



# CITY OF LOMPOC

## ANNUAL REPORT ON THE GENERAL PLAN: 2005



**City of Lompoc  
Annual Report  
On The General Plan: 2005**

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## **Introduction**

Government Code Section 65400 (b) (1) requires the City to file an annual report addressing the status of the General Plan and progress made toward implementation of its goals, policies, and programs, including progress in meeting its share of regional housing needs and efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The annual report is required to be presented to the City Council for review and acceptance. A copy of the annual report is required to be provided to the Office of Planning and Research and the Department of Housing and Community Development by October 1 of each year.

This annual report covers the calendar year January 1, 2005 to December 31, 2005.

## **Date of presentation to and acceptance by the local legislative body.**

This 2005 Annual General Plan Progress Report was reviewed by the Planning Commission on August 14, 2006, and accepted by the City Council on \_\_\_\_\_.

## **Planning Division**

*“The Legislature finds and declares that California’s land is an exhaustible resource, not just a commodity, and is essential to the economy, environment and general well-being of the people of California. It is the policy of the state and the intent of the Legislature to protect California’s land resource, to insure its preservation and use in ways which are economically and socially desirable in an attempt to improve the quality of life in California.” Government Code Section 65030*

To this end, the Planning Division plans for and promotes reasonable, productive, and safe long-term uses of the land which foster economic and environmental prosperity.

Planning Division activities include preparing and administering the City’s General Plan and Zoning Ordinance, conducting environmental review, preparing specific plans, reviewing subdivisions and developments, informing the public of the City’s land use policies and development ordinances, processing annexations, implementing bikeway plans, and providing demographic and census information.

Some of the highlights of this year’s accomplishments include processing of the Burton Ranch annexation; approval of the River Terrace residential and commercial development for 308 residential units and 17,666 square feet of commercial space; approval of the Crown Laurel residential and industrial commercial development with 73 residential units and 23,000 square feet of industrial commercial; approval of the Lompoc Healthcare District Hospital; and, completion of the 86 unit Crown Pointe residential development project, and completion of a

four unit affordable housing development and childcare center. In addition, a variety of housing development projects are currently being processed.

### **Planning Commission's Activities**

The Planning Commission has authority over planning and zoning matters as set forth by City Code and State law. The Planning Commission makes recommendations to the City Council regarding general plan amendments, zone changes, planned developments, and amendments to the Zoning and Subdivision Ordinances. The Commission may approve, conditionally approve, or deny applications for tentative subdivision maps, development plans, architectural plans, conditional use permits, and variances. The latter items are reviewed by the City Council only on appeal. The Commission also performs environmental review in accordance with the California Environmental Quality Act in conjunction with review of applications.

The Planning Division provides staff support to the Planning Commission. Routine tasks include the scheduling meetings, preparing agendas, posting hearing notices, preparing staff reports and recommendations, and preparing minutes. During the 2005 annual report period, the Planning Commission held 12 regularly scheduled public meetings, two special public meetings, and four joint public meetings with the Lompoc City Council. Planning Division staff provides environmental review as required under the California Environmental Quality Act (CEQA) and land use analysis, and prepares staff reports for the Planning Commission and City Council.

During the 2005 annual report period, the Planning Commission reviewed 5 General Plan Amendments, 7 Zone Changes, 6 Preliminary/Precise Development Plans, 12 Development Plan Review applications, 3 Development Plan Modifications/Amendments, 1 Architectural Review, 7 Conditional Use Permits, 3 Tentative Parcel Maps, 2 Tentative Subdivision Maps, 2 Vesting Tentative Subdivision Maps, 2 Sign Applications, 3 Environmental Impact Reports, 18 Negative Declarations, 13 Categorical Exemptions, 2 Mitigated Negative Declaration, 1 General Plan Annual Report, and 1 Planning Commission Annual Report.

### **Status of the General Plan**

Each element of the General Plan was completed according to the General Plan Guidelines developed and adopted by the Governor's Office of Planning and Research. The City Council adopted the City of Lompoc's General Plan on October 28, 1997. At that time, the General Plan consisted of nineteen elements. Adoption of the General Plan in 1997 culminated a ten year period during which the City worked with the General Plan Advisory Committee (GPAC) and Planning Commission to update the General Plan. On June 23, 1998, the City Council amended the General Plan to consolidate the existing nineteen elements into nine elements.

The nine elements of the General Plan are shown in Table 1 and consist of the following: Land Use Element, Circulation Element, Housing Element, Parks and Recreation Element, Public Services Element, Urban Design Element, Resource Management Element, Noise Element, and Safety Element. The City's General Plan also includes a Socio-Economics Appendix.

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**Table 1  
General Plan Elements**

<b>Element</b>	<b>Date of Adoption or Major Revision</b>	<b>Comment</b>
Land Use	10/28/97	On June 23, 1998, the City Council amended the General Plan to consolidate the existing nineteen elements into nine elements and a socio-economic appendix.
Circulation	10/28/97	
Housing	11/18/03	
Parks and Recreation	10/28/97	
Public Services	10/28/97	
Urban Design	10/28/97	
Resource Management	10/28/97	
Noise	10/28/97	
Safety	10/28/97	
Socio-Economics Appendix	10/28/97	

**LAND USE ELEMENT**

The **Land Use Element** of a general plan identifies the proposed general distribution and intensity of uses of the land for housing, business, industry, open space, natural resources, public facilities, waste disposal sites, and other categories of public and private uses.

Adoption: October 28, 1997  
Consolidation (GP 98-02): June 23, 1998

Amendments:	GP 98-04	February 16, 1999	LTC Healthcare, Inc.
	GP 99-01	December 07, 1999	City of Lompoc
	GP 00-01	September 19, 2000	City of Lompoc
	GP 01-03	May 15, 2001	Old Town Specific Plan
	GP 01-04	September 03, 2002	Westar Associates
	GP 02-03	May 20, 2003	Aquatic Center
	GP 03-01	October 21, 2003	Home Depot
	GP 02-04	January 06, 2004	Charlotte's Web
	GP 04-02	January 15, 2004	City of Lompoc Airport
	GP 01-02	August 17, 2004	Seabreeze Estates [Southern]
	GP 04-04	November 16, 2004	Seabreeze Estates [Northern]
	GP 04-06	April 19, 2005	City of Lompoc
	GP 04-01	August 16, 2005	River Terrace
	GP 04-05	November 15, 2005	Crown Laurel
	GP 02-01	February 07, 2006	Burton Ranch Specific Plan

Pending Amendments: None.

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## **CIRCULATION ELEMENT**

The **Circulation Element** identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities.

Adoption: October 28, 1997  
Consolidation (GP 98-02): June 23, 1998

Amendments:	GP 00-01	September 19, 2000	City of Lompoc
	GP 01-04	September 03, 2002	Westar Associates
	GP 01-02	August 17, 2004	Seabreeze Estates
	GP 05-02	July 19, 2005	City of Lompoc

General Plan Amendment, GP 05-02, modified Policy 1.2 of the Circulation Element of the City's General Plan. Policy 1.2 establishes the standard for traffic Level of Service (LOS) at LOS C or better at intersections throughout the City. The General Plan amendment allows exceptions to the standard. The General Plan amendment effects only those intersections located within the City of Lompoc that are monitored in accordance with the Congestion Management Program (CMP) administered by the Santa Barbara County Association of Governments (SBCAG). The General Plan amendment also deleted reference to roadway levels of service.

## **HOUSING ELEMENT**

The **Housing Element** identifies and analyzes existing and projected housing needs and includes a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element is required to identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and to make adequate provisions for the existing and projected needs of all economic segments of the community.

Adoption (updated): November 18, 2003  
HCD Compliance Date: February 19, 2004

Amendments: GP 03-02 Housing Element Update

Pending Amendments: None

### **Status of Regional Housing Needs Allocation**

The Santa Barbara County Association of Governments (SBCAG) adopted the Regional Housing Needs Plan (RHNP) on December 19, 2002. For the seven and one-half year period of the plan (January 2001 – June 30, 2008), the City of Lompoc was allocated 890 households in the RHNP.



Table 2 provides the housing need projections, classified by income level, for the City as identified in the RHNP.

**Table 2  
Lompoc Household Need Projection By Income Group  
2001 - 2008**

Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
890	214	151	209	316

Table 3 provides Lompoc’s household distribution by income group (1) for the Year 2000, (2) for the Year 2008 with the projected need taken into account, and (3) the change in the distribution of households by income group (this equals the RHNP projected need by income group).

**Table 3  
Lompoc’s Household Distribution By Income Group**

Income Group	2000		June of 2008		Change	
	Number	(%)	Number	(%)	Number	(%)
Very Low	3,766	29	3,980	29	214	24
Low	2,703	21	2,854	20	151	17
Moderate	2,459	19	2,668	19	209	24
Above Moderate	4,134	31	4,450	32	316	36
<b>Total</b>	13,062	100	13,952	100	890	101

State law requires the annual report to include “. . . the progress in meeting its share of regional housing needs . . .” for monitoring the effectiveness of the implementation programs of the Housing Element of the General Plan.

Table 4 provides the 2005 maximum Santa Barbara County very low, low, moderate, and above moderate household income limits as determined by the U.S. Department of Housing and Urban Development (HUD). Although household incomes vary considerably throughout Santa Barbara County, the City is required to use countywide HUD income limits to evaluate housing affordability.

**Table 4**  
**2005 Santa Barbara County Maximum Household Income Limits**

Income Group	Household Size				
	1 Person	2 Person	3 Person	4 Person	5 Person
Very Low	\$22,650	\$25,900	\$29,100	\$32,350	\$34,950
Low	\$36,250	\$41,400	\$46,600	\$51,750	\$55,900
Moderate	\$54,350	\$62,100	\$69,900	\$77,650	\$83,850
Above Moderate	>\$54,350	>\$62,100	>\$69,900	>\$77,650	>\$83,850

Source: U.S. Department of Housing and Urban Development  
Based on the 2005 median family income of \$64,700 for Santa Barbara County

Table 5 provides the corresponding sales price ranges for housing units in each income group based upon 2005 HUD income limits. The sales prices in Table 5 are based on a 30-year mortgage, fixed at 6 percent with a down payment of 5 percent. These prices have been rounded to the nearest \$1,000. The table assumes that a three-person household resides in a two-bedroom unit, a four-person household resides in a three-bedroom unit, and a five-person household resides in a four-bedroom unit.

**Table 5**  
**2005 Housing Sales Price Ranges By Income Group**

Unit Size	Very Low Income	Low Income	Moderate Income	Above Moderate Income
2 Bedroom	\$127,312	\$127,313 - \$203,875	\$203,876 - \$254,843	>\$254,844
3 Bedroom	\$141,531	\$141,532 - \$226,406	\$226,407 - \$283,062	>\$283,063
4 Bedroom	\$152,906	\$152,907 - \$244,562	\$244,563 - \$305,812	>\$305,813

Table 6 shows the number of dwelling units added in the calendar year 2005. A total of 77 units were added. This represents approximately 9 percent (77/890) of the City's Regional Housing Need allocation as set forth in the RHNP.

**Table 6  
Units Completed In 2005 By Income Group**

Total Units Added	Very Low Income	Low Income	Moderate Income	Above Moderate
77	0	0	8	69

Table 7 shows the City's overall progress in meeting its share of the projected regional housing needs. The City has added 337 new housing units since 2001. This represents approximately 38 percent (337/890) of the City's Regional Housing Need allocation as set forth in the RHNP.

**Table 7  
City's Progress In Achieving Its Share  
Of Projected Regional Housing Needs**

Income Group Affordability	Housing Unit Allocation	Units Added						Remaining Need
		2001	2002	2003	2004	2005	Total for 2001-2005	
Very Low	214	38	-	3	3	-	44	170
Low	151	2	-	4	11	-	17	134
Moderate	209	-	-	14	11	8	33	176
Above Moderate	316	1	1	89	83	69	243	73
<b>Total</b>	<b>890</b>	<b>41</b>	<b>1</b>	<b>110</b>	<b>108</b>	<b>77</b>	<b>337</b>	<b>553</b>

Table 8 shows the residential units produced in the City of Lompoc since 2001 by location and respective sales or rental prices, transfer amount, assessed value, or indication of subsidized project.

**Table 8  
Housing Unit Production 2001 – December 2005**

Income Group Affordability <sup>1</sup>	Units Added 2001 – December 2005		Remaining Need 2001 – June of 2008	
<b>Very Low</b>	<b>44</b>	<b>13%</b>	<b>170</b>	<b>31%</b>
Walnut Village – LOM 512 39 units of a single family residential subdivision, between Walnut & Chestnut Avenues, west of Third Street	3		Redevelopment Area/Inclusionary Housing Program [15% affordable]; Very Low-Income; Recorded Covenant until 2049	
222 W. North Avenue	35		Tax Credit Development - Very Low-Income	

222 N. T Street	2	Tax Credit Development - Very Low-Income		
518 W. Laurel Avenue	1	Habitat for Humanity – Direct Loan of Redevelopment Funds, Very Low-Income affordability commitment until 2047		
520 W. Laurel Avenue	1	Habitat for Humanity – Direct Loan of Redevelopment Funds, Very Low-Income affordability commitment until 2047		
115 S. L Street	1	Inclusionary Housing Program; Very Low-Income; Recorded Covenant until 2032		
1000 Blk E. Airport	1	Rental price \$550 <sup>2</sup>		
<b>Low</b>	<b>17</b>	<b>5%</b>	<b>134</b>	<b>24%</b>
Walnut Village – LOM 512 39 units of a single family residential subdivision, between Walnut & Chestnut Avenues, west of Third Street	1	Redevelopment Area/Inclusionary Housing Program [15% affordable]; Low-Income; Recorded Covenant until 2049		
310 – 314 N. L Street	8	Rental price \$1,000 <sup>3</sup>		
403 N. F Street	1	Rental price \$1,100 <sup>4</sup>		
426 N. G Street	1	Rental price \$1,100 <sup>5</sup>		
600 Blk. N. Third Street	1	Rental price \$700 <sup>2</sup>		
600 Blk. N. Second Street	1	Rental price \$750 <sup>5</sup>		
400 Blk S. H Street	1	Rental price \$700 <sup>5</sup>		
300 Blk N. M Street	1	Rental price \$700 <sup>5</sup>		
115 S. L Street	2	Inclusionary Housing Program; Low-Income; Recorded Covenant until 2032		
<b>Moderate</b>	<b>33</b>	<b>10%</b>	<b>176</b>	<b>32%</b>
Walnut Village – LOM 512 39 units of a single family residential subdivision, between Walnut & Chestnut Avenues, west of Third Street	2	Redevelopment Area/Inclusionary Housing Program [15% affordable]; Moderate-Income; Recorded Covenant until 2049		
213 E. College Avenue	9	2 and 3 Bedroom Rental price \$1,200 and \$1,300 <sup>4</sup>		

Signorelli Apartments – 14 unit apartment complex, 127, 135, and 139 S. B Street	14	2 Bedroom/2 Bath \$1,100/mo		
Oceanwood Apartments – 8 unit apartment expansion at 217 South U Street	8	2 Bedroom/2 Bath \$1,075 – 1,200 /mo <sup>3</sup>		
<b>Above Moderate</b>	<b>243</b>	<b>72%</b>	<b>73</b>	<b>13%</b>
Walnut Village – LOM 512 39 units of a single family residential subdivision, between Walnut & Chestnut Avenues, west of Third Street	33	Sales price range \$297,000 - \$440,000 <sup>6</sup>		
Crown Pointe – LOM 511 86 unit single family residential subdivision, south side of West Olive Avenue at Bodger Road	86	Sales price range \$341,500 - \$600,000 <sup>6</sup>		
511 West Locust Avenue	1	Sold for \$600,000 <sup>6</sup>		
La Purisima Highlands – LOM 472, 121 unit single family residential subdivision, southwest corner of State Highway 1 and Purisima Road	121	Sales price range \$350,000 - \$613,500 <sup>6</sup>		
908 Clemens Way	1	2004 Assessed Value \$341,273 <sup>7</sup>		
<b>Total</b>	<b>337</b>	<b>100%</b>	<b>553</b>	<b>100%</b>

<sup>1</sup> This table uses the HCD median income limits for Santa Barbara County.

<sup>2</sup> Rent established from personal phone call to property owner.

<sup>3</sup> Rent established by contact with the property management company.

<sup>4</sup> Rent established through consultation with Building Inspector/Property Owner.

<sup>5</sup> Rent established from survey of similar units in the area.

<sup>6</sup> Transfer amount obtained from the Santa Barbara County 2004-2005 Assessor Secured Roll Books 81-93.

<sup>7</sup> Assessed value obtained from the Santa Barbara County 2003-2004 Assessor Secured Roll Books 81-89.

Source: Fire Department, Building Division, 2003-2005

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## **PARKS AND RECREATION ELEMENT**

The **Parks and Recreation Element** addresses the provision of parks and recreational facilities. Included in the City's Parks and Recreation Element are parks and recreation uses to which open space land can be devoted.

Adoption: October 28, 1997  
Consolidation (GP 98-02): June 23, 1998

Amendments: GP 04-06 April 19, 2005 Riverbend Park Master Plan  
and Trail

Pending Amendments: None

General Plan Amendment, GP 04-06, changed the land use designation on all properties within the Master Plan area to Community Facility and removed the Proposed Park (P) overlay on those properties as a part of the overall Riverbend Park Master Plan and Trail project serving as a three-phase expansion of the existing Riverbend Park facility.

Phase I will consist of little league and soccer playing fields, expansion of the parking lot, open space for passive recreation use, portable toilets for public use, a park host facility with a recreational vehicle and driveway, and a kiosk for display of regulations, maps, safety information and educational material for park and trail users.

Phase II will consist of an open recreational turf area and/or playing fields in a portion of the property. In another portion of the property traditional improved-park amenities will be installed that may include restrooms, drinking fountains, tennis courts, a basketball court, parking lot, open recreational area, playing fields, a tot lot, community garden and/or picnic area.

Phase III will consist of the Santa Ynez River Multi-use Bike Trail and signage. The multi-use trail will be eight feet wide and paved for bicycle and pedestrian use with two-foot gravel shoulders on both sides of the trail for use by runners and pedestrians. Signage will include educational signs and displays interpreting the natural history of the area, as well as signs identifying the recreation corridor as the Santa Ynez River Multi-use Bike trail and prescriptive and prohibitive signs and other regulatory or cautionary signage.

The entire Riverbend Park Master Plan and Trail project was approved by the City Council on April 19, 2005.

### **PUBLIC SERVICES ELEMENT**

The **Public Services Element** addresses the provision of municipal services to City residents. Included in the City's Public Services Element are the City's electrical system, wild land and urban fire hazards, library facilities and service, fire and police services, public buildings and facilities, schools, sewer system, solid waste disposal system, storm drainage system, and the City's water system.

Adoption: October 28, 1997  
Consolidation (GP 98-02): June 23, 1998

Amendments: None

Pending Amendments: None

### **URBAN DESIGN ELEMENT**

The **Urban Design Element** guides the visual aspects of the built environment to create a city identity and a sense of place. The Urban Design Element encompasses general physical aspects of the community such as architecture, landscaping, roadways, landmarks, open spaces and views, and the overall image of the City in relationship to its surroundings.

Adoption: October 28, 1997  
Consolidation (GP 98-02): June 23, 1998

Amendments: None

Pending Amendments: None

### **RESOURCE MANAGEMENT ELEMENT**

The **Resource Management Element** provides direction regarding the conservation, development, and utilization of natural resources.

Adoption: October 28, 1997  
Consolidation (GP 98-02): June 23, 1998

Amendments: None

Pending Amendments: None

### **NOISE ELEMENT**

The **Noise Element** identifies and appraises noise problems in the community.

Adoption: October 28, 1997  
Consolidation (GP 98-02): June 23, 1998

Amendments: None

Pending Amendments: None

### **SAFETY ELEMENT**

The **Safety Element** establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards.

Adoption: October 28, 1997  
Consolidation (GP 98-02): June 23, 1998

Amendments: None

Pending Amendments: None

### **SOCIO-ECONOMICS APPENDIX**

The **Socio-Economics Appendix** contains information pertaining to the City of Lompoc's demographic and economic conditions which is provided to support policies and assumptions within the General Plan as they relate to future City infrastructure and resource needs within the community.

Adoption: October 28, 1997  
Consolidation (GP 98-02): June 23, 1998

Amendments: None

Pending Amendments: None



## **Sphere of Influence Boundary Amendments and Annexations**

One sphere of influence boundary amendment and annexation application was approved during the 2005 calendar year in conjunction with a request for a General Plan Amendment, Pre-Zoning, Environmental Impact Report, and a Specific Plan covering approximately 149 acres of vacant undeveloped property northeast of the present City limits and Urban Limit Line. The application involved the development of approximately 476 residential units of a combination of single family and multi-family residential uses, a school site, a park, and an 8-acre open undeveloped site that will be left in its natural state.

An annexation inquiry was received during the 2005 calendar year, requesting that the City of Lompoc discuss whether there would be support for annexing approximately 804 acres of property, known as Purisima Hills, located approximately three (3) miles north of the existing City limits, Sphere of Influence, and General Plan Urban Limit Line, north of Vandenberg Village, west of Harris Grade Road. The project site is located approximately ¼ mile north of the nearest residence within Vandenberg Village and one mile northwest of the Mission Hills residential community. The purpose of the annexation inquiry was to provide direction to the property owner regarding support from both the City and the Local Agency Formation Commission (LAFCO) prior to the applicant investing considerable resources on a formal annexation request. The inquiry was scheduled for City Council review in early 2006.

## **General Plan Text Amendments and Element Updates**

The City Council approved one General Plan text amendment during the reporting period of 2005. This General Plan text amendment responded to several major projects pending review that the City would be unable to lawfully approve with the existing Levels of Service (LOS) C standard in place. The project amended the Circulation Element to allow exceptions to the existing LOS C standard, consistent with the Congestion Management Program (CMP) administered by the Santa Barbara County Association of Governments (SBCAG). This development project was approved by the City Council on July 19, 2005.

## **General Plan and Zoning Map Amendments**

Five General Plan map amendments and seven zoning map amendments were acted on during the calendar year 2005 reporting period. The General Plan map and zoning map amendments for 2005 were attributed to the following development projects:

- Crown Laurel
- River Terrace
- Riverbend Park

**Table 9**  
**Land Use Amendments in 2005**

<b>General Plan Land Use Designation</b>	<b>Acres "to"</b>	<b>Acres "from"</b>
Community Facility (CF)	251.5	-
General Industrial (GI)	-	(9.53)
General Commercial (GC)	2.03	-
Light Industrial (LI)	1.36	-
Low Density Residential (LDR)	-	(123.33)
Low Density Residential, Maximum 2.5 Dwelling Units Per Acre (LDR-2.5)	100	-
Low Density Residential, Maximum 4.6 Dwelling Units Per Acre (LDR-4.6)	49	-
Low Density Residential, Maximum 6.2 Dwelling Units Per Acre (LDR-6.2)	-	(49)
Medium Density Residential (MDR)	32.07	-
Open Space (OS)	-	(24.9)
Open Space (OS) w/ Park Overlay	-	(229.2)
<b>Net Change</b>	<b>435.96</b>	<b>(435.96)</b>

## **Specific Plans**

On December 12, 2005, the Planning Commission recommended that the City Council adopt the Burton Ranch Specific Plan. The Specific Plan regulates future development of the approximately 149-acre site and was developed for the following purposes:

- To avoid piecemeal development by master planning a large contiguous area prior to individual property owners seeking their own development project approvals.
- To provide for coordinated development policies for the area that will result in a high quality, aesthetically pleasing development pattern.
- To supplement the City's Zoning Ordinance and subdivision regulations to provide for development standards that are more appropriate for the semi rural environment than the urban standards that apply to the rest of the City.

## **Bikeways**

Two bikeways completed recently included the Santa Ynez River Pedestrian Bridge and the East-West Channel Bike Path and Bridge.

**Santa Ynez River Pedestrian Bridge.** The Santa Ynez River Pedestrian Bridge was completed in 2001. This bikeway, approximately 0.6 miles in length, traverses the Santa Ynez River and will eventually connect the City to a future bike path extension to the Allan Hancock College campus.

**East-West Channel Bike Path and Bridge.** The East-West Channel Bike Path and Bridge route was also completed in 2001. This bike path is approximately 1.3 miles in length and can accommodate both bicycles and pedestrians.

The Riverbend Bike Path and the Allan Hancock College Bike Path Extension are two additional bikeways proposed for the future. The Riverbend Bike Path, a Class II bikeway, will run for approximately two miles adjacent to the Santa Ynez River and be installed as a part of the Riverbend Park Master Plan and Trail project. Construction is expected to begin in the fall of 2006. The Allan Hancock College Bike Path Extension will be a Class I bikeway approximately one mile in length connecting the Santa Ynez River Pedestrian Bridge to the Allan Hancock College campus, with construction estimated to begin in the summer of 2008.

### **Lompoc Redevelopment Agency Commercial Façade Improvement Program**

Implementation of the Lompoc Redevelopment Agency Commercial Façade Improvement Program was approved January 2004 by the Lompoc Redevelopment Agency. This program sets forth specific procedures, program guidelines, and eligibility requirements for the Façade Loan fund. The purpose of the program is to enhance the physical appearance and economic vitality of businesses in the Lompoc Redevelopment Project Area. The program offers 0% percent interest façade improvement loans.

The implementation of this program brings a great opportunity to the Old Town Redevelopment Project Area businesses and property owners. The program builds on the Old Town Pedestrian Enhancement project to assist in the elimination of the blighted conditions of the past and rejuvenate the downtown. The program continues to encourage private investment in the surrounding areas and works to enhance business property and create jobs within the entire project area.

For 2005 the Redevelopment Agency funded a facade loan to Beach Plaza, LLC in the amount of \$60,000 for the old K-Mart building, which was completed in 2006. The Agency also funded a facade loan to Sanchez Properties, LLC for \$75,000 for the facade improvements to the La Chiquita Shopping Center, which was completed in June of 2006.

### **Lompoc Redevelopment Agency Commercial Rehabilitation Improvement Program**

Implementation of the Redevelopment Agency Commercial Rehabilitation Improvement program was adopted by the Lompoc Redevelopment Agency Board in September of 2005. The Program is an endeavor of the Lompoc Redevelopment Agency to remove blighted conditions and revitalize existing buildings in the Old Town Redevelopment Project Area. Like the Commercial Façade Improvement Program, this program sets forth specific procedures, program guidelines, and eligibility requirements for the Commercial Rehabilitation funds. This program assists in the implementation of the Old Town Lompoc Specific Plan, as well as the Amended

and Restated Redevelopment Plan for the Old Town Lompoc Redevelopment Project Area, and directly serves to remove conditions of blight as documented in those plans.

General Plan Goal 4, Policies 4.1, 4.2, 4.5, and Goal 5, Policies 5.1 in the Urban Design Element call for protection and enhancement of the visual qualities of Lompoc's urban streetscapes and public places and assurance of high-quality design and development. In addition, General Plan policies 2.1, 2.2, and 2.5 in the Urban Design Element call for protection, enhancement, and rehabilitation of the historical character, scale, and architecture of the Old Town area and the improvement of the appearance and condition of the existing commercial facilities. The implementation of the Lompoc Redevelopment Agency Commercial Façade Improvement and Commercial Rehabilitation Incentive Programs will further these specified goals and policies.

### **Affordable Housing Development Progress**

Lompoc is also making significant progress in its affordable housing objectives, utilizing CDBG, HOME, State HOME funds, California Housing Finance Authority (CalHFA), HELP funds, and Redevelopment Agency Set-Aside.

#### **Pre-Development Assistance**

During fiscal year 2005-2006, the City awarded \$9,000 in pre-development assistance to the Lompoc Housing and Community Development Corporation (LHCDC), for operating and pre-development costs. These HOME funds were allocated to pay architectural, planning, and appraisal fees associated with the acquisition of land and redevelopment of the proposed 19-unit Casa del Desarrollo, a Single Room Occupancy project designed to serve low income young adults, many of whom are exiting the foster care system.

#### **Housing Rehabilitation Progress**

There are currently more than 2,274 housing units in the City of Lompoc in need of at least minor rehabilitation; approximately 185 of these units require major rehabilitation with expenditures of more than \$10,000. The objective of the City's Residential Rehabilitation Loan Program is to improve the existing housing conditions of low- and moderate-income persons by subsidizing loans for rehabilitation work on single-family owner-occupied dwellings. For eligible borrowers, the Single Family Rehabilitation Loan Program offers 3% amortized loans and 4% deferred loans to seniors. Seniors are not required to make loan payments as long as they remain owners of their homes. Loans of \$50,000 are available for rehabilitation and \$60,000 for room additions with overcrowding conditions (which the City defines as households with 1.5 persons per room, excluding bathrooms and kitchen). Loans may be used for the repair of plumbing, heating, and electrical systems, roofing, remodeling, landscaping, painting, room additions in overcrowded situations, lead paint abatement, and for handicap accessibility improvements.

During fiscal year 2005-2006, the City provided low interest rehabilitation loans for four (4) single family residences of senior households from the CDBG funded Rehabilitation Program.

### **Multi-Family Rehabilitation**

The non-profit Lompoc Housing and Community Development Corporation (LHCDC), in conjunction with the City, has made significant progress in the acquisition and rehabilitation of dilapidated multi-family rental properties for use as affordable rental housing for very low- and low-income households. Some of these acquisitions included local funds, such as local Redevelopment Agency, State HOME Program Income, and California Housing Finance Authority HELP funds. The City successfully leveraged its CDBG contribution to affordable housing preservation by contracting with LHCDC, to acquire, rehabilitate, and preserve multi-family rental properties. The City utilized LHCDC's ability as a certified CHDO, to acquire funds that would be unavailable to a strictly government entity. The LHCDC currently manages 183 affordable housing units in Lompoc at 14 different locations.

### **Recently Completed Rehabilitation**

#### **434 - 438 North L Street ♦ Casa Con Tres ♦ 12 units**

During the 2005 calendar year, the Redevelopment Agency finalized the last six of twelve units affordable for very low-income families. This completed the substantial rehabilitation project that initially received Redevelopment Agency Funding in June of 2003.

#### **521 - 537 North T Street ♦ T Street Apartments ♦ 14 units**

During the 2005 calendar year substantial rehabilitation was completed on 14 units of a 35-unit complex providing affordable housing for very low-income families. The project initially received Redevelopment Agency funding in 2001.

### **Multi-Family Refinancing**

The City was instrumental in refinancing two projects in 2005-06, helping to preserve the affordability of 74 residential units.

#### **240 West Pine Avenue ♦ Parkside Gardens ♦ 48 units**

Working with the Housing Authority of the County of Santa Barbara (HACSB), the City agreed to forgive the back interest on a \$240,000 CDBG loan the City made to the project in 1983, allowing the Housing Authority to complete the purchase and permanently preserve 48 units of affordable senior housing. The City received its loan repayment of \$240,000 in 2005.

#### **501-505, 509-513 North S Street and 508 North T Street ♦ Jay Apartments ♦ 26 units**

The City assisted the Lompoc Housing and Community Development Corporation (LHCDC) with a refinancing request for the 26-unit Jay Apartments. This involved the re-subordination of an existing CDBG loan for the acquisition of 26 units in 2001. The refinance in 2005, allowed the LHCDC to pay off the \$166,965 RDA note and enabled the organization to take out

\$333,035 in additional equity to use for other community projects, including the Lompoc Theater, supplementing capital replacement reserves on this project and on another adjacent property owned by the LHDC. Although the RDA loan is now paid off, the affordability covenant on the property remains in place, keeping the units affordable to renters in the “Very Low Income” levels.

### **Actions Taken to Minimize Displacement**

The City has monitored each of its rehabilitation and acquisition projects with its CHDO, LHDC, to ensure that no displacement of residents has occurred. LHDC is careful to use attrition, through apartment vacancy turnover, to make available units for tenants to occupy while their substandard unit is renovated.

### **Tenant-Based Assistance Payments Programs**

Through the Section 8 Housing Choice Voucher (HCV) Program, the Housing Authority of the County of Santa Barbara provides rental subsidy payments directly to private landlords on behalf of eligible low-income tenants. Families issued a Housing Choice Voucher can be assisted in a rental unit that meets HUD-established housing quality standards (HQS) and rent comparability guidelines. The family’s share of rent is generally 30 to 40 percent of a family’s monthly-adjusted gross income for rent and utilities. The Section 8 HCV Program administered by the County Housing Authority currently provides rental assistance to 3,396 households in Santa Barbara County excluding the (City of Santa Barbara). It is estimated that 782, or 23 percent, of these households reside within the City of Lompoc.

### **Housing Authority of the County of Santa Barbara (HACSB)**

The HACSB administers the Section 8 Voucher and Public Housing Program in various localities throughout the County. Area 2 includes the cities/communities of Santa Ynez, Solvang, Buellton, Lompoc, Mission Hills, Vandenberg Village, and Los Alamos. There are 219 public housing units in the City of Lompoc, in seven separate developments and 11 scattered site locations. Sixty-eight (68), or about one-third, of the 219 units are reserved for elderly households. The Housing Authority of the County of Santa Barbara’s Administrative Office is located in Lompoc at 815 West Ocean Avenue.

### **Homeless**

During FY 2005-2006, the City worked to address the transitional housing needs of homeless individuals and families in Lompoc. The following agencies provided service and shelter resources.

## **Transitional Housing**

### *Bridgehouse Homeless Shelter and Transitional Facility*

The Bridgehouse Shelter provides emergency and transitional shelter for 56 homeless persons at a time. Clients receive food and shelter, counseling, and care management that includes referrals made to social, employment, medical, and other services. Between December 1, 2004 through March 31, 2005, the Bridgehouse operates as an emergency shelter program, rather than a transitional shelter, to accommodate the Winter Shelter season clients.

During FY 2005-2006, the shelter provided care for 9,382 cases, defined as a one night's stay for individuals, and served 196 unduplicated persons. The Bridgehouse received \$4,000 this past year, which consisted of federal CDBG and local Human Service donations. The Lompoc Human Service Donation Fund is made up of donations by the Lompoc Utility Bill Payers and a \$25,000 corporate donation from Comcast Cable Company.

In September 2003, the Lompoc City Council directed the City of Lompoc Transit (COLT) bus service to add the Bridgehouse to its route.

### *Marks House Transitional Housing Program*

The Marks House is an attractive Victorian-style home in one of Lompoc's residential areas. It provides 19 transitional beds for up to six homeless families and their children who can stay up to 90 days. In FY 2005-2006 Marks House provided care for 4,470 cases, defined as a one night's stay for individuals, and assisted 93 unduplicated persons. Clients receive case management, linkage to services, and support so that families access permanent housing and financial stability. This past year nine households consisting of nine adult heads of household and 21 children transitioned to permanent housing. One of these families, consisting of a mom and five children moved to the LHCDC managed Courtyard Apartments. Marks House received \$4,000 in 2005 from Local Human Service and federal CDBG funds administered by the City.

## **Domestic Violence Shelters**

Domestic Violence Solutions (DVS) provides emergency shelter and counseling for battered women and children with support groups and services provided in both English and Spanish. DVS also provides Teen Services programs to provide domestic violence prevention workshops in local schools.

The Lompoc Shelter has capacity for twelve persons. In FY 2005-2006, the City of Lompoc provided \$13,000 in funding for this battered women's shelter from federal CDBG and local Human Service Funds. In FY 2005-2006, the shelter provided 2,247 cases of service, defined as a one night's stay for a woman or child, and assisted 105 unduplicated women and children.

## **Other Housing Activities**

### **Elderly and Disabled**

#### *Mobilehome Emergency Repair Grant Program (MERG)*

The Mobilehome Emergency Repair Grant Program (MERG) addresses the emergency housing rehabilitation needs of owners of mobilehomes and single-family homes. Many of the mobilehome residents are elderly and disabled persons. By providing emergency repair grants, Catholic Charities, which administers the program, is able to check on the well being of house bound persons. In 2004-2005 the program received \$40,000. Ten (10) grants to low income households for repairs in their homes were made during FY 2004-2005. Of the 10 households assisted, eight (8) were senior households (over 62 years of age), and two (2) were disabled households. The City's Housing Rehabilitation Revolving Loan Fund supports this program.

#### *Single Family Deferred Loan Programs – Seniors 2005-2006*

The City also provides elderly homeowners with deferred loans to make repairs on their homes. In FY 2005-2006, \$158,000 was provided in loans to four (4) senior households.

### **Fair Housing**

The City allocated \$11,000 to the Legal Aid Foundation of Santa Barbara County to provide Emergency Legal Services. Legal assistance is provided free to low-income persons and senior citizens in the following areas of law: family law, domestic violence, landlord/tenant law, income maintenance, civil rights, consumer, and educational issues. In 2005-06, 222 unduplicated individuals were assisted in legal issues, 94% of whom earned below 50% of median income (very low income).

The City of Lompoc has a three-year (2003-2006) contract with the Legal Aid Foundation (LAF) to provide fair housing services in the City. Services offered include educating the public in Fair Housing practices and testing the local market to verify compliance with Fair Housing laws with regard to any instances of discrimination based on race, religion, ethnicity, gender preference, marital status, and size and makeup of family. A Spanish interpreter works in the office. Legal Aid maintains an office in Lompoc at 106 South C Street, Suite A, Lompoc, (805) 736-6582, and is open 9:00 a.m. to 4:30 p.m. Monday through Thursday, and staffed on Fridays 9:00 am to 5:00 p.m.

LAF made one (1) community presentation to landlords/property managers in the past 12 months. Legal Aid Foundation attorney Daralyn Balden presented an educational program to the general public on March 8, 2005 at the Dorothy Jackson Resource Center, discussing a variety of fair housing and landlord/tenant issues and provided handouts in English and Spanish. Ms. Balden also spoke at the North Santa Barbara County Rental Property Owners and Managers breakfast meeting on March 16, 2005 in the Lompoc Police Department conference room. She



discussed Fair Housing rules and regulations, provided handouts, hypothetical situations, and answered questions.

The LAF conducted Fair Housing testing in June 2006 at five (5) realty / apartment management office sites in Lompoc. The testing involved 8 trained volunteers to verify compliance with federal Fair Housing law. Pairs of testers visited realty offices separately. Each asked about vacancies, kinds of houses/condos available for sale, available apartments, rental rates, which utilities/services were included, security deposits required, and what the restrictions were, if any.

Tests were conducted to verify compliance with the Fair Housing laws in the areas of race, ethnicity, marital status, family make up/size, sexual orientation, and source of income with one pair of testers being a “control” applicant (a middle class heterosexual person, single, with a steady job.)

At the conclusion of the testing period, there were no overt signs of intentional discrimination in the protected classes tested. None of the Legal Aid testers encountered any epithets pertaining to the protected classes, and no steering was observed. In addition, Legal Aid testers did not encounter comments about the respective neighborhoods where the units were located. Thus, no degree of discrimination, overtly or unintentional, manifested in their tests.

Tenant Interviews: Between July 01, 2005 and June 30, 2006, in the course of its everyday operations, the Lompoc office of LAF has interviewed, either by phone or in person, approximately 49 who have had landlord/tenant issues. The majority of those cases involved eviction; the remainder concerned lack of or improper repairs, disagreements regarding the amounts of refunds on security deposits, habitability issues such as leaky or missing roofs, two units being connected to the same electric meter, improper plumbing, mold, mildew, landlord trespass, and defective three day notices.

## **General Plan Implementation Schedule Progress**

The City’s progress in accomplishing the implementation measures set forth in the General Plan are depicted in Appendix A.