

## ***Lompoc City Council Agenda Item***

**CITY COUNCIL MEETING DATE:** June 3, 2008

**TO:** Gary P. Keefe, City Administrator

**FROM:** Lucille T. Breese, AICP, Planning Manager

**SUBJECT:** Review of the Draft Regional Housing Needs Allocation Plan for Santa Barbara County, Prepared by the Santa Barbara County Association of Governments (SBCAG)



---

### **RECOMMENDATION:**

Staff recommends that the City Council authorize the City Administrator to submit the attached letter to the Santa Barbara County Association of Governments (SBCAG) which endorses the Draft Regional Housing Needs Allocation Plan for Santa Barbara County.

### **BACKGROUND:**

The Regional Housing Needs Plan is intended to address statewide population growth and housing needs of all economic segments of the community.

The Regional Housing Needs Assessment (RHNA) produces regional, sub-regional and local targets for the amount and type of housing needed over the seven and a half year period, January 2007 to June 30, 2014. It takes into account unmet housing needs and anticipated housing demand generated by employment growth and population increase. The RHNA is part of a statewide mandate to address housing issues that are related to future growth in the State. The RHNA is designed to address population growth and change, employment patterns and commuting, and housing market changes. The RHNA quantifies existing housing problems such as overcrowding and affordability and assigns a share of the regions housing need to each jurisdiction.

Specifically, regional housing needs planning is subject to these statutory objectives outlined in Section 65584(d):

- Increasing the housing supply and mix of housing types, tenure, and affordability in all jurisdictions
- Promoting infill development and socioeconomic equity, protection of environmental and agricultural resources and encouraging efficient development patterns
- Promoting improved interregional jobs-housing relationship
- Balancing disproportionate household income distributions

The Regional Housing Needs Plan is prepared by SBCAG. Planning Division staff serves on SBCAG's Technical Planning Advisory Committee (TPAC) and has been actively involved in drafting the Plan, with particular attention to the distribution of housing units allocated by the State's Housing and Community Development Department. Mayor DeWees is the City's representative on the SBCAG Board.

**ANALYSIS:**

The Draft Regional Housing Needs Plan allocates 516 housing units to the City of Lompoc for the planning period. This is a reduction from the 2002 allocation of 890 units. The County-wide distribution of units and income distribution are shown on page 15 of the Plan.

The City is not required to compel construction of these housing units, but rather to provide enough properly zoned land within City limits to allow construction of said units.

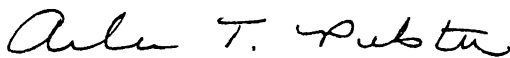
Staff and the City's General Plan Housing consultant are satisfied with this allocation and have determined that the City can provide properly zoned land to allow construction of 516 units. Staff recommends that the City endorse the Plan as drafted.

SBCAG staff anticipates that appeals may be filed by other agencies. Therefore, this allocation could be changed in the final Plan. Staff will continue to monitor the development of the Plan and report to Council of any unacceptable revisions.

**Attachments:**

1. Draft Regional Housing Needs Allocation Plan for Santa Barbara County (City Council only, copies available for review at Planning Division)
2. Draft Letter to SBCAG

**APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:**



---

Arleen T. Pelster, AICP, Community Development Director

**APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:**

---

Gary P. Keefe, City Administrator



CITY OF  
**LOMPOC**

June 4, 2008

Jim Kemp, Executive Director  
Santa Barbara County Association of Governments (SBCAG)  
260 North San Antonio Road, Suite B  
Santa Barbara CA 93110

Re: Draft Regional Housing Needs Allocation Plan for Santa Barbara County

Dear Mr. Kemp:

On June 3, 2008, the City of Lompoc City Council reviewed the Draft Regional Housing Needs Allocation Plan for Santa Barbara County. The City Council found the draft Plan to be acceptable and endorsed its use for Santa Barbara County.

The City is aware that appeals of the draft Plan may be forthcoming. City staff will continue to work with SBCAG staff to monitor any appeals. Should revisions to the Plan be proposed which are unacceptable to the City, the City may withdraw its endorsement of the Plan.

Thank you for the opportunity to review the draft Plan. If you have any questions, please contact Lucille Breese, Planning Manager, at 875-8273.

Sincerely,

Gary P. Keefe  
City Administrator

C: Planning Division