

City of Buellton Housing In-Lieu Fees 2017

\$110,500 for each very low and low income unit, or fraction thereof, required

\$55,250 for each moderate income unit, or fraction thereof, required

Buellton's fees are benchmarked against the Very Low and Low Income fees for the County of Santa Barbara Santa Ynez Housing Market Area. These fees are adjusted on a regular basis.

(Source: <http://cosb.countyofsb.org/housing/default.aspx?id=50515>)

Pursuant to the adopted Housing Element and Chapter 19.16 of the Buellton Municipal Code, development projects have a 15% inclusionary housing requirement and development projects subject to the Affordable Housing Overlay Zone (AHOZ) have a 20% inclusionary housing requirement.

The following is the breakdown (*) of the required inclusionary housing units pursuant to the 2015 Housing Element:

Very low income: 44%
Low income: 29%
Moderate income: 27%

Two moderate units may be exchanged for one very low income units.

Please refer to the Housing Element and Chapter 19.16 (*) for a complete discussion of the affordable housing requirements of the City of Buellton.

* *Note: See page 2 for calculation of unit breakdown per 2015 Housing Element*

EXAMPLE (For a Proposed Project with 10 Dwellings)

	Standard Inclusionary Program	Affordable Housing Overlay Zone
Inclusionary Percent	15%	20%
Required Affordable Units		
Very Low Income	10 Units x 15% x 44% = 0.66 Units	10 Units x 20% x 44% = 0.88 Units
Low Income	10 Units x 15% x 29% = 0.44 Units	10 Units x 20% x 29% = 0.58 Units
Moderate Income	10 Units x 15% x 27% = 0.41 Units	10 Units x 20% x 27% = 0.54 Units
Total	1.50 Units	2 Units
In-Lieu Fee Option		
Very Low Income	0.66 Units x \$110,500 = \$72,930	0.88 Units x \$110,500 = \$97,240
Low Income	0.44 Units x \$110,500 = \$48,620	0.58 Units x \$110,500 = \$64,090
Moderate Income	0.41 Units x \$55,250 = \$22,652	0.54 Units x \$55,250 = \$29,835
Total	\$144,202	\$191,165

(excerpted from)

[Title 19 ZONING](#)

[Chapter 19.16 AFFORDABLE HOUSING](#)

19.16.012 Definitions.

“Net RHNA Goals” means the RHNA allocation for Target Households as of the start of the planning period (“baseline allocation”), less dwelling units completed between the start of the planning horizon (as determined by operation of state law) and the date of adoption of the current Housing Element of the Buellton General Plan (“pre-adoption adjustment”), adjusted annually on January 1st and thereafter based on actual construction occurring during the previous twelve (12) months (“post-adoption adjustment”). In no event shall the percentage of Very Low Income units be less than forty (40) percent of the total inclusionary units. For purposes of the Housing Element adopted on June 10, 2004 and the update adopted February 26, 2015, the numeric and proportional allocation of Net RHNA Goals (as of the date of adoption of the Housing Element) is set forth in Table 4 below.

Table 4: Net RHNA Goals – 2009 Housing Element						2015 Housing Element	
Households by Income	Baseline Allocation	Pre-Adoption Adjustment	Post-Adoption Adjustment	Adjusted Total		No.	%
				No.	%		
Target Households							
Very low *	129	-7	TBD	136	42%	66	44%
Lower	91	-7	TBD	98	31%	44	29%
Moderate	88	0	TBD	88	27%	41	27%
Subtotal				322	100%	151	
Above Moderate	228	113	TBD	115		124	
Total	536	99	TBD	437		275	
Note: Post-adoption adjustment will be effective as of January 1st of each year based on actual construction occurring during the previous twelve (12) months.							

* Includes “Extremely Low” and “Very Low”