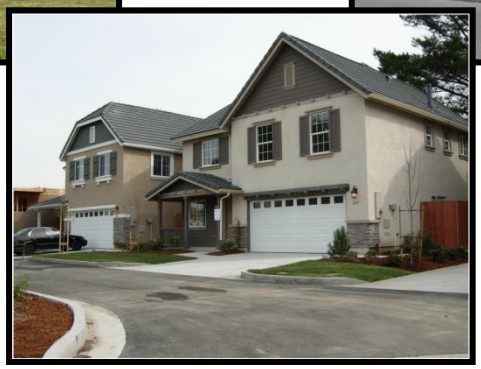
City of Buellton
Housing Element, 2015-2023



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CITY OF BUELLTON – HOUSING ELEMENT

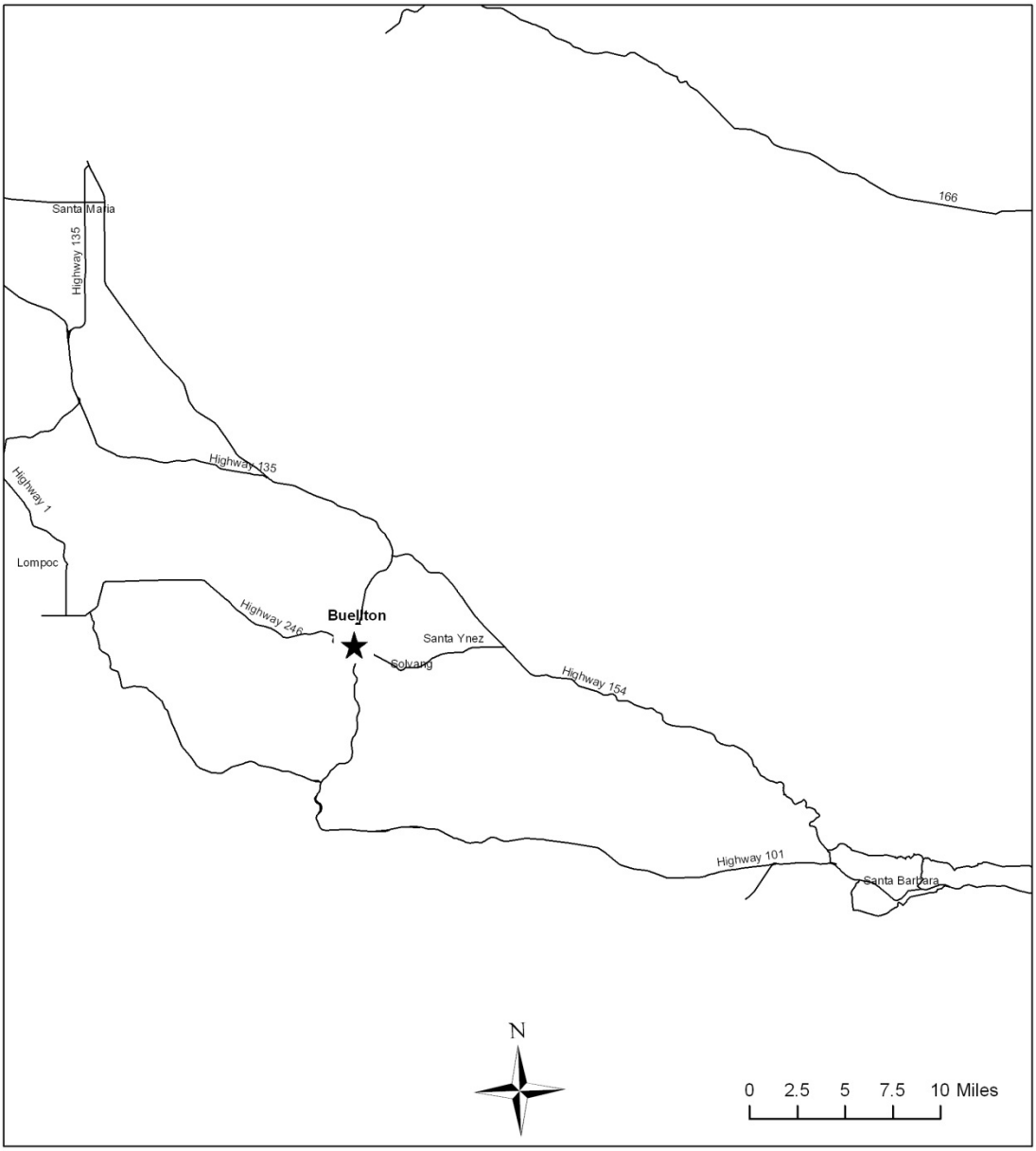
PART ONE: HOUSING GOALS, PROGRAMS, POLICIES AND QUANTIFIED OBJECTIVES

SECTION I: INTRODUCTION

Community Context: The City of Buellton is a California central coast community of 4,893 persons (Department of Finance, January 1, 2014) 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 2010 to 2014, Buellton experienced a growth of 0.6% in housing and 1.3% in population. Comparatively speaking, Buellton's rate of growth was one of the lowest among the jurisdictions in Santa Barbara County. Buellton's growth rate was slightly higher than Guadalupe and Goleta, which had the lowest growth rates. 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 the California Land Use Law applicable to all local governments. 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.

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 or eight years. State law has permitted some jurisdictions to be updated every eight years. The is permitted if their Metropolitan Planning Organization/Regional Transportation Planning Agency's elect to shift from a 5-year to a 4-year Regional Transportation Plan update by December 26, 2014, and meet requirements as specified in Government Code Sections 65080(b)(2)(M) and 65588(e)(3)(c).

The Santa Barbara County Association of Governments elected the 4-year Regional Transportation Plan. Therefore, Buellton's Housing Element is updated every eight 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 July 23, 2009 and amended on November 12, 2009. The City is required to update its Housing Element by February 15, 2015, reflecting a Housing Element planning period of February 15, 2015, to February 15, 2023, and a Regional Housing Needs Assessment (RHNA) time period of January 1, 2014 through September 30, 2022. 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, mobile homes, 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 56
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, including extremely low income households. These existing and projected needs shall include the locality's share of the regional housing need.	Part Two, Sections I and III Pages 41 and 56
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 53 and 56
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 14 and 85

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 85
65583(a)(5)	An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and 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.	Part Two, Section IV Page 68
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 68
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 56
65583(a)(8)	An analysis of opportunities for energy conservation with respect to residential development.	Part Two, Section IV Page 68
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 56

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 14, 20, 25, 30, 33 and 36
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 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.	Part One, Section IX Page 38
65583(c)(1)	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.	Part Two, Section V Page 85
65583(c)(2)	Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households.	Part One, Sections III and IV Pages 14 and 20
65583(c)(3)	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	Part One, Section VII Page 33

	for occupancy by, or with supportive services for, persons with disabilities.	
65583(c)(4)	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.	Part One, Section VI Page 30
65583(c)(5)	Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.	Part One, Section VII Page 33
65583(c)(6)	Preserve for lower income households the assisted housing developments.	Part One, Section VIII Page 36
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 38

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 in July 2013. 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: 2014 RHNA Allocations

Jurisdiction	Housing Allocation
Buellton	275
Carpinteria	163
Goleta	979
Guadalupe	50
Lompoc	525
Santa Barbara	4,099
Santa Maria	4,102

Solvang	175
Unincorporated	661
TOTAL	11,030

Table H-3: Buellton RHNA Income Breakdown

RHNA Total	Extremely Low	Very Low	Low	Moderate	Above Moderate
275	33	33	44	41	124

Update Process: The express focus of the 2015 Housing Element update consists of the following: (i) evaluate the implementation and effectiveness of the 2009 Housing Element programs; (ii) review, and revise as necessary, the goals, policies, and programs of the 2009 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 2015 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 public hearings were conducted with the Planning Commission and City Council regarding the 2015 Housing Element. These sessions were noticed to the groups indicated in Table H-4. In addition, a notice was posted on the City's web site, www.cityofbuellton.com, in August 2014. This updated Housing Element has been drafted in consideration of this early outreach, along with direction furnished by the Planning Commission and City Council.

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.

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: John Fowler 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: Mike Whiteford PO Box 748 San Luis Obispo, CA 93406
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: Dinah Lockhart 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	Ron and Judith Dale 381 Thumbelina Drive Buellton, CA 93427

Candace Signa 331 Valley Dairy Road Buellton, CA 93427	Judi Stauffer 1610 Cougar Ridge Road, Buellton, CA 93427
Leslie Lane 230 Valley Station Circle Buellton, CA 93427	Peggy Brierton 225 Teri Sue Lane Buellton, CA 93427
Mark Preston 237 Teri Sue Lane Buellton, CA 93427	Adam Haws, DDS 593 Avenue of Flags, Suite 101 Buellton, CA 93427
Public Hearings - Preliminary Draft	
Planning Commission August 21, 2014	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). No public comments were received prior to the meeting. One representative of a local organization attended the meeting but did not submit any comments. After discussion, the Planning Commission requested that Program 1 (page 16) be revised to include a statement that the City will re-evaluate and re-allocate (AHOZ) sites in 2015.
City Council September 11, 2014	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). No public comments were received and no members of the public attended the meeting. City Council did not request any additional changes and directed staff to submit the draft Housing Element to HCD for review.
Public Hearings – Revised Draft	
Planning Commission January 15, 2015	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).
City Council February 5, 2015	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).

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 2009 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, 2010 Consolidated Plan (and updates); (iii) City of Buellton's General Plan (including the 2009 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 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 at 50%, lower income is at 80%, and moderate income is at 120%. Based on 2010 Census data, target income groups comprise 54% of all households in Buellton with large groupings at each end of the spectrum (very low income at 25% and above moderate income at 46%). Comparatively speaking, Buellton's income distribution falls in the midrange of jurisdictions in Santa Barbara County.

Housing Profile: Buellton experienced an increase of 0.6% in dwelling units from 2010 to 2014. This rate was slightly higher than Goleta and Guadalupe, which had the lowest growth rates. This was second lowest 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. The overall vacancy rate of 4.6% is close to the 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 of the relatively low number of multi-family dwellings, 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., 35% of all households pay in excess of 30% of their income toward housing). This need is higher for renters, of whom 53% overpay while only 26% of owners overpay. Persons living in overcrowded conditions are skewed toward renters (i.e., approximately 21% for renters and 1% for owners). Field surveys reveal that two dwelling units are in a state of moderate despair, and 14 dwelling units show signs of deferred maintenance. As much as 32% of the City's housing stock may contain lead-based paint based on the most recent Census data. 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 11% of the City's total population while elderly, large families and female-headed households comprise 52% 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 275, of which roughly 55% 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 9 to 21 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 and multi-family construction elsewhere in the County. 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 1,278 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 1,692 dwelling units. In comparison, the number of units required to achieve RHNA goals is 275. In summary, the City does have sufficient land resources to achieve forecasted housing needs without rezoning additional land, including the potential for 1,278 units on land with a minimum density of 25 units per acre.

Past Performance: Two thirds 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 about one third were either not achieved, were partially achieved or require retooling. Overall, the City realized 0.6% 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 1,278 dwelling units on these properties which accommodates the City's total RHNA allocation of 275 units and the requirement for 110 low, very low, and extremely low income units.

Since adoption of the AHOZ overlay in 2005, three 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. All of the units have been constructed and are occupied.
- 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. Unfortunately, this project was not constructed and the Development Plan has expired.
- In September 2013, the City Council approved a third AHOZ project on AHOZ Site X. The project consists of 62 apartment units of which five are affordable to very low income persons, four 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.

To further illustrate this point, in the period since the AHOZ ordinance was adopted (January 2005 through December 2013), more housing units have been 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: 159 total units (37 market rate, 14 very low, 10 low, and 98 moderate)
- Inclusionary Program: 75 total units (60 market rate, 7 very low, 6 low, and 2 moderate)

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 431 dwelling units (2.8 persons per dwelling unit). Therefore, the City has the infrastructure and capacity to serve the 275 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 414 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).

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 eight year planning period, the City expects to permit about eight to 16 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. In November 2011 the City Council made some amendments to the adopted

regulations for mixed use development. The permitted density is 8 to 12 units per acre in General Commercial, Neighborhood Commercial, Service Commercial, and Industrial zones. Previously, only 5 units per acre were permitted in the Service Commercial and Industrial zones.The City Council decided not to approve a 100 unit limit for mixed use projects.

Summary

The City has eight properties zoned at a minimum density of 25 units per acre. They will provide the capacity for 1,278 dwelling units. This capacity compares favorably to the new construction RHNA goal of 275 units, of which 110 units must be affordable to low, very low, and extremely low income persons and families. In addition, the City has another 36 sites that could accommodate an additional 414 dwelling units at a range of densities from 6 to 16 units per acre. Secondary dwelling units are expected to contribute eight to 16 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.

Programs and Actions:

1. Affordable Housing Overlay Zone (AHOZ). The City will keep the existing AHOZ sites in the AHOZ inventory but will re-evaluate and re-allocate sites in 2015. 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).

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Maintaining the AHOZ designated properties, their 20% inclusionary requirement, and their minimum density of 25 units per acre

2. <u>Secondary Units and Underdeveloped Multifamily Infill</u>. 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:	Ongoing
Funding:	General Fund
Expected Outcome:	Additional secondary dwelling units and infill multi-family developments

3. <u>RHNA Allocation</u>. The City shall update its Affordable Housing Ordinance (AHO) to reflect the 2015-2023 RHNA allocation.

Responsible Agency/Department:	Planning Department
Timeframe:	2016
Funding:	General Fund
Expected Outcome:	Update of the AHO to reflect the current RHNA allocation

Figure H-2: Housing Properties

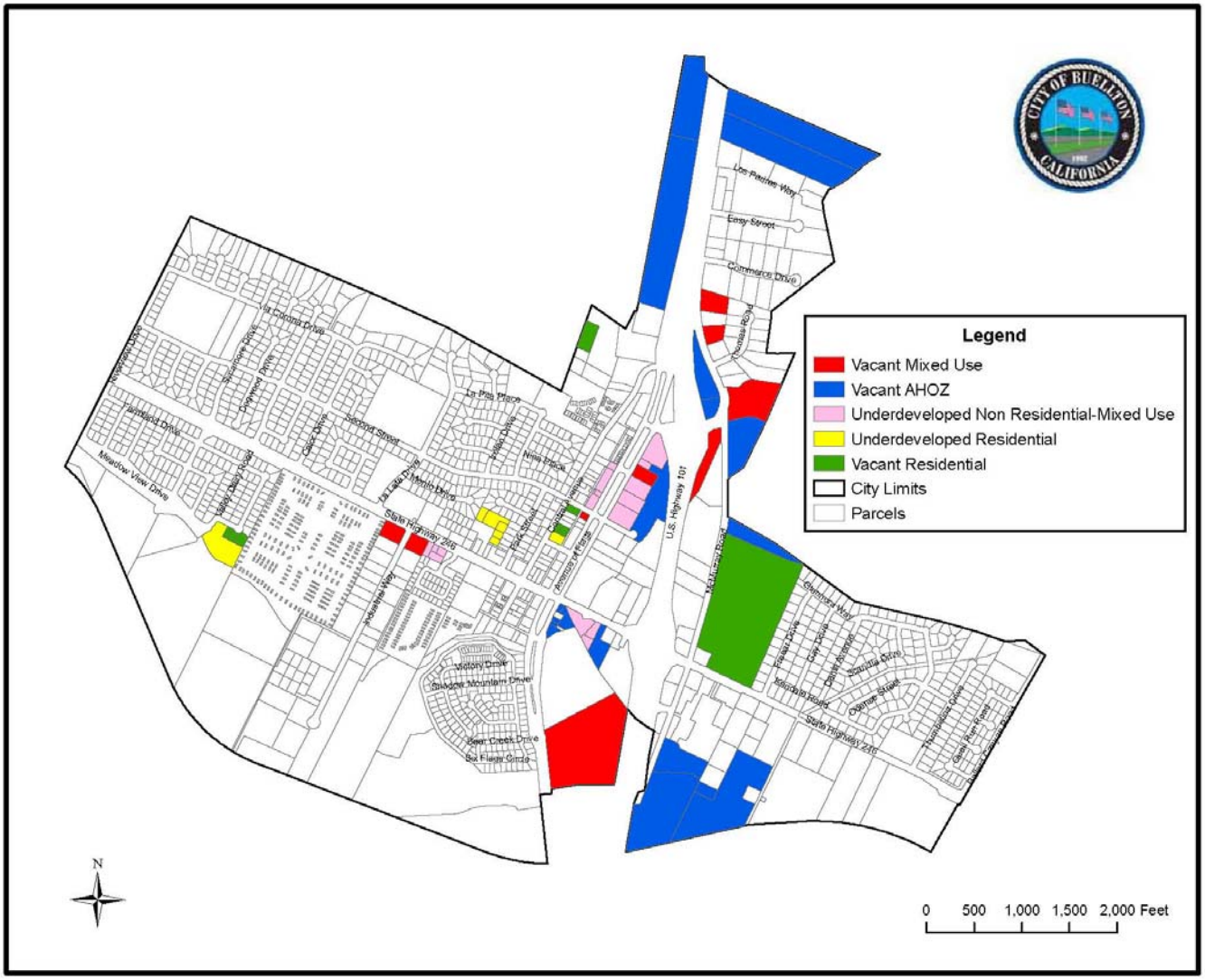


Table H-5: Total Potential Build-Out*

Land Use Category	Housing Capacity
Vacant AHOZ Sites (25 units/acre)	1,278
Vacant Residential Sites	264
Vacant Mixed Use Sites	53
Underdeveloped Residential Sites	33
Underdeveloped Non-Residential Sites	64
TOTAL	**1,692**

*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
275	33	33	44	41	124

*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 1,278 dwelling units on these properties which accommodates the City's total RHNA allocation of 275 units and the requirement for 110 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:

- 11 total units (10 market rate, and 1 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-4 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-5 The City shall actively seek and formulate partnerships with for-profit and non-profit developers to produce affordable housing, and provide reasonable assistance to support and process project applications to achieve development objectives.

H-6 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-7 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:

4. 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 review and update its regulations as needed to reflect any State Law changes.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing; 2016 for review/updates to density bonus regulations
Funding:	General Fund
Expected Outcome:	Provision of affordable housing units through inclusionary zoning and density bonuses

5. Affordable Housing Overlay Zone (AHOZ). The City shall maintain the minimum 20% inclusionary housing requirement in the AHOZ zones.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General Fund
	Maintaining the AHOZ designated properties and their 20% inclusionary requirement

6. Secondary Dwelling and Infill Inducements. As previously noted, the City anticipates that eight to 16 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.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing

Funding:	State and Federal Grant Programs for Secondary Dwelling Rehabilitation/Construction Program
Expected Outcome:	Financial Assistance Programs

7. <u>Targeted Assistance</u>. 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, farmworkers, 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) City's Housing In-Lieu Fee Fund; (ii) HOME Investment Partnership Program; (iii) CDBG Program funding; and (iv) County Housing Trust Funds.

a. <u>Resource Development</u>. 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. <u>Housing Trust Fund</u>. 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. 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).

c. 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.

d. 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:	• Annual review for Grant Applications and as NOFAs are released; • Project-specific Collaboration with Builders/ Non-Profit Sponsors and Facilitation of Large Lot Developments; and • 2016 for AHO Amendments
Funding:	General Fund
Expected Outcome:	Capitalization of Housing Trust Fund

8. <u>Public-Private Partnerships</u>. 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; and (vi) providing direct financial or development assistance. 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, including dissemination of information on City website; 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:	• Annual program and funding collaboration with agencies (e.g County HOME Consortium and CDBG Urban County); and • Project-specific assistance, fast tracking and workshops as needed in response to requests from developers and organizations.
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 three AHOZ projects processed by the City (see Section III, Adequate Housing Sites), one was approved by the Zoning Administrator and two were 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, July 2014), 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.
- Foster Care Children: 6-8 beds for children in between placement at a home (the majority of the children are teenagers)

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 or Allowed Use	Residential, commercial, and industrial zones (an Allowed Use in the General Commercial zone only)
Transitional housing	Conditional use permit or Allowed Use	Residential, commercial, and industrial zones (an Allowed Use in the Residential zones only)
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 changes to State Law, some of these types of housing are an allowed use in at least one zoning district. Since the adoption of the previous Housing Element, changes to the City's regulations were made to permit emergency shelters in the General Commercial zone as an allowed use and permit transitional housing in the Residential zones as an allowed use. As stated in Program 11A, the regulations will be updated to allow transitional and supportive housing in all zones permitting residential uses.

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. Buellton's growth rate from 2008-2014 was less than 1%, however that was due to the nationwide housing market crash that began in 2007.

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. School fees are about the same as other cities in the area. Overall, fees for single family and multi-family development are significantly less in Buellton.

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-8 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-9 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-10 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-11 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-12 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:

9. 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:	2016-2017
Funding:	General Fund
Expected Outcome:	Amended Municipal Code

10. <u>Special Needs Housing Programs</u>. 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:	2017 for Residential Motel Amnesty Program; Ongoing for Balance of Services
Funding:	General Fund
Expected Outcome:	Development of additional special need housing units

11. <u>Persons with Disabilities</u>. 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. This will include modifications to the findings and to allow a ministerial approval process by the Planning Director.

Responsible Agency/Department:	Planning Department
Timeframe:	2017 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/Modification of the Adaptive Retrofit and Universal Design Programs

11.A <u>Land Use Modifications – Transitional and Supportive Housing</u>. The City shall amend its existing use regulations (codified at Sections 19.02.110 and 19.02.210 of the Municipal Code) to allow transitional and supportive housing in all zones allowing residential uses. Transitional and supportive housing will not be subject to any restrictions not imposed on similar dwellings in the same zone.

Responsible Agency/Department:	Planning Department
Timeframe:	2016
Funding:	General Fund
Expected Outcome:	Amended Municipal Code

SECTION VI: CONSERVATION AND REHABILITATION

Target groups comprise approximately 54% of all households in Buellton. Of these households, approximately 35% pay in excess of 30% of their income toward housing. This disparity underscores the need to preserve existing affordable housing; in particular, mobile (and manufactured) homes that account for 21% of the City's total housing stock. This need is shared equally between owners and renters, while persons living in overcrowded conditions are skewed toward renters (i.e., approximately 6% for renters and 1% for owners). Field surveys reveal that two dwelling units are in a state of moderate despair, and 14 dwelling units show signs of deferred maintenance. As much as 32% of the City's housing stock may contain lead-based paint based on the most recent Census data. The data also suggests an imbalance in jobs and housing (with the consequence of increased computing) as well as a mismatch in the size of dwellings (relative to bedroom counts) and households (relative to number of persons).

Field surveys conducted in July 2014 suggest that the City's overall housing rehabilitation needs are modest. Only about 1% 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 the Santa Ynez Valley Senior Citizens' Foundation in underwriting the expense of making emergency repairs to mobile homes within Buellton (representing approximately 21% 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 had a Housing Conservation Program (HCP) for low income owner-occupied single family homes. Unfortunately the funding for this program was from redevelopment housing-set-aside funds and the program had to be cancelled because the funds are no longer available.

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:

12. 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) (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; 2017 for Emergency Mobile Home Repair Program Expansion and Outreach to Rental Properties
Funding:	General Fund and State Grant Funds
Expected Outcome:	Repair and Rehabilitation of Properties

13. Code Enforcement. 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. 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:	2017
Funding:	General Fund and State Grant Funds
Expected Outcome:	Amended Municipal Code and AHO; Residential Motel Amnesty Program
Expected Outcomes:	Development Agreements and Financial Assistance

14. <u>Energy Conservation</u>. 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 bi-monthly 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 (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 five-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:

15. 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:	2017
Funding:	HOME Program or CDBG Funds
Expected Outcome:	Local Access for Fair Housing Services

16. <u>Information and Referral</u>. 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 bi-monthly 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, including rights of the disabled for equal access to housing.

Responsible Agency/Department:	City Manager
Timeframe:	2017 for Fair Housing Seminar; 2017 for Mailing and Website; Ongoing for Information Dissemination and Interagency Cooperation
Funding:	General Fund
Expected Outcome:	Distribution of Information Regarding Equal Access to Housing

17. <u>Public Participation and Monitoring</u>. 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.

a. <u>Annual Review</u>. 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. <u>Program Promotion</u>. 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 bi-monthly 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
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 July 1, 2014, 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:

18. 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, 2016 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	Secondary Units and Multifamily Infill	Amended Zoning Ordinance	Ongoing for Secondary Units and 2010 for Zoning Ordinance Amendments	General Fund	Planning Department
	3	RHNA Allocation	Amended Zoning Ordinance	2016	General Fund	Planning Department
AFFORDABLE HOUSING SUPPLY	4	Inclusionary Housing and Density Bonus	Affordable Housing Units	Ongoing; 2016 for review/updates to density bonus regulations	General Fund	Planning Department
	5	Affordable Housing Overlay Zone	Maintain AHOZ	Ongoing	General Fund	Planning Department
	6	Secondary Dwelling and Infill Inducements	Financial Assistance Programs	Ongoing	State and Federal Grants for Secondary Units	Planning Department
	7	Targeted Assistance	Capitalization of Housing Trust Funds	2016 for Affordable Housing Ordinance Ongoing for Grant Applications as NOFAs are released Ongoing/project-specific Non-Profit Collaboration and Large Lot Development Facilitation	General Fund	City Manager
	8	Public-Private Partnerships	Affordable Housing Projects	Ongoing program collaboration with agencies and project-specific workshops as needed in response to requests from developers and organizations	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						
	9	Multi-Family Infill	Amended Municipal Code	2016-2017	General Fund	Planning Department
	10	Special Needs Housing	Development of Special Needs Housing Units	2017 for Residential Motel Amnesty Program, Ongoing for other services	General Fund	City Manager
	11	Persons with Disabilities	Continuation of the Adaptive Retrofit and Universal Design Programs	2010 2017 for Code Amendment, Ongoing for other programs	General Fund & State/Federal Grants	Planning Department
	11 A	Land Use Modifications – Transitional and Supportive Housing	Amended Municipal Code	2016	General Fund	Planning Department
CONSERVATION & REHABILITATION	12	Property Rehabilitation	Emergency Repairs & Property Rehabilitation	Ongoing for Emergency Mobile Home Repair Program; 2017 for Program Expansion to Rental Properties and Outreach to Rental Properties	General Fund, State Grants	City Manager and Planning Director
	13	Code Enforcement	Amended Municipal Code and Affordable Housing Ordinance & Residential Motel Amnesty Program	2017	General Fund, State Grants	City Manager
	14	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	15	Fair Housing Services	Local Access to Fair Housing Services	2017	HOME or CDBG Program	City Manager
	16	Information & Referral	Distribution of Information Regarding Equal Access to Housing	2017 for Fair Housing Seminar; 2017 for Mailing & Website; Ongoing for Information Dissemination & Interagency Cooperation	General Fund	City Manager
	17	Public Participation and Monitoring	Integrative Policy Development and Performance Review	Ongoing	General Fund	Planning Department
PRESERVATION OF AT RISK UNITS	18	Affordable Housing Monitoring	Annually Updated "At Risk" Units List and Notification of Central Gardens I	Ongoing for Annual Year-End Reports, 2016 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)	33	33	44	41	124	275
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 2009 to 2014, Buellton experienced a growth rate of 1.3%. Comparatively speaking, Buellton's rate of growth and actual numeric increase were among the lowest of all jurisdictions in Santa Barbara County. Noteworthy is the fact that Buellton has the least amount of population in group facilities (i.e., congregate care) and is third highest in median age (Table H-10). This demographic is accompanied by a dramatic increase in children in the 13 to 17-year age bracket, young adults in the 18 to 29 year group and adults in the 50 to 59-year range (Table H-11). The Hispanic and Latino population (Table H-12) now comprises 30% of the City's total, up from 26% during the previous Housing Element cycle.

Table H-9: Historical Population Growth

COUNTY / CITY	April 2000	April 2010			January 2014		
Santa Barbara County	**Population #**	**Population #**	**Increase (Decrease)**	**Change %**	**Population #**	**Increase (Decrease)**	**Change %**
Buellton	**3,828**	**4,828**	**1,000**	**26%**	**4,893**	**65**	**1.3%**
Carpinteria	14,194	13,044	(1,150)	-8%	13,442	398	3.1%
Goleta (1)	0	29,888	--	--	30,202	314	1.1%
Guadalupe	5,659	7,080	1,421	25%	7,144	64	0.9%
Lompoc	41,103	42,434	1,331	3%	43,314	880	2.1%
Santa Barbara	89,606	88,410	(1,196)	-1%	90,385	1,975	2.2%
Santa Maria	77,423	99,553	22,130	29%	101,103	1,550	1.6%
Solvang	5,332	5,245	(87)	-2%	5,363	118	2.2%
Cities - Sub-Total	237,145	290,482	53,337	22%	295,846	5,364	1.8%
Unincorporated County (2)	162,202	133,413	(28,789)	-18%	137,552	4,139	3.1%
County of Santa Barbara Total	399,347	423,895	24,548	6%	433,398	9,503	2.2%

Source: City of Buellton Planning Department, 2009 Housing Element; State of California, Dept. of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State - January 1, 2011- 2014. Sacramento, California, May 2014.

(1) The City of Goleta was not an incorporated City in 2000.

(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	Households		Group Quarters	Age Profile		
	Family	Unrelated		Children	Adults	Age
Buellton	**71%**	**29%**	**0%**	**25%**	**75%**	**39**
Carpinteria	66%	34%	<1%	21%	79%	40
Goleta	62%	38%	<1%	21%	79%	37
Guadalupe	85%	15%	0%	34%	66%	28
Lompoc	70%	30%	9%	26%	74%	34
Santa Barbara City	51%	49%	2%	19%	81%	37
Santa Maria	76%	24%	1%	31%	69%	29
Solvang	64%	36%	1%	21%	79%	45
County of Santa Barbara Total	65%	35%	4%	23%	77%	34

Source: U.S. Department of Commerce, Bureau of the Census, 2010 Census Reports, DP-1.

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 – City of Buellton

	Population		Growth Trend	% of 2000 Pop'n		Population	Growth Trend	% of 2010 Pop'n
	1990	2000				2010		
0-5 Years	349	340	-3%	9%		382	12%	8%
6-12 Years	298	451	51%	12%		461	2%	10%
13-17 Years	245	255	4%	7%		385	51%	8%
18-29 Years	474	432	-9%	11%		625	45%	13%
30-39 Years	752	604	-20%	16%		629	4%	13%
40-49 Years	411	630	53%	16%		740	17%	15%
50-59 Years	298	426	43%	11%		719	69%	15%
60-70 Years	298	340	14%	9%		447	31%	9%
70-79 Years	292	190	-35%	5%		252	33%	5%
80+ Years	89	164	84%	4%		188	15%	4%
TOTALS	**3506**	**3832**	**9%**			**4828**	**26%**	
Male	--	1,900	--	50%		2,359		49%
Female	--	1,932	--	50%		2,469		51%

TOTALS		**3,832**	**--**			**4,828**		

Source: U.S. Department of Commerce, Bureau of the Census, 1990, 2000 and 2010 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 – City of Buellton

	Population		**Growth Trend**	**% of 2000 Pop'n**		**Population**	**Growth Trend**	**% of 2010 Pop'n**
	1990 (a)	**2000**				**2010**		
RACE								
Caucasian	2,722	2,675	-2%	70%		3912	46%	81%
Hispanic or Latino (b)	666	1,005	48%	26%		--	--	--
Multiple Races	n.a.	49	n.a.	1%		237	384%	5%
Asian	59	38	-29%	1%		137	261%	3%
American Indian or Alaska Native	50	44	-36%	1%		76	73%	2%
Black/African American	9	5	33%	0.1%		37	640%	0.8%
Other Races	n.a.	16	n.a.	0.4%		429	2581%	9%
TOTALS		**3,832**				**4828**		
ORIGIN								
Hispanic or Latino (b)	--	--	--	--		1,451	--	30%
Not Hispanic/Latino	--	--	--	--		3,377	--	70%
TOTALS	**--**	**--**	**--**	**--**		**4,828**	**--**	**--**

Source: U.S. Department of Commerce, Bureau of the Census, 1990, 2000 and 2010 Census Reports.

Notes:

(a) 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.

(b) Between the 2000 and 2010 Census, the U.S. Dept. of Commerce change the manner in which Hispanic/Latino ethnicities are reported. In 2010, population counts for Hispanic/Latino "origin" are reported as a separate category, whereas in 2000, the Hispanic/Latino population was reported within the "race" category.

Household Profile: While the majority of Buellton's population resides in family settings (71% of all persons per Table H-10), persons living alone or with unrelated individuals comprise 29% of all households; Table H-13 summarizes the actual number of persons that reside in family and non-family arrangements. The average number of persons per family household is 3.23, while

that average household size city-wide 2.74 persons (Tables H-14 and H-15). It is 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. As shown in Table H-15, Hispanics/Latinos and Multiple Races 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; together with householders 65 years or older, total householders over the age of 45 years represent 67% of all households in the City.

Table H-13: Household Composition – City of Buellton

	Families				Non-Families				Totals
	w/Children		No Children		One Person		Two or More		
	#	%	#	%	#	%	#	%	
NON-FAMILY HOUSEHOLDS					385	22%	119	7%	**504**
Group Quarters					--	--	0	0%	
FAMILY HOUSEHOLDS									**1257**
Husband-Wife Family	497	28%	511	29%	--	--	--	--	1008
Male Householder	45	3%	36	2%	--	--	--	--	81
Female Householder	74	4%	94	5%	--	--	--	--	168
TOTAL HOUSEHOLDS	**616**	**35%**	**641**	**36%**	**385**	**22%**	**119**	**7%**	**1761**

Source: U.S. Department of Commerce, Bureau of the Census, 2010 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)							Average Household Size
	1	2	3	4	5	6	7+	
Household Type (a)								
Family	n.a.	38%	22%	23%	11%	5%	2%	3.23%
Non-Family	76%	18%	3%	1%	1%	0%	0%	n/a (c)
Occupancy Type (b)								

Owner-Occupied	70%	74%	69%	69%	64%	57%	44%	2.66%
Renter-Occupied	30%	26%	31%	31%	36%	43%	56%	2.93%

Source: U.S. Department of Commerce, Bureau of the Census, 2010 Census Reports.
Notes:
a. Percentage distributions for Household Type are separately calculated for Family and Non-Family.
b. Percentage distributions for Occupancy Type are calculated relative to each Household Size.
c. Comparable average household size data not available for Non-Families.

Table H-15: Ethnicity, Household Size and Tenure

		Population - 2010		Persons per
	Households	**Persons**	**Distribution**	**Household**
RACE				
White	1,520	3,912	81%	2.57
Black/African American	14	37	0.8%	2.64
American Indian or Alaska Native	24	76	2%	3.17
Asian	44	137	3%	3.11
Other Race (Alone)	109	429	9%	3.94
Multiple Races	50	237	5%	4.74
ORIGIN				
Hispanic or Latino	381	1,451	30%	3.81
Not Hispanic or Latino	1,380	3,377	70%	2.45
OCCUPANCY TYPE (Tenure) - BUELLTON CITY-WIDE HOUSEHOLDS				
Owner	1,226	3,262	70%	2.66
Renter	535	1,566	30%	2.93
TOTALS - BUELLTON	**1,761**	**4,828**	**100%**	**2.74**
OCCUPANCY TYPE (Tenure) - HISPANIC HOUSEHOLDS				
Owner	186	--	49%	--
Renter	195	--	51%	--
TOTALS - HISPANIC HOUSEHOLDS	**381**	**--**	**100%**	**--**

Source: U.S. Department of Commerce, Bureau of the Census, 2010 Census Reports.

Table H-16: Age and Tenure Profile

	1990	2000			2010		
	House-holds #	**House-holds #**	**Change %**	**% of House-holds**	**House-holds #**	**Change %**	**% of House-holds**
Owner-Occupied							
15 to 24 Years	7	5	-29%	0.3%	12	140%	0.7%
25 to 44 Years	354	328	-7%	23%	302	-8%	17%
45 to 64 Years	280	410	46%	29%	544	33%	31%
65 Years and Over	309	312	1%	22%	368	18%	21%
Total	**950**	**1055**	**11%**	**74%**	**1,226**	**16%**	**70%**
Renter-Occupied							
15 to 24 Years	35	29	-17%	2%	25	-14%	1.4%
25 to 44 Years	227	195	-14%	14%	261	34%	15%
45 to 64 Years	73	123	68%	9%	187	52%	11%
65 Years and Over	45	31	-31%	2%	62	100%	4%
Total	**380**	**378**	**-1%**	**26%**	**535**	**42%**	**30%**
Total Households	**1,330**	**1,433**	**8%**	**100%**	**1,761**	**22.9%**	**100%**

Source: U.S. Department of Commerce, Bureau of the Census, 1990, 2000 and 2010 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 very little growth in dwelling units from 2010 to 2014. This limited growth rate was comparable among all County jurisdictions. 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 relatively high median age. The overall vacancy rate of 4.6% falls close to the ideal benchmark of 5%. Buellton's housing growth occurred in single-family dwellings, with an increase of 1 detached and 10 attached units (Table H-19). As a consequence of the relatively low number of multi-family dwellings, 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

Santa Barbara County	2010	2014		
Jurisdiction	**Dwelling Units #**	**Dwelling Units #**	**Increase (Decrease)**	**Change %**
Buellton	**1,845**	**1,856**	**11**	**0.6%**
Carpinteria	5,431	5,555	124	2.3%
Goleta	11,473	11,508	35	0.3%
Guadalupe	1,887	1,890	3	0.2%
Lompoc	14,416	14,594	178	1.2%
Santa Barbara	37,820	38,393	573	1.5%
Santa Maria	28,294	28,525	231	0.8%
Solvang	2,485	2,522	37	1.5%
Cities - Sub-Total	103,651	104,843	1,192	1.2%
Unincorporated County	49,183	49,890	707	1.4%
County of Santa Barbara Total	152,834	154,733	1,899	1.2%

Source: California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2014, Sacramento, California, May 2014

Table H-18: Housing Profile

Jurisdiction	Housing Type*			Occupancy**		
	Single	**Mobile**	**Multi**	**Owner**	**Renter**	**Vacant**
Buellton	**72%**	**21%**	**7%**	**67%**	**29%**	**4.6%**
Carpinteria	47%	15%	38%	43%	45%	12.3%
Goleta	55%	5%	39%	51%	44%	5.0%
Guadalupe	78%	0.5%	21%	50%	46%	4.1%
Lompoc	59%	7%	34%	45%	48%	7.4%
Santa Barbara	56%	1%	43%	36%	57%	6.3%
Santa Maria	67%	5%	27%	49%	46%	4.9%
Solvang	64%	5%	31%	51%	37%	12.6%

Sources:
*State of California, Dept. of Finance, E-5 Population & Housing Estimates for Cities, Counties & the State — January 1, 2011- 2014.
**U.S. Department of Commerce, Bureau of the Census, 2010 Census Reports, Table QT-H1.

Table H-19: Buellton Dwelling Profile

	Units 2008	Growth Trend	Units 2010	Growth Trend	Units 2014	Growth Trend
Single Family						
Detached	1,149	29%	1,242	8%	1,243	0.1%
Attached	120	90%	79	-34%	89	13%
Multi-Family						
2-4 Units	48	60%	13	-73%	13	0%
5+ Units	104	21%	114	10%	114	0%
Mobile Homes	419	12%	397	-5%	397	0%
TOTAL UNITS	1,840	24%	1,845	0.3%	1,856	1%

Source: City of Buellton Planning Department, 2009 Housing Element; State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, January 1, 2011- 2014. Sacramento, California, May 2014.

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-20. The number of households in each category for Buellton is provided in table H-21. Based on 2010 Census data and income distributions provided by SBCAG Regional Housing Need Allocation (RHNA) Plan 2014-22, target income groups comprise 54% of all households in Buellton (Table H-21) with the largest group being very low income at 25%. Buellton's RHNA breakdown for each income category is shown in Table H-22.

On closer examination in Table H-23, ethnic groups which possess the least income are Black/African American, American Indian/Alaska Native and Multiple Races, with Black households being the most susceptible to living in poverty. Employment Rates, Job Profiles, and Wage Profiles are provided as tables H-24, H-25, and H-26, respectively.

Table H-20: 2014 Income Limits

Santa Barbara County	Household Size (Number of Persons)			
	1	2	3	4
Extremely Low (30% of AMI)	16,750	19,150	21,550	23,900
Very Low (50% of AMI)	27,900	31,850	35,850	39,800
Lower (80% of AMI)	44,600	51,000	57,350	63,700
Median (AMI)	51,300	58,650	65,950	73,300
Moderate (120% of AMI)	61,550	70,350	79,150	87,950

4-Person, Area Median Income (AMI): $73,300
Source: State of California, Housing and Community Development Department (2014) Santa Barbara County (http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k14.pdf)

Table H-21: Household Income Profile

Buellton	Households	
	Number	% **
Very Low	440	25%
Low	264	15%
Moderate	247	14%
Above Moderate	810	46%
Total *	1,761	100%

Source:
* U.S. Department of Commerce, Bureau of the Census, 2010 Census Reports.
** 2006-2010 American Community Survey (ACS), per SBCAG RHNA Plan 2014-2022.
Note: Total number of households from US Census was multiplied by "percentage of household income distribution" from ACS to arrive at number of households by income.

Table H-22: Regional Housing Need Income Allocation (%)

	Household Income Categories				RHNA
	Very Low	Lower	Moderate	Above Moderate	Total Need
Buellton	**66**	**44**	**41**	**124**	**275**
Carpinteria	39	26	34	64	163
Goleta	235	157	174	413	979
Guadalupe	12	8	13	16	49
Lompoc	126	84	95	221	526
Santa Barbara	962	701	820	1617	4100
Santa Maria	985	656	730	1731	4102
Solvang	42	28	30	75	175
Unincorporated County	159	106	112	284	661
Santa Barbara County Total	2626	1810	2049	4545	11030

Source: Regional Housing Needs Allocation (RHNA) Plan, 2014-2022, Santa Barbara County Association of Governments, July 2013.

Table H-23: Income and Ethnic Profile

	Households Median Income (a)	Persons per Household (b)	Per Capita Income	% of Persons Below Poverty Level (c)
RACE				
White	$75,997	2.57	$29,571	3.1%
Black/African American	$14,999	2.64	$5,681	100.0%
American Indian or Alaska Native	$22,647	3.17	$7,144	23.3%
Asian	$75,000	3.11	$24,116	0.0%
Some Other Race (Alone)	$103,333	3.94	$26,227	15.2%
Multiple Races	$25,000	4.74	$5,274	12.8%
ORIGIN				
Hispanic or Latino	$64,120	3.81	$16,829	11.3%
White Alone, Not Hispanic/Latino	$77,841	2.45	$31,772	2.5%
BUELLTON - CITY-WIDE	$74,198	2.74	$27,080	6.8%

Sources:
(a) UC Santa Barbara Economic Forecast Project, 2014 Santa Barbara County Economic Summit, North Santa Barbara County Report.
(b) U.S. Dept. of Commerce, Census Bureau, 2010 Census Reports.
(c) U.S. Dept. of Commerce, Census Bureau, 2008-2012 American Community Survey 5-Year Estimates (S1701).

Table H-24: Employment Rate

	2014 Employment Data – Persons Employed			
	Labor Force	Employed	Unemployed	Rate
County of Santa Barbara	225,900	214,500	11,300	5.0%

Source: State of California, Department of Employment Development, May 2014.

Table H-25: Buellton Job Profile
(Civilian Employed Population, 16 Years and Over)

	Persons Employed		Growth Trend	Current Profile
	2000	2010		
Agriculture & Mining	106	81	-24%	3%
Construction	136	224	65%	9%

Manufacturing	258	233	-10%	9%
Transportation & Warehousing, and Utilities *	100	82	-18%	3%
Information **	--	30	--	1%
Wholesale Trade	89	35	-61%	1%
Retail Trade	242	248	2%	10%
Finance & Real Estate	89	160	80%	6%
Professional Services	494	402	-19%	15%
Education Services, Health Care & Social Assistance **	--	434	--	17%
General Services	284	458	61%	18%
Other Services **	--	118	--	5%
Public Administration	74	92	24%	4%
Total	1,872	2,597	39%	100%

Source: U.S. Department of Commerce, Bureau of the Census, 1990 & 2000 Census Reports and American Community Survey, 2010.

Notes:
* In 2000, "Transportation" and "Comm. & Utilities" were reported as separate line items. However, in 2010, reporting category line items changed to those shown above, thus growth trends may not be accurately represented.

** In 2010, new line items were added to reporting categories.

Table H-26: Wage Profile/Santa Barbara-Santa Maria MSA

Occupation by Income Categories (Based On State Income Limits 2010, for 1-person Household)	**Mean Wage**	**Jobs in 2009**	
	2010 - 1st Qtr	**Number**	**Percentage** (Rounding May Skew Sub-totals)
Very Low Income			
Farming, Fishing & Forestry	$20,806	6,870	4%
Food Preparation & Serving-Related	$22,187	18,510	11%
Building, Grounds & Maintenance	$25,288	7,480	4%
Personal Care & Service	$27,745	4,060	2%
Subtotal			22%
Lower Income			
Healthcare Support	$31,190	4,380	3%
Transportation & Material Moving	$31,767	7,730	5%
Production	$36,896	7,130	4%
Office & Administrative Support	$36,372	30,830	18%
Sales and Related	$33,980	16,600	10%
Subtotal			39%

Moderate Income			
Installation, Maintenance & Repair	$45,369	4,900	3%
Community & Social Services	$44,380	2,430	1%
Construction & Extraction	$48,201	8,840	5%
Protective Services	$56,506	3,400	2%
Education, Training & Library	$58,468	12,160	7%
Arts, Design, Entertainment, Sports & Media	$58,740	2,010	1%
Subtotal			20%
Workforce/Upper Income			
Life, Physical & Social Science	$69,441	1,860	1%
Business & Mathematical	$71,759	6,540	4%
Computer & Mathematical	$75,089	4,180	2%
Architecture & Engineering	$83,181	4,340	3%
Healthcare Practitioners & Technical	$86,112	6,820	4%
Management	$106,214	8,930	5%
Legal	$84,398	780	0.5%
Subtotal			20%
Total All Occupations	**$45,837**	**170,790**	**100%**

Source: State of California, Department of Employment Development, Occupational Employment (May 2009) & Wage (2010-1st Quarter) Data, Revised May 2010, for the Santa Barbara-Santa Maria-Goleta MSA.

(http://www.calmis.ca.gov/file/occup$/oeswages/satb$oes.xls).

Income categories are based on State income limits for 2010.

SECTION II: HOUSING AFFORDABILITY

Housing Cost Profile: For sale housing costs for the City of Buellton and surrounding jurisdictions are presented in Table H-27. Rental rates for the City of Buellton are provided in Tables H-28 and H-29. Buellton remains one of the more affordable communities in Santa Barbara County. While median home prices have generally been declining since 2005, data for 2013 shows a slight increase.

Based on available data, Buellton's median rental rates are lower than the closest neighboring jurisdiction of Solvang, 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. A rental survey conducted in Buellton and the surrounding communities showed that the rental rates for studio and 1-bedroom apartments are less than the HUD Fair Market Rate while the rents for 2, and 3-bedroom rentals exceed the HUD standard. It is important to note that during the survey period of June – July 2014, there were relatively few rentals available in the City of Buellton

Table H-27: For Sale Housing Cost Profile (Median Home Price)

Market Area/Year	2008	2009	2010	2011	2012	2013
Buellton	**$511,875**	**$450,104**	**$396,646**	**$397,500**	**$378,333**	**$412,727**
Lompoc	$251,708	$211,729	$214,167	$195,083	$187,271	$223,729
Santa Maria	$275,083	$234,000	$240,333	$218,250	$221,813	$268,125
Solvang	$693,438	$579,458	$588,583	$524,254	$523,879	$554,042
Northern Santa Barbara County	$297,958	$255,213	$258,453	$236,304	$245,939	$304,509
Santa Barbara County South Coast	$1,070,500	$830,792	$846,104	$788,554	$787,817	$946,551
Source: 2014 North Santa Barbara County Economic Outlook, UC Santa Barbara Economic Forecast.						

Table H-28: Rental Housing Cost Profile (Median Rent)

Jurisdiction/Year	1990	2000	2012
Buellton	**$667**	**$689**	**$944**
Solvang	$688	$798	$1,211
Santa Barbara City	$715	$886	$1,389
Santa Barbara County	$654	$767	$1,239
Santa Maria	$548	$613	$1,031
Lompoc	$514	$562	$826

Guadalupe	$431	$509	$841

Source: U.S. Department of Commerce, Bureau of the Census: 1990 & 2000 Census Reports and 2008 - 2012 American Community Survey estimates.

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-29: City of Buellton and Surrounding Area Rental Rates (June – July 2014)

	Studios	1 Bedroom	2 Bedroom	3 Bedroom
HUD Fair Market Rate (Santa Barbara County) *	$1,007	$1,124	$1,262	$1,662
RENTAL SURVEY **				
Average	$833	$1,045	$1,350	$2,038
Median	$850	$1,050	$1,325	$2,100

Sources:
* Fair Market Rents for Federal Fiscal Year 2014, Federal Housing and Urban Development Department.
** Craigslist, Santa Ynez Valley News, Rentals.com, RPL Property Management

Note: The rental survey, conducted June and July 2014, was based on Buellton and surrounding communities (Solvang, Lompoc, Santa Maria):
- 3 listings for studios (one from Buellton),
- 5 listings for one bedrooms (none in Buellton),
- 11 listings for two bedrooms (one from Buellton),
- 6 listings for three bedrooms (four from Buellton).

Affordability Gap: Affordability is a function of household income and housing costs, with adjustments for family size and bedroom count. Affordability gap constitutes the difference between the financial capacity of target income groups and the actual cost of market rate housing.

Table H-30 sets forth affordable rents and maximum purchase prices for target income groups, based on the HCD income limits for Santa Barbara County. As shown in Table H-30, the maximum affordable rent for a very-low income four-person household is $995 monthly. As shown in Table H-29, only studio apartments were renting at a rate affordable to very-low income households. Rental rates for the larger units, which would be needed for a family of four, are beyond the hypothetical means of very-low income households. Low income households, with a maximum monthly rent of $1,593, would be able to afford one- and two-

bedroom apartments, while moderate income households, with a maximum monthy rent of $2,199, would be able to afford a three-bedroom apartment.

As set forth in Table H-27, the median sales price in 2013 for a single-family home in Buellton is $412,727, reflecting a slight increase over 2012 (which was the lowest sales price year since the height of the market in 2005.) Table H-30 shows that for-sale housing in Buellton is out of the financial reach of all target income categories without subsidies or other assistance programs.

Table H-30 - Housing Affordability by Income Level

Santa Barbara County 4-Person Household Area Media Income (AMI): $73,300	**Income Level**		
	Very Low (50% of AMI)	Low (80% of AMI)	Moderate (120% of AMI)
Annual Income	$39,800	$63,700	$87,950
Monthly Income (Gross)	$3,317	$5,308	$7,329
Maximum Monthly Gross Rent (a)	$995	$1,593	$2,199
Maximum Purchase Price (b)	$157,480	$236,220	$314,961

Sources:

- Annual Income Limits (2014), Santa Barbara County: State of California, Housing & Comm'ty Devt Dept.
- Maximum Purchase Price Calculation: http://www.realtor.com/home-finance/financial-calculators/home-affordability-calculator.aspx

Notes:

(a) Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility costs.

(b) Affordable housing sales prices are based on the following assumed variables: approx. 10% down payment plus 3% closing costs, 30-year fixed rate mortgage, 4% annual interest rate, 30% housing expense-to-income ratio.

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-31, persons paying in excess of 30% of their income for housing represents the single biggest obstacle for Buellton residents, particularly for renters.. Similarly, the need for persons living in overcrowded conditions is skewed more 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-31: Indicators of Need

	Overpaying		Overcrowding	
	#	%	#	%
Owner	314	26.1%	16	1.5%
Renter	321	53.7%	100	21.1%

Source: U.S. Department of Commerce, Bureau of the Census, 2008-2012 American Community Survey 5-Year Estimates: Overpaying - Table B25106, Overcrowding - Table B25014.

Notes:

1. Definitions: (i) Overpaying - more than 30% of income is expended on housing costs; and (ii) Overcrowding - more than one person occupies each room.

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 Table 33 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 July 2014 to better assess the condition of housing in Buellton. Survey data was collected by Planning staff. The results are depicted in Table H-32 with a comparison to 2008 data from the 2009 Housing Element. The data suggests similar overall need in 2014. The survey data also suggests that approximately 42% 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-32: 2014 Housing Conditions Survey

	Owner-Occupied		Renter-Occupied		Total	
	2008	2014	2008	2014	2008	2014
Deferred Maintenance	10	7	1	7	11	14
Moderate Disrepair	2	1	2	1	4	2
Extensive Deterioration	0	0	0	0	0	0
Dilapidated	0	0	0	0	0	0
Functional Obsolescence	0	0	24	22	24	22
Total	12	8	27	30	39	38

Source: 2008 Data - City of Buellton Planning Department, Windshield Surveys, September through October 2008; 2014 Data - City of Buellton Planning Department, Windshield Surveys, July 2014; County of Santa Barbara, Assessor's Office, Parcel Data Base, Rolls for 2008 and 2013.

Notes:

1. Ratings reflect visual assessment of exterior conditions relative to major and minor structural elements and general property maintenance.

2. Functional obsolescence reflects the qualitative judgment of lots 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-33. 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-33: Lead Based Paint Hazard

	% of Lead Based Paint	Owner-Occupied		Renter-Occupied	
		Total Units	LBP Units	Total Units	LBP Units
Built After 1980	0%	n/a	n/a	n/a	n/a
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
Estimated Units With LBP			382		188
% of LBP Units			22%		35%
Total Occupied Housing Units		1761		535	

Source: U.S. Department of Commerce, Bureau of the Census, 2000 and 2010 Census Reports; City of Buellton Planning Department, 2009 Housing Element.

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. Table H-34 provides the input factors utilized as part of the RHNA methodology in allocating regional housing needs to local jurisdictions. Only modest growth is anticipated through this housing cycle. As also shown in Table H-34, jobs held by Buellton residents are expected to average 1.20 per household in 2012, down from 1.65 in the prior Housing Element cycle. Comparatively speaking, this ratio is comparable to the Countywide average and is favorably positioned amongst other jurisdictions in the North County region. Similarly, the percentage of Buellton residents commuting to jobs outside the City is evenly positioned between other jurisdictions in the region. However, as shown in Table H-35, Buellton residents are third after Solvang and 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.

Table H-34: Projected 2010 Jobs-Housing Ratio

Santa Barbara County Jurisdiction	2010 Jobs	Jobs 2014-2022 Growth	Households 2014-2022 Growth	Zoning Capacity	Jobs Housing Ratio
SOUTH COAST	113,993	6,402	244	7,108	1.43
Carpinteria City	5,896	517	74	202	1.09
Santa Barbara City	60,659	1,475	128	5,074	1.60
Unincorporated	16,828	800	4	620	1.02
Goleta City	25,290	3,610	39	1,212	1.93
NORTH COUNTY	73,227	18,211	2,991	11,178	1.00
Santa Ynez Valley	12,423	2,234	250	760	1.27
Solvang City	3,206	152	31	448	1.29
Buellton City	**2,210**	**1,744**	**217**	**297**	**1.20**
Unincorporated	7,007	338	3	15	1.28
Lompoc Valley	19,474	1,173	4	1,423	0.96
Lompoc City	10,697	837	4	1,317	0.74
Unincorporated	8,777	336	-	106	1.51
Santa Maria Valley	40,977	14,803	2,737	8,995	0.96
Santa Maria City	33,944	13,534	2,608	8,673	1.20
Guadalupe	677	32	124	105	0.36
Unincorporated	6,356	1,237	5	217	0.51
Cuyama Valley	353	-	-	-	0.53
Unincorporated Total	47,783	2,711	11	958	0.97
COUNTY-WIDE TOTAL	**187,220**	**24,613**	**3,235**	**18,286**	**1.22**

Source: SBCAG 2014-2022 Regional Housing Needs Allocation Plan

Table H-35: Commute Patterns

	Labor Force	Commuters	Local	
	Population 16+ Years Old in Labor Force	Commute by Car, Truck, Van, or Public Transportation	Work at Home, Walk or Other Means of Transportation	Mean Travel Time (Minutes)
Buellton	**2,946**	**89%**	**11%**	**23**
Carpinteria	7,535	85%	15%	20
Goleta	17,011	85%	15%	16
Guadalupe	3,298	93%	7%	22
Lompoc	18,744	92%	8%	26
Santa Barbara City	50,707	79%	21%	16
Santa Maria	46,653	95%	5%	22
Solvang	2,699	79%	21%	39
Santa Barbara County	216,374	85%	15%	21

Sources: U.S. Dept. of Commerce, Census Bureau, 2008-2012 American Community Survey 5-Year Estimates (DP03); SBCAG State of the Commute Summary Pamphlet August 2014.

Housing Inventory Match: As noted in Table H-31, overcrowding affects 21% of all renter-occupied households in Buellton. The problem is less acute for owner-occupants at 1.5% 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). For renters, there is a similar need for smaller-sized units as well as units with 5+ bedrooms.

Table H-36: Housing Inventory Match

	Owner-Occupied Housing			
	HH Size	**Dwellings** (a)	**Households** (b)	**Difference**
Studio	1	0	180	**-180**
1 Bedroom	2	12	419	**-407**
2 Bedrooms	3	246	183	**63**
3 Bedrooms	4	585	132	**453**
4 Bedrooms	5	152	113	**39**

5+ Bedrooms	6	97	65	**32**
Total		1,092	1,092	**0**
	Renter-Occupied Housing			
	HH Size	**Dwellings** (a)	**Households** (b)	**Difference**
Studio	1	0	66	**-66**
1 Bedroom	2	111	190	**-79**
2 Bedrooms	3	128	118	**10**
3 Bedrooms	4	172	33	**139**
4 Bedrooms	5	63	11	**52**
5+ Bedrooms	6	0	56	**-56**
Total		474	474	0

Source: U.S. Dept. of Commerce, Census Bureau, 2008-2012 American Community Survey 5-Year Estimates; (a) Table B25042, (b) Table B25009.

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 covert 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-37 provides a quantitative summary of these various population segments. In sum total, disabled (non-elderly), homeless and seasonal farmworkers together represent 6% of the City's total population while elderly (non-female headed), large families and female-headed (with children) households comprise 39% 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-37 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-37: Special Needs Population

	Households			Persons		
	Gross	**Adjusted**	**Net %**	**Gross**	**Adjusted**	**Net %**
A. Disabled				**433**		**9%**
Non-Elderly					228	5%
Elderly					205	4%
B. Elderly	**455**		**26%**			
Non-Female Household		337	19%			
Female-Headed Family		118	7%			
C. Large Families	**245**		**14%**			
D. Female Headed Families	**205**		**12%**			
With Children (<18)		96	5%			
Without Children		109	6%			
E. Farmworkers				**62**		**1%**
Year-Round						
Migrant/Seasonal					41	0.8%

F. Homeless				**27**		**0.6%**
Individuals					22	0.5%
Families w/ Children					5	0.1%
G. TOTALS		**678**	**39%**		**296**	**6.1%**
	Total Households		1761	Total Population		4828

Sources:

A thru D. U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates; A= S1810; B= B09020; C= B11016; D= B19131.
E. U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, DP03; USDA, Nat'l Agricultural Statistics Service, 2012 Census of Agriculture, County Data.
F. Continuum of Care Homeless Populations Data, California Dept. of Housing & Comm'ty Devt., Housing Element Data Package.

G. Total Household and Population Counts: U.S. Census Bureau, 2010 Census.

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 figures denoted in gray are 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 U.S. Census Bureau 2008-2012 American Community Survey 5-Year Estimates, Economic Characteristics Fi le DP03. Buellton's proportionate share is 0.36% of total County-wide workers in the "Agriculture, forestry, fishing, hunting, and mining" industry; this percentage was applied to County-wide seasonal farm-workers to estimate number of workers for Buellton. 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 by Continuum of Care for Santa Barbara County. The proportional assignment is based on total population as of 2010 US Census. Buellton's proportionate share is 1.14% of total County-wide population; this percentage was applied to County-wide homeless number to estimate number of homeless for Buellton. This computation is made for planning purposes only and does not presuppose that this population segment resides in Buellton or requires housing services.

a. <u>Elderly</u>. The special needs of elderly result primarily from their lower, fixed incomes, physical disabilities, dependent care and transit-dependent needs. According to the US Census, 2008-2012 American Community Survey 5-Year Estimates, 455 households (26%) within the City are headed by elderly persons, , including 337 households (19%) headed by males. The disabled elderly population is estimated at 205 persons, roughly 4% of the total city population; disability characteristics of the population are shown in Table H-38. 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-

30), the affordability gap is significant. As noted in Table H-18, of all the jurisdictions in Santa Barbara County, Buellton has the highest percentage of mobile homes, which comprise 21% of the housing stock; its close rival is the City of Carpinteria where mobile homes comprise 15% of the community's housing shock, 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 US Census, 2008-2012 American Community Survey 5-Year Estimates, 433 persons in Buellton possess one or more disabilities, the equivalent 9% of the population. Approximately one-half of these individuals are also elderly. Disability characteristics by age group are set forth in Table H-38. Data obtained from KidsData.org indicate that there are 73 school-aged Buellton residents enrolled in special education programs within the Buellton Union School District. Of this total, 10 students have either cognitive or self-care difficulties, as shown in Table H-38. 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.

Table H-38: Disability Characteristics

	NUMBER OF PERSONS BY AGE GROUP				
	0-5	**5-17**	**18-64**	**65+**	**Total**
TOTAL PERSONS	**0**	**10**	**218**	**205**	**433**
Disability Type					
Hearing Difficulty	0	10	66	53	129
Vision Difficulty	0	0	34	16	50
Cognitive Difficulty	--	10	94	16	120
Ambulatory Difficulty	--	0	94	104	198
Self-Care Difficulty	--	10	76	16	102
Independent Living Difficulty	--		122	101	223
TOTAL DISABILITIES	**0**	**30**	**486**	**306**	**822**

Source: U.S. Dept. of Commerce, Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table S1810.

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 US Census, 2008-2012 American Community Survey 5-Year Estimates, 245 households within the City qualify as large families, the equivalent of 14% of all households. As further noted in Table H-15, Hispanic and Latino households together with multiple race households have the highest household size of any ethnic group. Furthermore, a higher percentage of Hispanic and Latino households are renters as compared to the City's population at large (51% as compared to 30%). As noted in Table H-31, overcrowding is far more common in rental units. This finding, coupled with the housing imbalance discussed above (Table H-36), 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-37, only 62 farmworkers were believed to reside in Buellton according to the US Census, 2008-2012 American Community Survey 5-Year Estimates. 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-37 reflects a proportional assignment of seasonal 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 41 seasonal farmworkers represents less than 1% 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 data compiled by KidsData.org for Santa Barbara County, the cost of child care has risen 11% from 2009 to 2012. Moreover, the current supply of licensed care meets only 30% of the estimated need for all ages. In Buellton, there are 2 accredited child care facilities for children ages 2 - 5. According to the US Census, 2008-2012 American Community Survey 5-Year Estimates, 96 households with children in the City are headed by females, the equivalent of 5% of all households. A comparable number, 109 households, are headed by females but without the presence of children, while 118 elderly households are female-headed. This latter 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.

f. Developmentally Disabled. According to State law (Section 4512 of Welfare and Institutions Code), a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The U.S. Census does not record developmental disabilities. As of June 2012, the State Department of Developmental Services (DDS) provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Buellton is served by the Tri-Counties Regional Center 3 (TCRC) which is based in Santa Barbara, and has a field office in Santa Maria. TCRC serves approximately 11,500 clients and has 280 staff persons, with 29 clients living in Buellton. Any resident who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. TCRC also coordinates the state-mandated Early Start program which provides services for children under age three who have or are at substantial risk of having a developmental disability.

According to DDS data received from HCD as part of the 5th cycle Housing Element update, of the 29 developmentally disabled persons living in Buellton, 25 live in their own home while 4 are in independent/supported living facilities. The age breakdown is reflected below:

00-14 yrs	**15-22 yrs**	**23-54 yrs**	**23-54 yrs**	**65+ yrs**	**Total**
Own Hm	Own Hm	IL/SL	Own Hm	Own Hm	---
13	8	4	3	1	29

Housing opportunities for people with disabilities can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units. Buellton residents with disabilities benefit from:

- universal design provisions and reasonable accommodation requirements (per State and Federal law) as set forth in the City's Municipal Code
- priority in occupying affordable units governed by the AHO
- information and referral program regarding housing programs and rights of the disabled for equal access to housing.

Homeless: Homelessness is a County-wide 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-37 (i.e., 27 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); (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; and (iv) Foster Care Children: 6-8 beds for children in between placement at a home (the majority of the children are teenagers)

Table H-39: Extremely Low Income (Existing Needs)

Households by Income Category Paying in Excess of 30% of Income Toward Housing Cost

$ 73,300 (Area Median Income)	City of Buellton						
Household	**Extreme Low**	**Very Low**	**Low**	**Moderate**	**Above Moderate**	**Total**	**Lower income**
Ownership Households	**71**	**127**	**268**	**134**	**605**	**1,205**	**466**
Overpaying owner households	49	11	30	46	178	314	90
Percentage of overpaying owners	68.5%	8.9%	11.3%	34.2%	29.4%	26.1%	19.4%
Renter Households	**135**	**115**	**193**	**19**	**136**	**598**	**443**
Overpaying renter households	131	78	60	33	19	321	269
Percentage of overpaying renters	96.7%	67.9%	31.0%	176.1%	14.0%	53.7%	60.6%
Total Households	**207**	**242**	**461**	**153**	**741**	**1,803**	**909**
Overpaying households	180	89	90	79	197	635	359
Percentage of overpaying households	87.0%	36.9%	19.5%	51.9%	26.6%	35.2%	39.5%

Source: ACS 2008-2012 B25106

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-39, 87% of all extremely low income households, both owners and renters are currently paying in excess of 30% of income toward housing. While the number of such households is the least of all income groups (11%), the overall needs possessed by this target group is by far the most acute (over twice the need possessed by the population at large: 87% vs. 35%). And while the needs of extremely low income renters is greater than those possessed owner-occupants, the needs are equally profound (96% or renters are in need compared to 68% of owners). As discussed in connection with the Regional Housing Needs Allocation process (Tables H-2, H-3, H-48), the needs of 33 extremely low income households have been added to the current population baseline for purposes of the Housing Element planning period of February 15, 2015 to February 15, 2023. 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 2009 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-40. 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-40 displays the typical processing time frame for discretionary projects for residential projects processed since 2009. 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-40, the time required to process discretionary land use applications ranges from nine to 21 months, with an

average of 15 months. However, there were no single family subdivisions or condominium projects processed during this time. In fact, only two residential projects were processed since the last Housing Element was approved.

Table H-40: 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
Emergency Shelters		CUP			A	CUP
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.

1. 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-41: Typical Permit Processes

	DISCRETIONARY APPROVAL		PROCESSING TIME	
	Filing Date	**Final Approval**	**Months**	**Mean**
Apartments & Mixed Use				
Meritage Senior Living Project*	01/5/12	10/24/13	21	
Buellton Apartments	12/10/12	9/12/13	9	
Subtotal				15
Total – All Projects				**15**

Source: City of Buellton, Planning Department, Projects submitted from January, 2009 through April, 2014.

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.

*The Meritage Senior Living Project consisted of assisted living, a skilled nursing building, a memory building, and independent senior apartments.

b. <u>Fees and Improvements</u>. 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-42 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 and multi-family development elsewhere in the County. The City has not increased fees since the last Housing Element was adopted. The fees shown in Table H-42 include building department fees. The City of Buellton contracts with the County of Santa Barbara for building department services. The increase in Buellton fees is due to an increase in the County's building department fees. 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. Buellton's development impact fees seem to be significantly less than in other areas. The City's traffic fee is significantly lower for senior or affordable units. The City's park fees are not required for residential projects that do not have a Tentative Map. This doesn't include school fees, which are similar in all areas. 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-42: Fee Comparisons

	TOTAL FEES AND EXACTIONS					
	Single Family			Multiple Family		
Jurisdictions	**City Fee**	**Schools**	**Total**	**City Fee**	**Schools**	**Total**
Santa Barbara	$ 15,428	$ 6,400	$ 21,828	$ 4,931	$ 2,520	$ 7,451
Santa Maria	$ 20,801	$ 6,720	$ 27,521	$ 11,088	$ 2,520	$ 13,608
Lompoc	$ 19,314	$ 6,400	$ 25,714	$ 13,509	$ 2,400	$ 15,909
Buellton	$ 5,476	$ 6,720	$ 12,196	$ 3,545	$ 2,520	$ 6,065
Unincorp. County	$ 8,015	$ 6,500	$ 14,515	$ 5,725	$ 2,438	$ 8,163
Mean	$ 13,807	$ 6,548	$ 20,355	$ 7,760	$ 2,480	$ 10,239
Median	$ 15,428	$ 6,500	$ 21,828	$ 5,725	$ 2,520	$ 8,163

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

CITY OF BUELLTON – DEVELOPMENT IMPACT FEES ONLY			
	Single Family Residential	Multi-Family Residential	Senior/Affordable
Traffic Fees**	$466 per unit	$278 per unit	$105 per unit
Park Fees***	$2,068.44 per unit	$2,068.44 per unit	n/a
Water Connection Fees	$3,640 per unit	$3,640 per unit	n/a
Sewer Connection Fees	$2,640 per unit	$2,420 per unit	n/a

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.

**There is a lower fee for residential units that are senior or affordable units. The other development impact fees do not have a specific fee for senior/affordable units.

***Park fees are only required for residential projects that have an approved tentative map. If multi-family residential projects do not have a tentative map, they would not pay a park fee.

c. <u>Development and Building Standards</u>. 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-43. 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-43: 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. Devt.	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. Devt.	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. <u>Density</u>. 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 and Buellton Apartments, on AHOZ sites, 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
Central Avenue Condos	10	10	100%	12

Buellton Apartments (AHOZ)	62	62	100%	25
Total	1,769	2,346	75%	7.65

Source: County of Santa Barbara, Assessor's Office, Parcel Data Base, Roll for 2013.

2. 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, except for AHOZ projects.. Section 19.16.013(B)(1) of the Buellton Municipal Code states that the density for AHOZ projects is based on net buildable area.

Table H-46: Population and Housing Density

	TOTAL COUNT		DENSITY (Per Sq. Mile)	
	Population	**Dwellings**	**Population**	**Dwellings**
Solvang	5,363	2,522	2,234.6	1,050.8
Buellton	4,893	1,856	3,262	1,237.3
Lompoc	43,314	14,594	3,702.05	1,247.4
Santa Maria	101,103	28,525	4,513.5	1,273.4
Goleta	30,202	11,508	3,823.04	1,456.7
Guadalupe	7,144	693	5,495.4	1,453.8
Santa Barbara	90,385	38,393	5021.4	2,132.9
Carpinteria	13,442	5,555	5,170	2,136.5
Unincorporated County	137,552	49,890	n.a.	n.a.

Source: State of California, Department of Finance, Population and Housing Estimates, January 2014.

e. <u>Affordable Housing Ordinance</u>. 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%. Buellton's growth rate from 2008-2014 was less than 1%. Other cities have experienced similar low growth rates in recent years. 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. <u>Affordable Housing Overlay Zone</u>. 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. One of the sites was approved and constructed. 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. Another site was approved, but has subsequently expired prior to 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 expired before it was constructed. A third site was approved. Buellton Apartments is a 62 unit rental apartment project. The units will consist of one, two, and three bedroom units. Five of the units will be for households with very low incomes, four units will be for households with low incomes, and the remainder since they are apartments, would qualify as moderate income units.

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 July 2014), more housing units have been entitled under the AHOZ program than the City's inclusionary housing program (Source: City of Buellton General Plan Annual Reports to State HCD). Although, 53 of these units are part of the Polo Village project, which expired in April 2014.

- AHOZ Program: 159 total units (37 market rate, 14 very low, 10 low, and 98 moderate)
- Inclusionary Program: 75 total units (60 market rate, 7 very low, 6 low, and 2 moderate)

g. <u>Design Review</u>. 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.

<u>Development Capacity</u>: 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 1,692 units under zoning. 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 (1,856), units under construction (0) and projects with entitlements (62), the City's residual land use capacity is 1,657 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, 2014	1,856	3,575	1,719
Development Potential	**Baseline**		
Under Construction	0		0
Entitled Projects	62		62
CR, RM & RS Zones	1,692		1,692

Source: January 1, 2014 Baseline: (i) State of California, Department of Finance, Population and Housing Estimates, 2014. January 1, 2014 General Plan Capacity: City of Buellton, General Plan EIR, September 29, 2005.

Note: See Tables 44 – 48 for calculations and explanation of: (i) units Under Construction and Entitled Projects; and (ii) Development Potential.

Public Infrastructure. As noted in Part Two, Section V, the City's RHNA allocation is 275 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 431 dwelling units (2.8 persons per dwelling unit). Therefore, the City has the infrastructure and capacity to serve the 275 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) Groundwater - four wells that draw from the Santa Ynez River Underflow and one that draws from the Buellton Upland Groundwater Basin; and (ii) State Water - entitlement to 578 acre-feet per year ("AFY") of water from the State Water Project. The City had an average delivery of approximately 1,220 acre-feet over the last four years (2010-2013). Over the next five years, the City has the supply necessary to deliver 2,900 acre-feet of water annually during the normal weather years through a combination of City-owned wells (via groundwater supply - Santa Ynez River Underflow/Buellton Uplands) and State Water Project entitlements, compared to 1,371 acre-feet delivered in 2008. Over the next five years, during single dry years, total projected City water supplies are 2,300 acre feet and during multiple dry years, 1,840 acre-feet (based on a 20% reduction). In summary, water demand (1,737 acre-feet per the 2005 General Plan Update EIR) from General Plan build-out is roughly 100 acre-feet below the estimated supply from all sources during multiple year drought conditions. Overall capacity of the City's existing wastewater treatment facility is 650,000 gallons per day ("gpd"). The city currently treats an average of 500,000 gpd of wastewater. 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, however plans for expansion will need to be considered once the wastewater treatment plant capacity reaches 75%. 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, the city is at a transition point where existing facilities are nearing their capacities in water, sewer or storm

drain systems and require further evaluation. 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 Marborg Industries of Santa Barbara. 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. The expansion allows for approximately 8.2 million cubic yards of additional capacity. Because of increased recycling and reduced trash disposal, the landfill currently has waste disposal capacity for at least 12 years. In addition, the County is currently reviewing a Resource Recovery Project for the landfill. If approved, this facility would extend the capacity of the landfill. 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 12-year capacity at 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 192 and 447 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 a source of affordable housing, their use is contrary to underlying zoning and could potentially impede revitalization efforts on the Avenue of Flags. 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 multifamily 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. <u>Occupancy Standards</u>. 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.

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 2014-2022 is 275, of which roughly 55% is assigned to target income groups (Table H-48). These numbers are about the same amount assigned for the planning period from 2007 to 2014. Table H-49 shows the units completed and currently entitled.

Table H-48: RHNA Allocation

		NO. OF DWELLINGS			
	1993 - 2001	**2001 - 2008**	**2007-2014**	**2014 - 2022**	**% Change From 2007-2014 RHNA Allocation**
Extremely Low	0	0	32*	33	(.01%)
Very Low	44	129	32*	33	
Lower	35	91	47	44	(48%)
Moderate	43	88	46	41	(48%)
Above Moderate	101	228	122	124	(47%)
Total	223	536	279	275	(48%)

Source: Santa Barbara County Association of Governments, RHNA Allocations for 1993, 2001, 2007, and 2014.
*Extremely low equals 50% of the very low income allocation.

Table H-49: New Construction

		SINGLE FAMILY			MULTIPLE	
	TOTAL UNITS	**Detached**	**Attached**	**2nd Units**	**2 to 4**	**5+**
Units Completed						
State DoF Estimate	11	1	11			
Miscellaneous	1			1		
Juliette Walk	11		11			
Under Construction						
Juliette Walk						
Miscellaneous						

Entitled Projects						
The Village Specific Plan	244*					
Buellton Apartments	62					62
Meritage Senior Living Project	92**					92

Source: California State Department of Finance, Population and Housing Estimates, 2009-20014. 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, 2009 and January 1, 2014. 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.

** The Meritage Senior Living Project consists of assisted living, a skilled nursing, building, a memory building, and 92 independent apartments for seniors.

Land Inventory: A detailed assessment of parcel data, coupled with field surveys, reveals a build-out potential of 1,692 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. 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-50: Total Potential Build-Out

Land Use Category	Housing Capacity
Vacant AHOZ Sites (25 units/acre)	1,278
Vacant Residential Sites	264
Vacant Mixed Use Sites	53
Underdeveloped Residential Sites	33
Underdeveloped Non-Residential Sites	64
TOTAL	**1,692**

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. 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. In July 2010, the Municipal Code was updated to permit emergency shelters in the CR zone as an allowed use, transitional housing in the RM and RS zones as an allowed use. The update also included allowing emergency shelters to be permitted in the RM zone with a CUP and transitional housing to be permitted in the CR and CS zones with a CUP.

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. The regulations will be updated to allow transitional and supportive housing in all zones where residential uses are permitted.

SECTION VI: PERFORMANCE ASSESSMENT

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: 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.

Program 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 2016. 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 2016 and the Housing Element will be amended concurrently with the zoning ordinance amendment to fully identify the adequate sites requirement of State Law.

Status: Objective not accomplished. The City has approved development on several of the existing AHOZ sites. Staff decided not to implement this program because if the development is built then sites would have to be added to the AHOZ.

Recommendation: Eliminate program from the 2015-2023 Housing Element.

Program 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.*

Status: Objective accomplished. Chapter 19.18 of the City's Municipal Code was amended. A 100 unit limit for mixed use projects was not established.

Recommendation: Eliminate Program from the 2015-2023 Housing Element.

Program 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.*

Status: Ongoing. The City has maintained the secondary dwelling unit regulations and provides a density bonus and development standard reductions for multi-family development.

Recommendation: Restate and continue program in the 2015-2023 Housing Element.

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

Status: Objective not accomplished.

Recommendation: Restate and continue program in the 2015-2023 Housing Element. Revise it to reflect the 2015-2023 RHNA allocation.

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** 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.*

Status: Ongoing.

Recommendation: Restate and continue program in the 2015-2023 Housing Element.

Program 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.*

Status: Objective not accomplished.

Recommendation: Eliminate the portion of the program that modifies the AHOZ zones. Restate and continue the portion of the program that maintains the 20% inclusionary requirement in the 2015-2023 Housing Element.

Program 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.*

Status: Objective not accomplished. The City has not established a rehabilitation/construction loan program to help defray development costs and induce production of secondary units.

Recommendation: Restate the part of the program that relates to the rehabilitation/construction loan program for secondary units. Eliminate the part of the program that refers to projects in the Buellton Improvement Project Redevelopment Area because this no longer exists.

Program 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 and special needs populations (including extremely low income, farmworkers, 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; (iv) 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; and (iii) dedication of transient occupancy taxes; (iv) CDBG Program funding; and (v) County Housing Trust Funds.*

b. ***<u>Redevelopment Agency</u>.*** *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.*

c. ***<u>Housing Trust Fund</u>.*** *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.*

Status: Ongoing and objective not accomplished. The actions in item a and e are ongoing. The remaining items have not been completed.

Recommendation: Restate item a, eliminate everything in item b, and restate items c, d and e in the 2015-2023 Housing Element. Eliminate the Redevelopment Housing Set Aside funds as an available resource. Eliminate the references to the Redevelopment Plan and Buellton Improvement Project redevelopment area in item c.

Program 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 updated 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.).*

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 2015-2023 Housing Element. Remove the reference to the Redevelopment Agency.

Programs – Housing Impediments

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.

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) 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.*

Objective accomplished. Sections 19.02.110, 19.02.210, 19.02.310, 19.04.142, and 19.16.012 of the City's Municipal Code have been updated to include these provisions. Also, section 19.06.260 was added to the Municipal Code.
Recommendations: Eliminate Program from 2015-2023 Housing Element.

Program 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.*

Status: Objective not accomplished.

Recommendations: Restate and continue program in the 2015 – 2023 Housing Element.

Program 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.*

Status: Not completed. Constraints were not identified in the Public Visioning process.

Recommendations: Eliminate Program from the 2015 - 2023 Housing Element

Program 13 - 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. 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 16).

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

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

Program 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.*

Status: Objective partially accomplished. The adaptive retrofit permit process has not been modified to allow a ministerial approval process. The other items are ongoing.

Recommendations: Restate and continue program in the 2015-2023 Housing Element.

Programs – Conservation and Rehabilitation

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

Program 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.*

Status: Ongoing and partially accomplished. The City supported its Housing Conservation Program until it had to cancel it because it was funded by Redevelopment money. The City shall seek funding to re-establish this program. The City has not expanded the emergency repair assistance program. The City has not conducted outreach to owners of substandard rental property. Outreach was last done in 2007 and there was not much response from owners.

Recommendation: Restate and continue program in the 2015-2023 Housing Element. Remove item ii.

Program 16 - Code Enforcement. *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. 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.*

Status: Objective not accomplished.

Recommendation: Restate program in the 2015-2023 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) sponsor 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 2015-2023 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 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 2015-2023 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.

Recommendation: Restate and continue program in the 2015-2023 Housing Element.

Program 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 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 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.*

Status: Ongoing. The City continues to post and provide notices as described when amending or updating the Housing Element. The City has conducted annual reviews to access 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 2015-2023 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 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 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.*

Status: Ongoing and objective partially accomplished. A list of all affordable dwellings is posted on the City's web site. 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 2015-2023 Housing Element.

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 three 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 was constructed and is fully occupied. In addition, an affordable housing in-lieu fee of $85,635 was required for Juliette Walk for the fractions of affordable units that were not built. Polo Village is a 53 unit rental apartment project. The units consist of one and two bedroom units. Five of the units are 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 2008and subsequently expired in April 2014. Buellton Apartments is a 62 unit rental apartment project. The units consist of one, two, and three bedroom units. Five of the units are for households with very low incomes, four are for households with low incomes, and the remainder, since they are apartments, would qualify as moderate units.

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 2010 and 2014, a total of 11 dwellings were added to the City's inventory of housing. An additional 398 units are presently approved but not yet started construction. According to City records, 10 of the units built since 2001 were condominiums and 1 of the units was a secondary dwelling unit. The secondary dwelling unit qualifies as a moderate income unit. The balance of the units that were constructed, 10 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-51: 2009-2014 Goal Allocation

	INCOME CATEGORIES			
	Very Low	**Low**	**Moderate**	**Above Mod.**
PROGRAM/APPROACH				
New Construction				
Under Construction	9	6	0	58
Entitled Projects	5	3	45	10
AHOZ Potential	66	49	42	628
Secondary Dwellings			14	
Multifamily Infill	25	18	16	238
Mixed Use	48	7	5	80
Total	153	83	122	1,014

Source: City of Buellton, Planning Department, 2009 Housing Element Programs and Goals.

Table 52: 2009-2014 Performance

Income Groups	ACTUAL CONSTRUCTION				
	Under Construction	Entitled Projects	Secondary Dwellings	Multifamily Infill	Mixed Use
Very Low		5			
Low		4			
Moderate		53	1	10	
Above Moderate	0	92			
Total	0	154	1	10	0

Sources: City of Buellton, Planning Department, 2009 Housing Element, Programs and Goals. City of Buellton, Planning Department, General Plan Annual Reports, Reporting Period - January 1, 2009 to December 31, 2013

Program Ramifications: A qualitative assessment of existing housing programs along with recommended actions for the future has been completed. In summary, almost two thirds 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 about one third were either not been achieved, were partially achieved or require retooling. Tables 51 and 52 provide a quantitative assessment of numeric goals. The City realized approximately 0.6% 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.

Resource Inventory: The City realized less than 1% 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 H-53. Locally, the most significant and immediately available resources are summarized below:

a. 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 $187,000. 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 $91,000 in HOME funds for Buellton during the remaining Housing Element planning period, bringing the total available to $278,000.

b. 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. The City has not distributed funds every year. In 2008 a total of $9,134.00 in Human Services Funding was distributed to People Helping People and the Legal Aid Foundation. In 2009 a total of $4,480 in Human Services Funding was distributed to People Helping People and the Legal Aid Foundation. In 2011 a total of $12,252 in Human Services Funding was distributed to People Helping People and the Bethania Preschool & After School Program. In 2013 a total of $4,500 in Human Services Funding was distributed to People Helping People. The City has approximately $100,000 available for capital projects funding, however none has been distributed.

c. 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 $216,000 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.

d. 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 53: State Funding Programs

PROGRAMS ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT		
Rental Programs	**Program Description**	**Total Funds Available**
Local Housing Trust Fund Program	Matching grants to local agencies who operate local housing trust funds.	$8.1 million
Transit-Oriented Development Housing Program (TOD)	Provides funding for infrastructure and higher-density housing near qualifying transit stations.	$ 60 million
Predevelopment Loan Program (PDLP)	Provides predevelopment capital in the form of short-term loans to finance the start of low income housing projects.	$7 million
HOME Drought –Related TBRA Program	Grants to local government agencies to provide Tenant Based Rental Assistance (TBRA) to drought victims	$6 million
CDBG Drought-Related Subsistence Rent Program	Grants to local government agencies to provide Subsistence payments for rent and utilities to drought victims	$5 million
State Drought-Related Rental Assistance Program	Grants to nonprofit organizations and local government to provide rental assistance to drought victims	$10 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.	$43 million
PROGRAMS ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT		
Transitional and Supportive Housing	**Program Description**	**Total Funds Available**
Emergency Housing Assistance Program (EHAP)	Grants for development of emergency shelters (no operating subsidy), transitional housing facilities and safe havens to convert their existing facilities to permanent supportive housing.	$10 million
PROGRAMS ADMINISTERED BY THE CALIFORNIA HOUSING FINANCE AGENCY (CalHFA)		
Program Name	**Description**	**Total Available Funds**
California Homebuyers Downpayment Assistance Program (CHDAP)	Deferred payment down payment assistance loans for first-time moderate income homebuyers.	$110 million
Extra Credit Teachers Home Purchase Assistance (Extra Credit Teacher Program)	Provides up to 100% financing to eligible teachers, administrators and staff members working in low performing schools	$6 million
Governor's Homeless Initiative	Assists with the development of permanent supportive housing for persons with severe mental illness who are chronically homeless	$1.1 million
Section 811 Project Rental Assistance	Project-based rental subsidies provided to owners of rental units occupied by non-elderly Medicaid beneficiaries with disabilities who are either exiting nursing homes or are at-risk of institutionalization.	$11+ million
Source: State of California, Department of Housing and Community Development and California Housing Finance Agency, July 2014.		

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	40
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	**1,278**

*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

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	
137-170-011	0.77	General Commercial	CR	6	
137-170-068	4.25	General Commercial	CS	21	
137-560-001	1.37	Service Commercial	CS	7	
137-170-047	1.72	General Commercial	CR	8	Based on one net acre of buildable area
099-283-010	0.24	General Commercial	CR	2	
			TOTAL	**53**	

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	**64**	

*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