/HIV, and homeless). Concurrently, the City shall amend its Zoning Ordinance implementing the provisions of Health & Safety Code Sections 17021.5 and 17021.6: (i)

affirming agricultural employee housing serving six or fewer persons as an allowed use “by right” (e.g., Zoning Clearance) within residential zone districts; (ii) allowing employee housing serving 12 or fewer employees persons as an allowed use “by right” within agricultural zone districts; (iii) clarifying that persons having the right to occupy employee housing shall be restricted to individuals engaged in agricultural occupations consistent with the standards and limitations prescribed in the Employee Housing Act and its implementing regulations; and (iv) establishing development standards, including parking, reasonably established for the zone district in which the employee housing is developed or otherwise occupied. In addition, the City shall amend the current definition of density (codified at Section 19.12.020 of the Municipal Code) to adjust for unit sizes in “stand alone” residential projects based on the equivalent measures set forth in Table 8.

Status: Objective accomplished. Sections 19.02.110, 19.02.210, and 19.12.020 of the City’s Municipal Code have been updated to include these provisions.

Recommendations: Eliminate Program from 2009-2014 Housing Element.

Program 11 - Development Constraints. *The sites identified for potential residential development and shown in Figure 2 fall within one of three land use designations: (i) Residential Multifamily; (ii) General Commercial; and (iii) AHOZ. As proposed, development standards within the AHOZ are open-ended and provide the most flexibility. Of the zone districts that presently exist, the CR General Commercial district is the least restrictive. Within Residential*

Multifamily Zones, development standards are more traditional and may require modification in order to achieve infill affordable housing objectives. As previously noted, the City's current development fees for multifamily residential exceed both the average and median compared to other jurisdictions in the County. Accordingly, the following actions shall be taken: (i) the City, in consultation with the Home Builders Association of the Central Coast, shall undertake a study of the multifamily zone district with the specific objective of determining the necessity and appropriateness of modifying relevant development standards (including Community Design Guidelines) to maximize the build-out of multifamily properties at base densities with allowance for bonus units; and (ii) the City shall evaluate modification of development fees in conjunction with the City's forthcoming General Plan update and determine the financial feasibility of waiving fees for affordable units and reapportioning the difference among all other development categories.

Status: Not completed. Fees for multifamily residential are now among the lower fees when compared to other jurisdictions in the County.

Recommendations: Restate item i. Eliminate item ii.

Program 12 - Special Needs Housing. *As a member of the Santa Barbara County HOME Consortium, the City actively supports the County in administering a Continuum of Care Homeless Assistance Program. In addition, the City provides financial assistance to Santa Ynez Valley People Helping People in furnishing food and emergency services to Buellton residents. Information regarding services to assist homeless persons is routinely provided by the City as appropriate. Persons needing such services are typically referred to the County Sheriff (which administers a fund for food, gas and emergency shelter) or to People Helping People (which administers various social services). A substation of the County Sheriff is located adjacent to City Hall and People Helping People operate in nearby Solvang. According to People Helping People, the needs specific to the Santa Ynez Valley include: (i) Emergency Shelter Needs: 50-60 nights/year (residential motels serve as a common temporary source); (ii) Transitional Needs: 4-6 year round units, each client typically requiring a 90-120 day (clients primarily involve families, translating to a need for 4 two bedrooms; 2 three bedrooms); and (iii) Developmentally Disabled: 6-10 units for developmentally disabled adults, including both assisted and independent living, evenly divided bedroom sizes. To address these needs, the City shall: (i) continue its involvement and support of the Consortium of Care and People Helping People Homeless Programs; (ii) continue to disseminate information on services and resources; (iii) evaluate amnesty provisions for utilizing motels for limited residential purposes (see Program 15); (iv) amend its existing AHO and exempt special needs housing from inclusionary requirements.*

Status: Objective partially accomplished. Items i and ii are ongoing. Item iii was not completed. Item iv was completed.

Recommendations: Restate and continue items i and ii. Restate item iii. Eliminate item iv.

Program 13 - Persons with Disabilities. *The Fair Employment and Housing Act prohibits discrimination in all aspects of housing (rental, lease, terms and conditions, etc.) because of a person's disability. Disability is defined as: (i) physical or mental impairment that limits one or more of a person's major life activities; or (ii) a record of having, or being perceived as having, a physical or mental impairment. It does not include current illegal use of, or addiction to, a controlled substance (as defined by Section 102 of the Federal Controlled Substance Act, 21 U.S.C. Sec. 802). Persons with disabilities have the right to use the services of a guide, signal or service dog or other such designated animal and to keep such animals in or around their dwellings. At the request of a person with a disability (or by someone acting on behalf of such person with his or her written consent), a housing provider must make reasonable accommodations in rules, policies, practices or services when these accommodations may be necessary to afford a disabled person equal opportunity to use and enjoy a dwelling. A housing provider must allow a person with a disability (at the tenant's expense or at the expense of someone acting on behalf of such person with his or her written consent) to reasonably modify existing premises if the modifications are necessary to afford the disabled person full enjoyment of the premises. In furtherance of these rights, the City shall modify its existing AHO and Zoning Ordinance to: (1) incorporate Fair Employment and Housing Act provisions into each Affordable Housing Agreement governed by the AHO; (2) give priority to disabled persons (second only to displaced persons) in occupying affordable units governed by the AHO; and (3) institute a new abbreviated variance procedure, expressly designed to accommodate adaptive retrofit requests (e.g., discretionary authority vested with the Planning Director under a Development Plan procedure employing a processing fee no greater than the amount charged for a Minor Use Permit with findings tailored to the circumstances particular to the occupant or use of the premises rather than physical features particular to the property). In addition, the City shall: (4) disseminate information on the rights of the disabled as part of the Information and Referral Program listed under Equal Housing Opportunity; and (5) seek grant funds and establish an adaptive retrofit program to underwrite the expense of modifying dwellings to accommodate the needs of persons with disabilities.*

Status: Objective partially accomplished. Section 19.16.022 and Chapter 19.08 of the Municipal Code have been updated to include the provisions in the first three items. Item 4 is ongoing. Item 5 was not completed.

Recommendations: Eliminate items 1 through 3. Restate items 4 and 5.

Programs – Conservation and Rehabilitation

Goal: To conserve and rehabilitate the City's current stock of affordable housing.

Program 14 - Property Rehabilitation. *Field surveys conducted at the end of 2002 suggest that the City's overall housing rehabilitation needs are modest. Less than 5% of the City's housing was deemed substandard. Most of this housing is occupied by renters, presumably by persons of low and moderate income. At present, the City provides financial assistance to People Helping People in underwriting the expense of making emergency repairs to mobile homes within*

Buellton (representing approximately 25% of the City's total housing inventory). According to on-site resident managers, approximately 16 manufactured homes are currently in need of repair. In response to these needs, the City shall: (i) continue its financial support of the mobile home repair program; (ii) evaluate expansion of emergency repair assistance to encompass low and very low income single family owner occupants, adaptive retrofit needs of disabled persons and inclusion of energy conservation features; (iii) conduct a focused outreach to owners of substandard rental property to identify interest/willingness to engage in cooperative rehabilitation; (iv) establish a budget and seek grant funds to underwrite these endeavors; and (v) prioritize funds according to the severity of need and link affordable housing covenants to the amount of funds required.

Status: Ongoing. In July 2007 the City sent letters to the owners of all rental apartment property in Buellton to identify interest/willingness to engage in cooperative rehabilitation. Only two property owners responded and it did not result in any cooperative rehabilitation. In November 2008, the City Council approved a Housing Conservation Program for low income owner occupied single family housing to assist in emergency and cosmetic repairs. The program is an equity share loan funded by redevelopment housing set-aside funds. The HCP is administered under contract by Habitat for Humanity of Northern Santa Barbara County. One resident has benefited from this program and made some necessary repairs to the home.

Recommendation: Restate and continue program in the 2009-2014 Housing Element.

Program 15 - Code Enforcement. *As previously noted, less than 5% of the City's housing is deemed substandard. However, nearly half of the substandard units are classified as dilapidated or functionally obsolete and all of these units are renter occupied. Observed conditions may be so severe as to result in demolition or removal should the City proceed with enforcement action. Apart from substandard conditions, tenants are also subject to displacement resulting from conversion of use. Since 1993, a total of 18 dwellings have been removed from the City's housing inventory by reason of change or expansion of use; an undeterminable number of occupants may have been renters of target income groups. In addition to residential units whose continued use may be in jeopardy, there are an underdetermined number of motel rooms (concentrated in the area of Avenue of Flags) that may be in violation of zoning regulations by virtue of their long-term residential use; an additional 37 motel rooms have recently been permitted for conversion to another use. To protect tenants without compromising land use policies or vested property owner rights, the City shall undertake the following actions.*

a. Relocation Assistance. *The City shall amend its existing AHO to institute tenant notice and relocation payments consistent with all of the provisions and requirements of Health & Safety Code sections 50651 through 50659.3. The AHO amendment shall be applicable to the demolition or conversion of all residential rental units regardless of whether tenant displacement: (i) results from code enforcement, or voluntary acts of the owner of such units; or (ii) is otherwise exempt from the replacement housing provisions of the AHO. The AHO Amendment shall: (i) make relocation notice and payments the residential rental unit owner's responsibility (provided that the City may elect to provide the notice and advance the payments*

under the provisions of Health and Safety Code Section 50657); (ii) establish the amount relocation assistance as constituting greater of (a) two times the actual monthly rent or (b) six times the monthly difference between the Affordable Housing Price (rent) and the current Fair Market Rent published by the Santa Barbara County Housing Authority in conjunction with the federal Section 8 Housing Assistance Payments Program. In all other respects the AHO shall incorporate and conform to the relocation payments, tenant noticing, appeals process and tenant disqualification provisions of Health and Safety Code §§50651-50659.3. These obligations shall apply to all projects for which discretionary permit approval is granted on or after the effective date of the AHO amendment; provided, however, that relocation requirements stipulated under redevelopment shall govern projects financed, in whole or in part, by the Redevelopment Agency.

b. Abatement Process. *The City shall amend its existing AHO to institute special procedures in regard to abatement of substandard housing conditions. Under the AHO amendment, a tenant shall not be required to move until proper notice has been given and relocation payments have been made, except or unless the conditions of the property are so severe as to pose an immediate and serious threat to the health or safety of the occupants, in which case: (i) the City may suspend the requirement for notice and payment of relocation assistance prior to displacement; (ii) the property shall be vacated in the time and manner provided by law; and (iii) prior to displacement of the occupants, the City shall contact the Santa Barbara County Housing Authority (SBCHA) and Santa Ynez People Helping People regarding the impending displacement, request that those agencies provide a preference for the occupants for subsidized housing, and provide the occupants with a referral to the SBCHA and People Helping People. In the event that the property must be vacated before the notice and relocation payment requirements are satisfied, the owner shall remain responsible for payment of relocation assistance after the tenants have been displaced.*

c. Transient Occupancy. *The City shall amend its Municipal Code to: (i) clarify the definition of hotel and motel uses with respect to duration of occupancy; (ii) allow for a reasonable number of long-term visitor stays; (iii) provide for a reasonable amortization of existing non-conforming use; and (iv) make allowances for relocation payments in the event of tenant displacement. As part of the Municipal Code amendment, the City shall: (i) undertake an analysis of candidate properties; (ii) ascertain the breadth and magnitude of potential non-conforming conditions; and (iii) evaluate the feasibility of an amnesty program whereby limited residential use may be continued in exchange for affordable housing covenants.*

Status: Objective partially accomplished. Section 19.16.017, which addresses items a and b, was added to the Municipal Code. Item c has not been completed.

Recommendation: Eliminate items a and b. Restate item c in the 2009-2014 Housing Element.

Program 16 - Affordable Covenants and Interim Assistance. *Several recent projects approved or constructed in the vicinity of Avenue of Flags may be candidates for purchase of affordable covenants. These projects were approved prior to the AHO becoming effective and are exempt from the City's inclusionary requirements. The purchase of covenants could add units to the*

City's permanent supply of affordable housing or provide interim assistance for temporary stays (i.e., emergency and transitional housing). The most likely candidates are those properties where off-setting incentives could be offered in lieu of financial consideration. Such incentives might include on-street parking credits, relaxed development standards and redevelopment property tax credits. Accordingly, the City shall undertake the following: (i) contact property owners of candidate properties to ascertain their interest and willingness to entertain purchase of affordable covenants; (ii) negotiate the terms and conditions of participation; (iii) establish a budget and seek grant funds to underwrite these endeavors; and (iv) conclude the purchase of affordable covenants. As a complimentary action, interim assistance is currently available through People Helping People in the form of emergency mortgage and rent assistance to forestall untimely displacements. Concurrent with its assessment of affordable covenants, the City shall evaluate financial resources by which to continue and broaden the emergency mortgage and rent assistance program.

Status: Objective not accomplished. There are currently no projects that this program would apply to.

Recommendation: Eliminate Program from the 2009-2014 Housing Element.

Program 17 - Energy Conservation. *The City will continue to collect, maintain and disseminate information from Pacific Gas and Electric ("PG&E") to encourage existing residents to participate in energy efficiency retrofit and rebate programs. This information will be maintained at City Hall and relevant topics will be periodically featured in the City's semi-annual newsletter that is distributed to all residents. In addition, the City will: (i) post relevant information on its official website; (ii) integrate energy retrofit improvements into its emergency repair and housing rehabilitation programs; and (iii) sponsoring an energy awareness program, in conjunction with PG&E, to educate residents about the benefits of various retrofit and rebate programs.*

Status: Ongoing.

Recommendation: Restate and continue program in the 2009-2014 Housing Element.

Programs – Equal Housing Opportunities

Goal: To affirmatively further fair housing and assure equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.

Program 18 - Fair Housing Services. *The Federal HOME (Investment Partnership Act) Program provides access to grant funds targeted at low and very low income families. Eligible uses of these funds include homeownership assistance, multifamily rental project assistance, homeowner rehabilitation, and tenant based rental assistance. To enhance their prospects for Federal HOME funding, the Cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria and Solvang have formed a consortium in cooperation with Santa Barbara County. As a member of*

the HOME Consortium, the City of Buellton has access to a variety of fair housing services sponsored by the County including the Rental Housing Mediation Task Force, fair housing publications and website information. Due to limited funding, these services are typically restricted to residents and property owners within unincorporated areas of the County. To expand access to these programs and assure their continued availability to Buellton, the City shall enter into discussions with the County and arrange a transfer or trade of HOME funds (or Federal CDBG funds should they subsequently become available) in exchange for access to County-sponsored fair housing counseling, information dissemination and referral services.

Status: Ongoing. The City has not transferred or traded funds with the County, but because the City is a member of the HOME Consortium its residents have access to fair housing services.

Recommendation: Restate and continue program in the 2009-2014 Housing Element.

Program 19 - Information and Referral. *The City will continue to collect, maintain and disseminate information from the County, Housing Authority and State Department of Equal Housing and Employment regarding housing and tenant rights. This information will be maintained at City Hall and relevant topics will be periodically featured in the City's semi-annual newsletter that is distributed to all residents. The City will also: (i) post relevant information on its official website; (ii) conduct a focused mailing of relevant materials to landlords and tenants; and (iii) refer complaints directly to the State Department of Fair Employment and Housing. In addition, the City in partnership with the County of Santa Barbara (acting by and through the HOME Consortium and CDBG Program) and other public and non-profit agencies, will jointly sponsor and avail its facilities to provide an educational seminar on tenant and property owner rights and responsibilities under state and federal fair housing laws.*

Status: Ongoing. The City participated in a Fair Housing Seminar in October 2004.

Recommendation: Restate and continue program in the 2009-2014 Housing Element.

Program 20 - Affirmative Marketing. *Under the City's existing AHO, an Affordable Housing Agreement is required for all inclusionary dwellings, density bonus units and replacement housing governed by the AHO. Each Agreement must be submitted to the City Council for review and approval prior to recordation. The City shall amend the AHO and incorporate Affirmative Fair Housing Marketing requirements into all Affordable Housing Agreements as follows: (i) Fair Housing – each housing sponsor shall carry out an affirmative program to attract tenants, regardless of sex, of all minority and majority groups to the encumbered property, publicizing to minority persons the availability of housing opportunities regardless of race, color, religion, sex or national origin, through the type of media customarily utilized by the qualified tenants, including minority publications or other minority outlets which are available in the housing market area, and all advertising shall include either the HUD-approved Equal Housing Opportunity logo or slogan or statement and all advertising depicting persons shall include persons of majority and minority groups, including both sexes; (ii) EEO Notice (Office) -*

- each housing sponsor shall prominently display in all offices in which sale or rental activity pertaining to the encumbered property takes place the HUD-approved Fair Housing Poster and include in any printed material used in connection with said sales or rentals, the HUD-approved Equal Housing Opportunity logo or slogan or statement; (iii) EEO Notice (Property) – the housing sponsor shall post in a conspicuous position within the encumbered property a sign displaying prominently either the HUD-approved Equal Housing Opportunity logo or slogan or statement; and (iv) Fair Housing Compliance -- as part of the annual reporting process, the housing sponsor shall document any and all claims of housing discrimination filed in regard to the encumbered property and the disposition of such claims. Subject to the limits of fair housing and associated laws, and notwithstanding the preferences granted to displaced persons and persons with disabilities (Program 13), Buellton residents shall be afforded priority in occupying affordable housing governed under the AHO.

Status: Objective Accomplished. Section 19.16.022 of the Municipal Code was revised to require this affirmative marketing.

Recommendation: Eliminate Program from the 2009-2014 Housing Element.

Program 21 - Public Participation and Monitoring. Prior to any public hearing where the City is considering amending or updating the Housing Element, the City will post notices at significant public locations and shall directly notify the California Department of Housing and Community Development, People's Self Help Housing Corporation, Santa Barbara Community Housing Corporation, People-Helping-People, Cabrillo Economic Development Corporation (CEDC), Santa Barbara County Housing Authority, California Rural Legal Assistance, Home Builders Association of the Central Coast, local churches and all others expressly requesting to receive notice of such matters. Notice shall also be given in conjunction with annual review of Housing Element performance. In addition, the City, acting by and through its Redevelopment Agency, shall amend the Buellton Improvement Project Redevelopment Plan and 5-Year Implementation Plan to fully integrate and incorporate of the affordable housing policies and programs set forth in the Housing Element.

a. Annual Review. No less often than once each year, the City shall conduct a noticed meeting to assess housing performance and undertake program adjustments in connection with the planning report required by California Government Code Section 65400. Net RHNA goals (as defined in Program 2) shall be recomputed at this time, along with necessary and appropriate changes in the AHOZ and CR Variable Limit (Programs 2 and 3). At a minimum, the City shall modify its programs and policies to ensure that adequate sites, suitably zoned, are available to accommodate the City's Net RHNA goals for very low and low income in accordance with the provisions of Program 2.a.. Such actions include, but are not necessarily limited to: (i) the designation of additional AHOZ sites; (ii) an increase in the base density of property with an AHOZ designation; or (iii) rezoning of non-residentially zoned property for exclusive residential use at a minimum density of 25 units per acre.

b. Program Promotion. *As part of the annual review process, the City shall promote the availability of housing assistance programs and conduct a workshop with specific emphasis on Programs 2, 3, 4, 7, 13, 17 and 15a. No less than once a year, these programs will be advertised in the City's semi-annual newsletter that is distributed to all residents and posted on the City's official website.*

Status: Ongoing and objective accomplished. The City continues to post and provide notices as described when amending or updating the Housing Element. In June 2005 the Buellton Improvement Project Redevelopment Plan and Implementation Plan were amended to incorporate the affordable housing policies. The Implementation Plan will be updated again in 2010. The City has conducted annual reviews to assess housing performance. The promotion of the programs in the Housing Element is ongoing. Information is provided to the public and developers as requested and articles have been published in the City's newsletter.

Recommendation: Restate and continue program in the 2009-2014 Housing Element. Eliminate the part of the program that requires that the Buellton Improvement Project Redevelopment Plan be updated.

Programs – Preservation of At-Risk Units

Goal: Retention and continuation of affordability covenants on all covered units at risk of conversion in Buellton.

Program 22 - Affordable Housing Monitoring. *The City shall maintain, in coordination with the Santa Barbara County Housing Authority and all other non-profit housing sponsors, a list of all dwellings within the City that are subsidized by government funding or low income housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government program, and the date at which the units may convert to market-rate dwellings. In addition, the City shall: (i) amend its existing AHO to impose two-year noticing as part of the Affordable Housing Agreements executed and recorded in connection with covered units; (ii) notify the current owner/manager of Central Gardens I of the two year notice requirement and record a declaration to this effect upon title; and (iii) document the status of all covered units as part of its year-end report required pursuant to Government Code Section 65400.*

Status: Ongoing and objective partially accomplished. A list of all affordable dwellings is posted on the City's web site. Section 19.16.022 of the Municipal Code was updated to incorporate the two year notice requirement. Central Gardens was not notified of the noticing requirement. The status of all covered units has been and will continue to be a part of the year-end report.

Recommendations: Restate and continue program in the 2009-2014 Housing Element. Eliminate items i. of the additional items noted in the program.

Affordable Housing Overlay Zone and Inclusionary Housing: An Ordinance establishing an Affordable Housing Overlay Zone (AHOZ) on nine sites in Buellton was approved in October 2005. The sites have an underlying zoning designation of commercial or industrial. The AHOZ allows a residential project to be developed on the property. The project must have at least 25 units per acre and 20% of the units must be designated for households with low, very low, or moderate incomes. Projects have been approved on two of the AHOZ sites. Juliette Walk is a for sale condominium project that consists of 44 condominiums. Four of the condominiums are very low income units and three of the condominiums are low income units. This project is currently under construction. Polo Village is a 53 unit rental apartment project. The units will consist of one and two bedroom units. Five of the units will be for households with very low incomes, three units will be for households with low incomes, and three will be for households with moderate incomes. This project was approved in April 2008 and is not yet under construction.

An Ordinance which updated the City's inclusionary housing requirements was approved in September 2006. Some of the revisions included allowing residential projects that met specific requirements to be approved by the Planning Director with a Zoning Clearance, requiring at least 15% of the units in new residential projects to be designated for households with very low, low, or moderate incomes, and instituting a density bonus and other incentives for developers of residential projects. Several projects have been approved and constructed that met these requirements. The Vintage Walk project is a mixed use project that includes 17 residential units and 10 commercial units. Four of the residential units are for very low income households and two of the units are for low income households. The affordable units are rental apartments that are managed by the Housing Authority of the County of Santa Barbara. The Valley Station project consists of 36 single family homes, a commercial building, and a mixed use building. The mixed use building includes commercial space and affordable rental apartments. The affordable apartments consist of three very low income units and four low income units, including one that meets the accessibility requirements in the Americans with Disabilities Act. These apartments are also managed by the Housing Authority of the County of Santa Barbara. In addition, the Golden Meadows project is a condominium project that includes 20 units. An affordable housing in-lieu fee of \$35,000 was required for this project.

Goal Attainment: Between 2001 and 2008, a total of 329 dwellings were added to the City's inventory of housing. An additional 351 units are presently under construction or approved but not yet started. Units currently in the pipeline since January 1, 2007, will be credited toward goals in the City's forthcoming Housing Element update. According to City records, 27 of the units built since 2001 were secondary dwellings and 3 of the units were multi-family units. The secondary dwelling units and multi-family units qualify as moderate income units. In addition, seven very low income units and 6 low income units were built. Also, a \$35,000 affordable housing in-lieu fee was paid for the Golden Meadows project. The balance of the units that were constructed, 286 in total, was constructed as market rate housing. The match between Housing Element goals and actual production appear in Tables 53 and 54. In summary, steady progress has been made in the areas of assisted housing and market rate housing; less so in the areas of secondary units, density bonus, mixed use, mobile homes, redevelopment and rehabilitation. The

match between types of housing is generally consistent with established goals, while tenure changes are undeterminable.

Table H-53: 2001-2007 Goal Allocation

	INCOME CATEGORIES			
	Very Low	Low	Moderate	Above Mod.
PROGRAM/APPROACH				
New Construction				
Under Construction			11	138
Entitled Projects	16	12	40	153
AHOZ Potential	271	200	174	3,522
Secondary Dwellings			877	
Multifamily Infill	5	4	3	83
Mixed Use	4	3	3	67
Total	296	219	1108	3963
Source: City of Buellton, Planning Department, 2004 Housing Element Programs and Goals.				

Table 54: 2001-2007 Performance

Income Groups	ACTUAL CONSTRUCTION				
	Under Construction	Entitled Projects	Secondary Dwellings	Multifamily Infill	Mixed Use
Very Low					7
Low					6
Moderate			27	3	
Above Moderate	149	181			
Total	149	181	27	3	13
Sources: City of Buellton, Planning Department, 2004 Housing Element, Programs and Goals. City of Buellton, Planning Department, General Plan Annual Report, Reporting Period - October 1, 2006 to September 30, 2007					

Program Ramifications: A qualitative assessment of existing housing programs along with recommended actions for the future has been completed. In summary, almost three quarters of the stated objectives within the previous Housing Element have been achieved and need not be continued or have continued relevance and should be retained; and only about a quarter were either not been achieved, were partially achieved or require retooling. Tables 53 and 54 provide

a quantitative assessment of numeric goals. The City realized approximately 12% of its new construction goals for moderate, low and very low income households. There is a clear and convincing need for deeper subsidies, land use incentives and layered funding to make development of affordable housing possible. Regional policy considerations are summarized in Table 55.

Table 55: Regional Housing Policies

AREAWIDE PROGRAMMATIC CONSIDERATIONS		
HOME Consortium 2008-2009 Action Plan Housing Strategy	Santa Barbara Urban County Partnership 2007-2010 Consolidated Plan	Home Builders Association Housing Element Policy Position Paper
<p>1. Large Families. There is a serious need for rental housing opportunities for large, extremely low, very low and low income families.</p> <p>2. Rental Housing. There is a serious need for rental housing opportunities (either new units or acquisition and rehabilitation of existing units) for small, extremely low, very low, and low income households including units for elderly and special needs households.</p> <p>3. First Time Homeownership. There is a serious need to increase the opportunities for homeownership for low income first time homebuyers.</p> <p>4. Special Needs. There is a serious need for Permanent Supportive Housing/Transitional Homes/SROs (Single Room Occupancy) to address the needs of the homeless and/or special needs clients, and the extremely low, very low and low income individuals and families who are at imminent risk of becoming homeless.</p>	<p>1. Large Families. There is a serious need for rental housing opportunities for large, extremely low, very low and low income families.</p> <p>2. Rental Housing. There is a serious need for rental housing opportunities (either new units or acquisition and rehabilitation of existing units) for small, extremely low, very low, and low income households including units for elderly and special needs households.</p> <p>3. First Time Homeownership. There is a serious need to increase the opportunities for homeownership for low income first time homebuyers.</p> <p>4. Special Needs. There is a serious need for Permanent Supportive Housing/Transitional Homes/SROs (Single Room Occupancy) to address the needs of the homeless and/or special needs clients, and the extremely low, very low and low income individuals and families who are at imminent risk of becoming homeless.</p>	<p>1. Land Use Policies. Ensure that housing is considered in all public policy, land use and other planning and strategic decisions; promote affordable housing of all types and sizes near employment centers, public transportation and shopping complexes to reduce the need for commuting and for more expensive infrastructure; zone more land for all kinds of housing to encourage the construction of various sizes and types of homes, including single- family, granny units, condominiums and apartments; provide density bonus above the state’s 25% level as an incentive to builders willing to produce rental housing and moderately priced for-sale homes; and allow builders to create more flexible living environments that can be expanded as families grow.</p> <p>2. Development Practices. Broaden funding sources for public infrastructure, adjust development standards to accommodate higher densities, incentivize near-term residential development, allow for creative application of building standards, avail public land for affordable housing development, promote workforce housing.</p> <p>3. Development Standards. Reduce lot size requirements for affordable housing projects, decrease parking requirements for projects near</p>

		<p>transit and employment centers and increase allowable densities for mixed-use affordable projects.</p> <p>4. Implementation. Establish advisory process to monitor housing practices, promote public awareness of housing needs, dedicate more redevelopment funds to produce affordable housing, delay impact fee collection to actual occupancy, waive/defer fees for affordable housing projects, pursue grant funds to underwrite/supplement housing program costs, link inclusionary policies to development incentives, and consider general obligation bonds to support affordable housing</p>
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Resource Inventory: The City realized 12% of its new construction goals for moderate, low and very low income households in the past Housing Element cycle. To reiterate an earlier statement, there is a clear and convincing need for deeper subsidies, land use incentives and layered funding to make development of affordable housing possible. This is particularly true of very low income where the needs are the greatest and the numeric RHNA goals the highest. Local funds alone are insufficient to meet that need. Instead, the City will need to draw upon a variety of existing and potential funding resources available from state, federal and private sources. A partial listing of funding sources appears in Table 56. Locally, the most significant and immediately available resources are summarized below:

a. Redevelopment Housing Set Aside. State law requires that redevelopment agencies setaside no less than 20% of all tax increment revenue derived within designated project areas for activities that increase, improve or preserve the supply of housing affordable to persons of low and moderate income. The City Council has increased the amount of setaside to 25% of all tax increment revenue. Such funds may be used to finance home purchases, housing rehabilitation and new construction in neighborhoods inside or outside the Project Area. In addition, 15% of all new privately developed housing and 30% of Agency-assisted housing within the Project Area must be made affordable to persons and families of low and moderate income. This particular requirement is now codified in the City's recently adopted AHO. As of the period ending October 30, 2008, the Buellton Redevelopment Agency has accrued \$1,132,410 in housing setaside. These funds are unencumbered and available for immediate use. A \$20,000 loan through the Housing Conservation Program was issued using these funds. For the balance of the Housing Element planning period, an additional \$900,000 in housing setaside funds are anticipated. These funds have been used to finance the city's Housing Conservation Program and have assisted in private projects in the Redevelopment Area. The city will continue with these types of assistance and will seek partnerships with for-profit and non-profit developers to produce affordable housing.

b. HOME Investment Partnership Program. Federal HOME can be used for a variety of activities that promote affordable rental housing and homeownership for low and very low income households. Funds may be used for building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. Grant recipients must provide a local match ranging between 25 and 50% depending on program activity. To enhance their prospects for funding, the Cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria and Solvang have formed a consortium formed in cooperation with Santa Barbara County. Since forming this alliance, the HOME Consortium has succeeded in securing funds in each of the annual application cycles dating back to 1999. Buellton's proportionate share of funds totals approximately \$150,000. Rather than spend small amounts incrementally, the City has opted to accrue its allocation until a single project warrants their expenditure. Based on the Consortium's track record in the past, the City anticipates receiving an additional \$85,000 in HOME funds for Buellton during the remaining Housing Element planning period, bringing the total available to \$235,000. The City has made the HOME funds available for 2009-2010 HOME funding cycle.

c. **Community Development Block Grant Program.** The City of Buellton is eligible to receive Community Development Block Grant funding annually through the Urban County Program. Santa Barbara County was deemed an urban county in 2007. Under the Urban County Program, member jurisdictions are entitled to annual CDBG allotments directly through the U.S. Department of Housing and Urban Development. The program is administered for the City by the County of Santa Barbara. A portion of these proceeds are available for affordable housing projects and public facilities serving low income residents, including new housing construction, ownership and rental rehabilitation, infrastructure improvements and the provision of public facilities and services for low income residents. The balance of this funding can be utilized for economic development and planning activities. This is a competitive program, requiring the preparation of an annual application to the State in response to a Request for Proposals. The first year that the City received a CDBG allotment was 2007, however it did not distribute funds until the following year. In 2008 a total of \$9,134.00 in Human Services Funding was distributed to People Helping People and the Legal Aid Foundation. The City also had a total of \$51,760 available for capital projects funding, however no applications were received so the funding was not distributed.

d. **County Housing Trust Funds.** Santa Barbara County receives fees assessed on developers and project owners to support the production and maintenance of affordable housing. These funds are disbursed to private and non-profit developers and public agencies for the provision of the range of housing alternatives, including moderate, low and very low income ownership and rental housing, special needs and farmworker housing, and transitional housing. These funds are most often used to supplement projects already receiving federal, state or other local funding support. At present, there is an unencumbered balance of approximately \$800,000 specifically earmarked for the Santa Ynez Valley planning area. These funds are available on an on-going basis. The County also has the ability to supplement this geographic reservation through an annual application process. In each case, funds are awarded on a case-by-case basis.

e. **Non-Profit Housing Organizations.** In addition to direct funding, Buellton has access to indirect resources through alliances with local non-profit housing organizations. The organizations most active in Santa Barbara County include: (i) Housing Authority of Santa Barbara County, a political subdivision of the State responsible for providing affordable housing through rent subsidy programs or by occupancy in one of its housing developments; (ii) Peoples' Self-Help Housing Corporation (PSHHC), a non-profit housing developer providing design, implementation, technical assistance and property management of low income ownership and rental housing; (iii) Santa Barbara Community Housing Corporation, specializing in housing finance and providing information, education, property management and technical assistance to persons and organizations who want to develop low income housing; (iv) Cabrillo Economic Development Corporation (CEDC), offering construction, property management, homeownership, counseling and community building services; and (v) Habitat for Humanity, a non-profit which administers the City of Buellton's Housing Conservation Program which provides financial assistance to owner-occupants of single family homes to undertake needed repairs and improvements.

Table 56: State Funding Programs

PROGRAMS ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT		
Rental Programs	Program Description	Total Funds Available
Multifamily Housing Program (MHP) - General	Low-interest loans for development of affordable rental housing.	\$345 million
Multifamily Housing Program (MHP) - Supportive Housing	MHP funds reserved for development of units for the disabled. Available with MHP General funds (under the same NOFA).	\$195 million
Multifamily Housing Program (MHP) - Services Space	MHP funds reserved for development of space for health and social services connected to MHP projects. Available with MHP General funds (under the same NOFA).	\$20 million
Multifamily Housing Program (MHP) - Homeless Youth	MHP funds to provide housing for homeless youth.	\$50 million
Local Housing Trust Fund Program	Matching grants to local agencies who operate local housing trust funds.	\$23.8 million
Accessibility Grants for Renters	Grants by HCD to local agencies to fund accessibility improvements for disabled renters.	\$4.75 million
Transit-Oriented Development Housing Program (TOD)	Provides funding for infrastructure and higher-density housing near qualifying transit stations.	\$ 300 million
Homeownership Programs	Program Description	Total Funds Available
CalHome	Grants and loans by HCD to local public agencies and nonprofits to fund local homeownership programs and developments.	\$290 million
Building Equity and Growth in Neighborhoods (BEGIN)	Grants by HCD to local public agencies that adopt measures to encourage affordable housing. Grant funds must be used for downpayment assistance for low	\$125 million

	and moderate income homebuyers.	
CalHome: Self-Help Housing set aside	Grants to organizations to assist low and moderate income households who build their own homes.	\$10 million
PROGRAMS ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT		
Farmworker Housing	Program Description	Total Funds Available
Joe Serna Jr. Farmworker Housing Grant Program (JSJFWHG) - General	Grants and loans for development of rental and ownership housing for farmworkers.	\$135 million
Joe Serna Jr. Farmworker Housing Grant Program (JSJFWHG) - Migrant Housing	JSJFWHG funds reserved for development of housing for migrant farmworkers.	\$13 million
Joe Serna Jr. Farmworker Housing Grant Program (JSJFWHG) Housing w/Health Services	JSJFWHG funds reserved for housing with health services for farmworkers.	\$17.5 million
Emergency Housing Assistance Program (EHAP)	Grants for development of emergency shelters (no operating subsidy).	\$50 million
Jobs Housing Balance Incentive Grant Program	Grants to local governments that approve increased housing production.	\$25 million
Workforce Housing Reward Program	Grants to local governments that approve affordable housing projects.	\$70 million
Code Enforcement Incentive Program	Grants for capital expenditures for local code enforcement departments.	\$4.75 million
PROGRAMS ADMINISTERED BY THE CALIFORNIA HOUSING FINANCE AGENCY (CalHFA)		

Program Name	Description	Total Available Funds
California Homebuyer's Downpayment Assistance Program (CHDAP)	Deferred payment down payment assistance loans for first-time moderate income homebuyers.	\$200 million
Homeownership in Revitalized Areas Program (HIRAP)	Downpayment assistance targeted to first-time low income homebuyers purchasing in revitalization areas.	\$12.5 million
School Facility Fee Downpayment Assistance Program	Downpayment assistance grants for homebuyers of newly constructed homes	\$50 million
Mortgage Insurance	Insurance for home mortgages.	\$85 million
Extra Credit Teacher's Home Purchase Assistance (Extra Credit Teacher Program)	Provides up to 100% financing to eligible teachers, administrators and staff members working in low performing schools	\$25 million
Preservation Opportunity Program	Supplemental financing for "at-risk" subsidized rental developments receiving bond financing from CalHFA.	\$45 million
Residential Development Loan Program	Project specific funding for local government agencies for affordable infill, owner occupied developments.	\$ 75 million
Source: State of California, Department of Housing and Community Development, January 2008.		

Appendix A

Table A-1: Vacant AHOZ Properties*

AHOZ Site	Net Acres**	APN	General Plan	Zoning	Housing Units
I	17.10	137-090-006, -007	Industrial	M - AHOZ	428
II	15.00	099-400-064, -065	General Commercial	CR - AHOZ	375
III	3.20	137-170-059, -060	General Commercial	CR - AHOZ	80
IV***	1.60	137-090-067	General Commercial	CR - AHOZ	53
VII	1.15	137-190-013, -017, -024, -026, -032, -033	General Commercial	CR - AHOZ	29
IX	6.00	137-200-077, -078, -087, -094	General Commercial	CR - AHOZ	150
X	3.00	137-170-053	General Commercial	CR - AHOZ	75
XI	4.04	137-170-067	General Commercial	CR - AHOZ	101
TOTAL (GROSS)					1,278
TOTAL (NET)****					785

*Pursuant to Section 19.16.013 of the Municipal Code, these commercially/industrially zoned properties may be developed entirely as residential at a minimum density of 25 units per net acre with a minimum of 20% of the units required to be affordable

**Net acres is based on the definition of Net Buildable Area and is derived from Table 2-8B of the Final EIR for the General Plan Update-Land Use and Circulation Elements, August 4, 2005, and codified in Table 5 of Section 19.16.013 of the Buellton Municipal Code (AHOZ Ordinance). Acreage shown is estimated and the actual net acreage will be determined at the time of entitlements

***AHOZ Site IV reflects an approved development plan for a 53 unit apartment complex – with the exception of the very low and low income units, the remaining units are counted towards moderate income goals based on the survey data obtained in conjunction with the 2004 Housing Element and verified with this update

****The net total is based on a reduction in AHOZ sites (as discussed in Program No. 1)

Table A-2: Vacant Residential Properties*

APN	Acres	General Plan	Zoning	Housing Units	Notes
137-090-045	12	Specific Plan	CR-SP	244	Part of The Village Specific Plan, Ordinance No. 07-07
099-283-001	0.26	Multi-Family Residential	RM-16	4	
099-283-005	0.17	Multi-Family Residential	RM-16	3	
099-283-006	0.17	Multi-Family Residential	RM-16	3	
099-300-023	1.00	Low Density Residential	RS-6	6	
099-660-032	0.33	Low Density Residential	RS-6	2	
099-660-033	0.16	Low Density Residential	RS-6	1	
099-660-034	0.19	Low Density Residential	RS-6	1	
TOTAL				264	

*Does not include any density bonus or other modifications to the base density;15% inclusionary housing requirement for all projects

Table A-3: Vacant Mixed Use Properties*

APN	Acres	General Plan	Zoning	Housing Units	Notes
099-690-011	0.82	Service Commercial	CS	4	
099-690-027	0.97	Service Commercial	CS	5	
137-200-085	14	General Commercial	CR	112	
137-170-011	0.77	General Commercial	CR	6	
137-170-068	4.25	General Commercial	CS	21	
137-560-001	1.37	Service Commercial	CS	7	
137-560-003	1.00	Service Commercial	CS	5	
137-170-047	1.72	General Commercial	CR	8	Based on one net acre of buildable area
099-283-010	0.24	General Commercial	CR	2	
TOTAL (GROSS)				170	
TOTAL (NET)**				73	

*The City Council will be reviewing the mixed use density. It is anticipated that the density will be 8 units per acre for the CR zone and 5 units per acre for the CS zone; does not include sites identified as AHOZ properties; 15% inclusionary housing requirement

**It is anticipated that the City Council will approve a 100 unit limit for mixed use projects. 73% of the units have been allocated to Table A-3. 27% of the units have been allocated to Table A-5.

Table A-4: Underdeveloped Residential Properties*

APN	Acres	General Plan	Zoning	Net Housing Units**	Notes
099-283-007	0.34	Multi-Family Residential	RM-16	3	1 existing dwelling unit
099-271-034	0.28	Multi-Family Residential	RM-16	4	1 existing dwelling unit
099-271-035	0.64	Multi-Family Residential	RM-16	10	1 existing dwelling unit
099-271-003	0.23	Multi-Family Residential	RM-16	3	1 existing dwelling unit
099-271-004	0.17	Multi-Family Residential	RM-16	2	1 existing dwelling unit
099-271-005	0.17	Multi-Family Residential	RM-16	2	1 existing dwelling unit
099-660-035	2.44	Low Density Residential	RS-6	9	1 existing dwelling unit – due to site configuration, assumes 70% of maximum density can be developed
TOTAL				33	

*Does not include any density bonus or other modifications to the base density;15% inclusionary housing requirement for all projects

**Assuming build-out at maximum density minus the existing onsite units

Table A-5: Underdeveloped Non-Residential Properties (Mixed Use)*

APN	Acres	General Plan	Zoning	Housing Units**	Notes***
137-170-006	1.2	General Commercial	CR	10	Existing retail building
137-170-007	0.91	General Commercial	CR	7	Existing motel
137-170-008	0.95	General Commercial	CR	8	Existing motel
099-690-031	0.23	General Commercial	CR	2	1 existing dwelling unit
099-690-028	0.11	General Commercial	CR	1	1 existing dwelling unit
099-690-029	0.18	General Commercial	CR	1	1 existing dwelling unit
099-690-030	0.27	General Commercial	CR	2	1 existing dwelling unit
137-170-062	0.22	General Commercial	CR	2	Existing motel
137-170-063	1.40	General Commercial	CR	11	Existing motel
099-292-019	0.15	General Commercial	CR	1	Existing storage yard
099-282-008, -009, -013	0.65	General Commercial	CR	5	Existing retail building – one property owner
099-282-010	0.32	General Commercial	CR	3	Existing restaurant
137-190-022	0.90	General Commercial	CR	7	Existing small retail buildings
137-190-007, -015	0.49	General Commercial	CR	4	1 existing dwelling unit
TOTAL (GROSS)				64	
TOTAL (NET)****				27	

* The City Council will be reviewing the mixed use density. It is anticipated that the density will be 8 units per acre for the CR zone and 5 units per acre for the CS zone; does not include sites identified as AHOZ properties; 15% inclusionary housing requirement

**Assuming build-out at maximum density minus the existing onsite units if applicable

***Assumes replacement of existing use with a mixed use project to further the City's Avenue of Flags Urban Design Plan and/or Mixed Use Regulations

**** It is anticipated that the City Council will approve a 100 unit limit for mixed use projects. 73% of the units have been allocated to Table A-3. 27% of the units have been allocated to Table A-5.